

BK: 2026 PG: 991
 Recorded: 4/8/2026 at 1:18:25.0 PM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax: \$0.00
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

THE PURPOSE OS THIS SURVEY IS TO ADD A 0.59 ACRE TRACT IN THE NW ¼ OF THE SW ¼ TO LOT 27 AND NOT CREATE A SEPARATE TRACT. THE INTENT IS TO ADJUST THE BOUNDARY OF LOT 27 AND ALSO THE BOUNDARY OF THE SUBDIVISION.

PLAT OF SURVEY - BOUNDARY ADJUSTMENT

INDEX LEGEND

LOCATION: All of Lot 27 of Woodland Valley Estates Plat 2 and part of the NW ¼ of the SW ¼ of Section 21, T 77N, R 26W, Madison County, Iowa

OWNER: Michael J & Desiree A Nichols
 LOT 27 3020 133rd Court, Van Meter IA 50261

OWNER: NE Tucker LLC
 NW 1/4 SW 1/4 4620 Park Drive, West Des Moines IA 50265

SURVEY FOR: Desiree A Nichols

ASSOCIATED DOCUMENTS: Warranty Deed: Bk 2025 Pg 2709, Quit Claim Deed: Bk 2024 Pg 2401
 Subdivision Plat: Bk 2006 Pg 2763

PREPARED BY: CHAD A. DANIELS
 DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing
 --- 33' Road Easement
 - · - · - Section line

Monuments

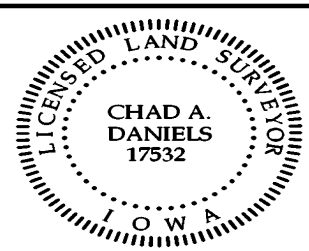
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" orange ir #13427
- - Found 1/2" rebar

BASIS OF BEARINGS IS SOUTH LINE OF SUB.

DESCRIPTION - LOT 27:

That part of the Northwest Quarter of the Southwest Quarter of Section 21, and all of Lot 27 of Woodland Valley Estates Plat 2, recorded in Book 2006 Page 2763, all being in Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
 Beginning at the former Southwest corner of said Lot 27, said point being on the North line of said Northwest Quarter of the Southwest Quarter; thence North 01 degrees 06 minutes 46 seconds East, 461.46 feet to the Northwest corner of said Lot 27, with said point being on the Centerline of a private road; thence North 85 degrees 04 minutes 34 seconds East, 344.52 feet along said Centerline and the North line of said Lot 27; thence with a curve turning to the right with an arc length of 57.03 feet, with a radius of 100.00 feet, with a chord bearing of South 78 degrees 35 minutes 07 seconds East, with a chord length of 56.26 feet along said Centerline and said North line of Lot 27; thence South 62 degrees 14 minutes 47 seconds East, 215.04 feet along said Centerline to the Northeast corner of said Lot 27; thence South 14 degrees 24 minutes 14 seconds West, 335.55 feet to the Southeast corner of said Lot 27 with said point being on said North line of the Northwest Quarter of the Southwest Quarter; thence South 83 degrees 56 minutes 58 seconds West, 87.06 feet along last said North line; thence South 01 degrees 06 minutes 46 seconds West, 60.47 feet; thence South 83 degrees 56 minutes 58 seconds West, 430.00 feet; thence North 01 degrees 06 minutes 46 seconds East, 60.47 feet to the Point of Beginning, having an area of 6.15 Acres including 0.46 Acres of Road Easement.

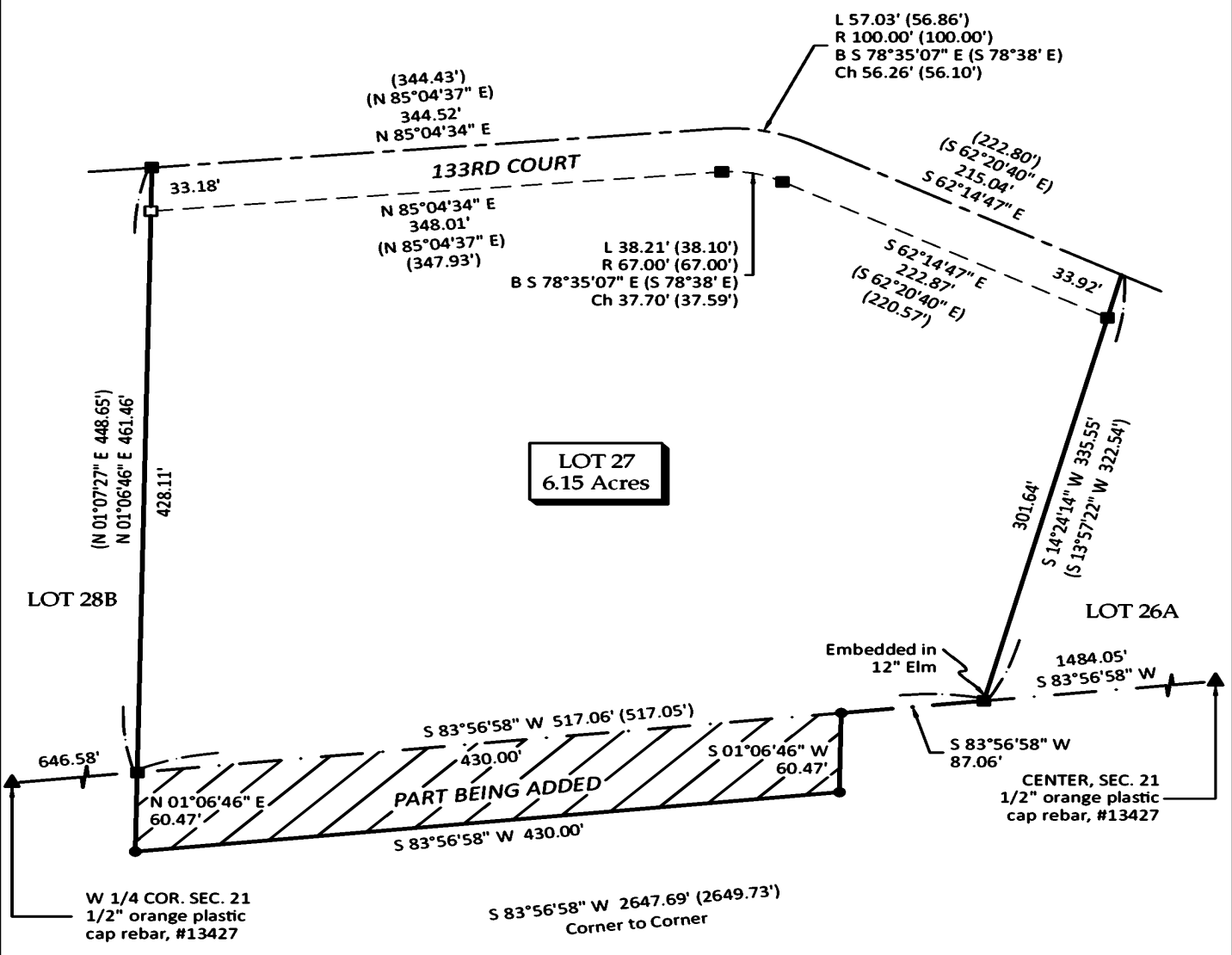
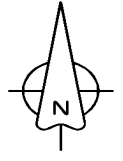
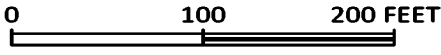
TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 27	5.10	0.46	5.56
NW SW	0.59	0.00	0.59
TOTAL	5.69	0.46	6.15



I hereby certify that this surveying document was prepared by me and the related survey 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.

Signed Chad A. Daniels 8 APR 26
 Chad A. Daniels Date

Iowa License No. 17532
 My license renewal date is 12-31-2026
 Page No.'s covered by this seal: 1 and 2



NW 1/4 OF SW 1/4
SECTION 21-77-26