

INDEX LEGEND

Location: SE ¼ of the SE ¼ ,
Section 18, Township 77N, Range 28W,
Madison County, Iowa

Requestor: Madison County Secondary Road Department

Proprietor: Frank & Sally Dunham
929 Sunset Drive
Norwalk, IA 50211

Surveyor: Michael James Hackett

Company: Madison County Secondary Road Department

Return To: Madison County Secondary Road Department
1105 East Court Ave.
Winterset, Ia. 50273
Tel. (515) 462-1136



Document 2017 2091

Book 2017 Page 2091 Type 06 026 Pages 3
Date 7/06/2017 Time 1:02:20PM
Rec Amt \$.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

The above space shall be reserved for the recorder's use only.

RIGHT OF WAY ACQUISITION PLAT
SE 1/4 of the SE 1/4, SEC 18, T-77N, R-28W,
MADISON COUNTY, IOWA
PARCEL 2

GENERAL LOCATION MAP

Not to Scale



NORTH

PROJECT LOCATION

PROJECT DESCRIPTION

Madison County bridge replacement project
located in Madison Township on Heritage
Avenue over North Branch River.

GENERAL LEGEND

LINES

Section line: _____

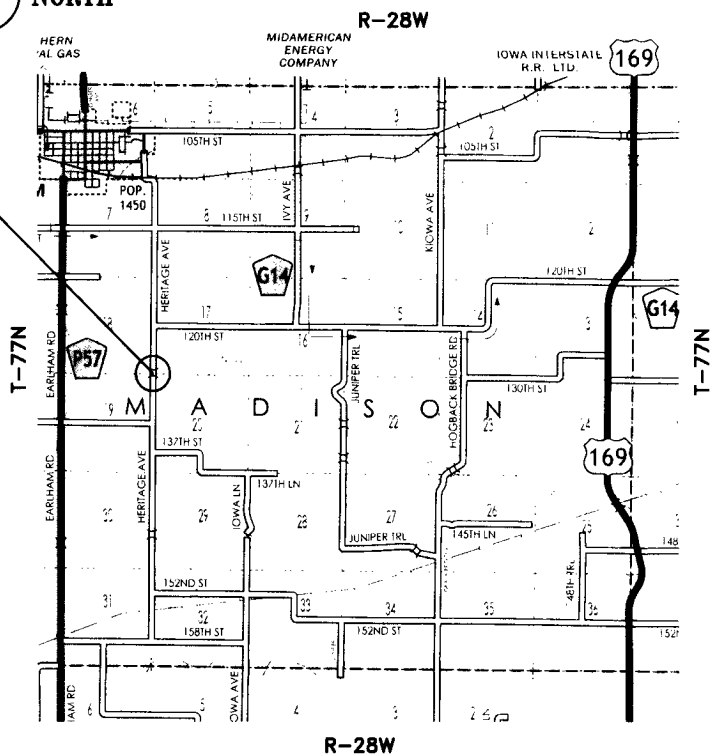
Existing right of Way: _____

Boundary of right of way acquisition: _____

Adjacent parcel or property: _____

Described line to point of beginning: _____

Field fence: —X—X—X—



MEASUREMENTS

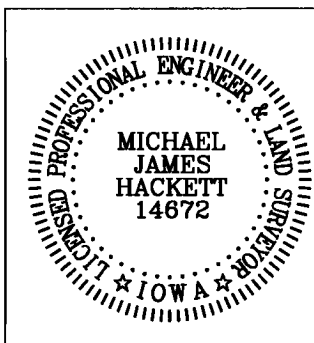
MEASURED (M), IF DIFFERENT THAN RECORDED
RECORDED (R1), BOOK 2007, PAGE 4124
RECORDED (R2), BOOK 2006, PAGE 551
RECORDED (R3), BOOK 3, PAGE 408
RECORDED (R4), BOOK 3, PAGE 283
RECORDED (R5), BOOK 2, PAGE 207

MONUMENTS

- ▲ – section corner; set or found (pipe, stone, etc.).
- – monument to be set at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- ⊙ – found iron pin, with yellow plastic cap, #6808. Monument to be reset at the completion of HWY. construction with 5/8" rebar with red plastic cap, PLS #14672, or PK nail where capped rebar is not practical.
- – no monument found or set.
- – found lot cor. (pipe, stone, etc.)

INDEX OF PAGES

PAGE NO.	DESCRIPTION
1	Cover Sheet / Notes / Legend
2	Plat, Graphical Representation of Survey
3	Description of Parcel



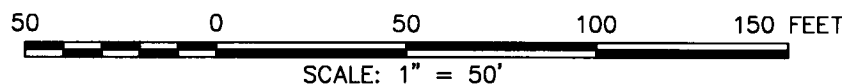
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signed Date 7-3-2017
Michael James Hackett Iowa Lic. No. 14672
My license renewal date is 12/31/2018.
Pages covered by this seal: 1, 2, and 3.

RIGHT OF WAY ACQUISITION PLAT
SE 1/4 of the SE 1/4, SEC 18, T-77N, R-28W,
MADISON COUNTY, IOWA
PARCEL 2



NORTH



CURVE TABLE									
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Degree of Curve	Tangent	External Distance	Middle Ordinate
C3	31.61	3500.00	0.52	S0°15'31"W	31.61	1°38'13"	15.81	0.04	0.04

AREA OF PARCEL 2	
SE 1/4, SE 1/4, SEC. 18	= 0.66 Acres
PLUS PRESENT RIGHT OF WAY	= 0.28 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 0.94 Acres

GREEN ACRES SUBDIVISION
LOT 1, BOOK 2006, PAGE 551

NE. COR., NE. 1/4,
SE. 1/4, SEC. 18.
found 1/2" iron pin.

MISCELLANEOUS DIMENSION

- (A) - (B) = N89°41'39"W - 9.95
(B) - (C) = N89°41'39"W - 30.00
(E) - (F) = S76°53'07"E - 30.95
(F) - (G) = S76°53'07"E - 10.08
(P) - (O) = S0°00'04"W - 1155.58(M) 1155.47(R4)
(O) - (N) = S0°00'04"W - 39.96
(N) - (M) = S0°00'04"W - 329.07(M) 329.00(R2)
(M) - (L) = S0°00'04"W - 329.00(M) 329.00(R2)
(L) - (G) = S0°00'04"W - 480.76(M) 480.59(R2)
(P) - (G) = S0°00'04"W - 2334.37(M) 2334.03(R3 & R5) 2334.34(R1)

- (B) - STA. 108+96.86
0.00 RT.
(F) - STA. 112+04.34
0.00 RT.
(H) - STA. 111+72.73
0.00 RT.

(G) - found iron pin, with
yellow plastic cap, #6808,
0.00 feet North and 0.02
feet East the of corner.

(I) - found iron pin, with
yellow plastic cap, #5041,
0.15 feet South and 2.91
feet West the of corner.

(J) - found iron pin, with
yellow plastic cap. cap not
readable.

(L) - found iron pin, with
yellow plastic cap, cap not
readable, 0.07 feet East
the of corner.

(M) - found iron pin, with
yellow plastic cap, #6808,
0.02 feet East the of
corner.

(N) - found iron pin, with
yellow plastic cap, #6808,
0.07 feet West the of
corner.

(O) - found iron pin, with
yellow plastic cap, #6808,
0.03 feet East the of
corner.

SW. COR., SW. 1/4,
SE. 1/4, SEC. 18.
found iron pin, with
orange plastic cap,
#13427.

STA. 108+97.52
125.00 LT.

N89°41'39"W
2505.94

N89°41'39"W
2640.90(M) 2640.83(R1)

N89°41'39"W
95.00

N89°41'39"W
39.95

SE. COR., SE. 1/4,
SE. 1/4, SEC. 18.
found iron pin, with
orange plastic cap,
#13427.

STA. 108+96.80
9.95 RT.

POINT OF
BEGINNING

RIGHT OF WAY ACQUISITION PLAT
SE 1/4 of the SE 1/4, SEC 18, T-77N, R-28W,
MADISON COUNTY, IOWA
PARCEL 2

DESCRIPTION PARCEL 2

That part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18;
thence on an assumed bearing of North 89 degrees 41 minutes 39 seconds West along the southerly line of the Southeast Quarter of the Southeast Quarter of said Section 18 a distance of 39.95 feet to the present right of way line of a Madison County Highway;
thence North 89 degrees 41 minutes 39 seconds West along said southerly line 95.00 feet;
thence North 00 degrees 00 minutes 00 seconds East 232.47 feet;
thence North 25 degrees 15 minutes 51 seconds East 103.11 feet to the southerly line of Lot 1, Green Acres Subdivision, recorded in Book 2006, Page 551, Madison County Recorder's Office, Madison County;
thence South 76 degrees 53 minutes 07 seconds East along said southerly line of Lot 1 a distance of 52.36 feet to the present right of way line of a Madison County Highway;
thence South 76 degrees 53 minutes 07 seconds East along said southerly line of Lot 1 a distance 41.03 feet to the easterly line of the Southeast Quarter of the Southeast Quarter of said Section 18;
thence South 00 degrees 00 minutes 04 seconds West along said easterly line 305.25 feet to the southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18 and the point of beginning.

Said tract contains 0.94 acres including the present highway and is subject to encumbrances of record.