BOUNDARY RETRACEMENT SURVEY

COUNTY: MADISON
SEC: 2 TWP: 77 RANGE: 28
ALIQUOT PART: NW 1/4 SW 1/4 NW 1/4
SITE ADDRESS: 1038 KIOWA AVENUE
CITY: EARLHAM
PROPRIETOR: HERMAN, TRAVIS W. EMILY E.
REQUESTED BY: JRL BUILDERS, LLC.
SURVEYOR NAME: MERLIN L. DAVIS

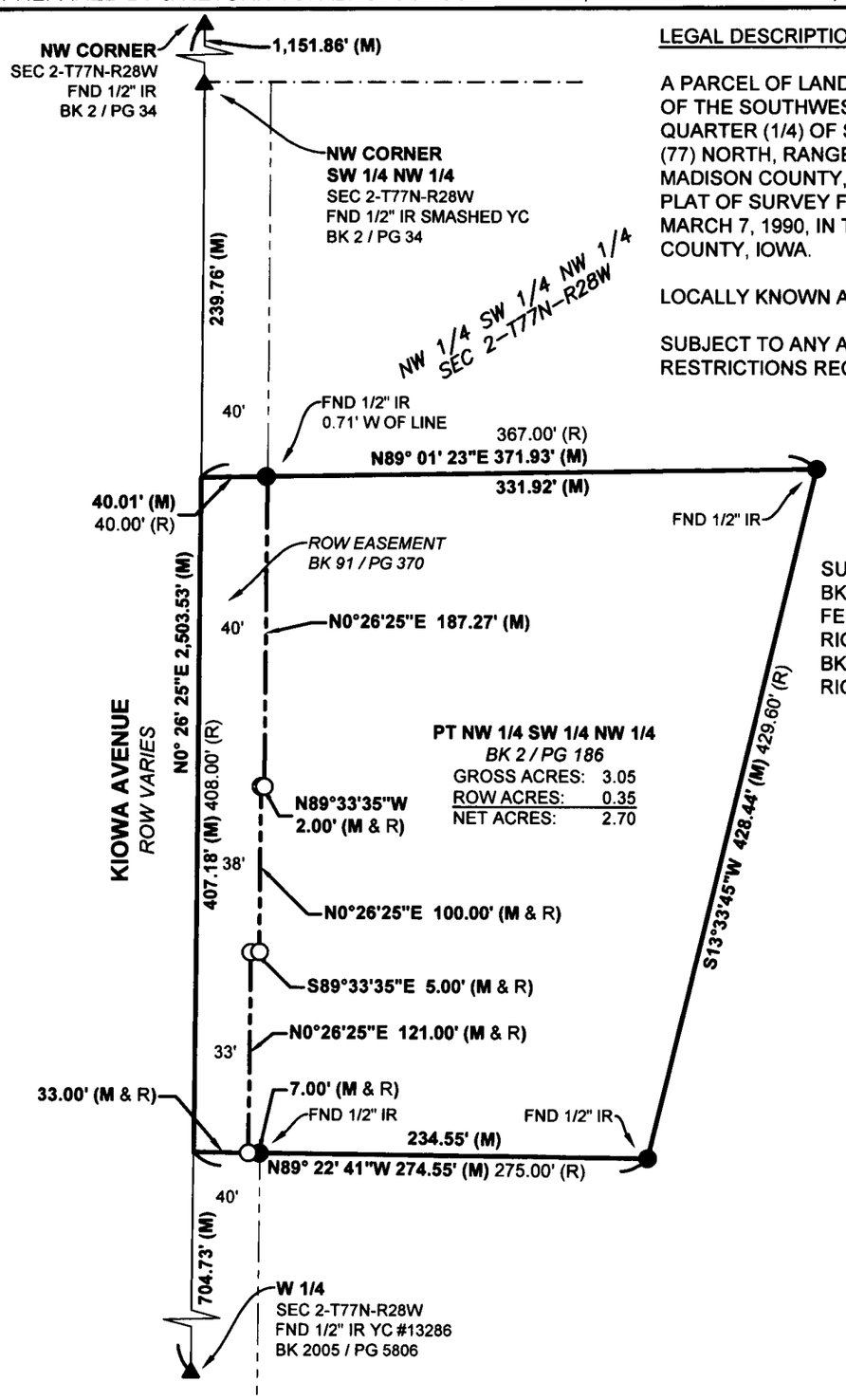
ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
3000 SE Grimes Blvd., Ste 800,
GRIMES, IOWA 50111, PH. (515)986-5048

Document 2026 3441
Book 2026 Page 3441 Pages 1
Date 11/20/2026 Time 11:46:00AM
Rec Amt $7.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

* THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048



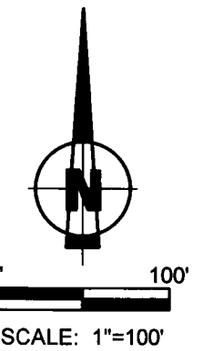
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION TWO (2), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 3.04 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN FARM PLAT BOOK 2, PAGE 186 ON MARCH 7, 1990, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

LOCALLY KNOWN AS: 1038 KIOWA AVENUE, EARLHAM

SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED OR UNRECORDED.

SURVEYOR'S NOTE: ORIGINAL SURVEY FROM BK 2 / PG 186, MARCH 7TH 1990, USED EXISTING FENCE AND A 33' STANDARD HALF WIDTH RIGHT-OF WAY. ORIGINAL RIGHT-OF-WAY FROM BK 91 / PG 370 FROM JULY 27TH 1961 SHOWS A RIGHT-OF-WAY OF VARIOUS WIDTH.



SCALE: 1"=100'

FIELD WORK DATE: 11/13/2026 DRAWING DATE: 11/16/2026 DRAFTER: MS JOB NUMBER: #26272

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE 11/18/2026 DATE

MERLIN L. DAVIS
PRINTED OR TYPED NAME:
IOWA LIC. NO. 19440
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

THIS SHEET ONLY
PAGES COVERED BY THIS SEAL:



LEGEND OF SYMBOLS & ABBREVIATIONS

R	RECORDED DISTANCE	OC	ORANGE CAP
M	MEASURED DISTANCE	RC	RED CAP
C	CALCULATED DISTANCE	IP	IRON PIPE
●	CORNER MONUMENT FOUND	IR	IRON ROD
O	SET 1/2" IR OC 19440 UNLESS NOTED		
▲	SECTION CORNER FOUND		
△	SECTION CORNER SET OC 19440 UNLESS NOTED		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
YC	YELLOW CAP		

Z:\Abaci Production\site comp\Clients\JRL Builders LLC\2026\#26272, 1038 Kiowa Ave, Earlham\Survey\101 - Boundary\Drafting\#26272 1038 Kiowa Ave Boundary.dwg 11/18/2026 7:35 AM