

INDEX LEGEND

Location: SW ¼ of the SW ¼,
Section 17, Township 77N, Range 28W,
Madison County, Iowa

Requestor: Madison County Secondary Road Department

Proprietor: Radakovich Family, LLC
Steven & Penny Radakovich
1725 120th St., Earlham, IA 50072

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 2084

Book 2017 Page 2084 Type 06 026 Pages 4
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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
SW 1/4 of the SW 1/4, SEC 17, T-77N, R-28W,
MADISON COUNTY, IOWA
PARCEL 4

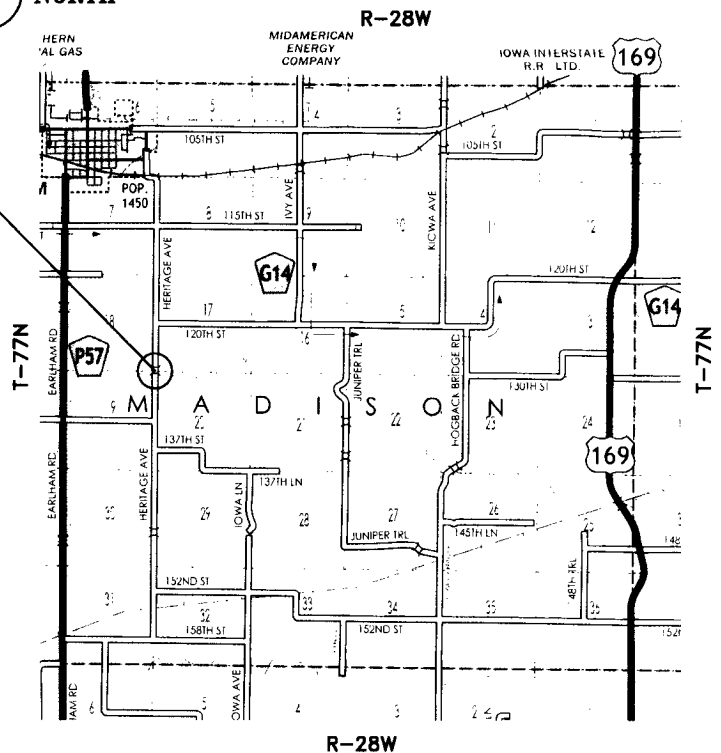
GENERAL LOCATION MAP

Not to Scale

PROJECT LOCATION



NORTH



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—X—

MEASUREMENTS

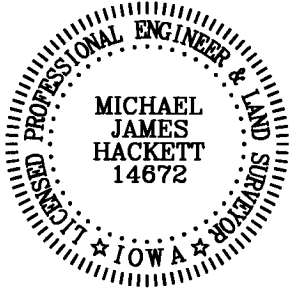
MEASURED (M), IF DIFFERENT THAN RECORDED
RECORDED (R1), BOOK 2007, PAGE 4124
RECORDED (R2), BOOK 2006, PAGE 551
RECORDED (R3), BOOK 3, PAGE 408
RECORDED (R4), BOOK 3, PAGE 283
RECORDED (R5), BOOK 2, PAGE 207

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	Plat, Graphical Representation of Survey
4	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 *Michael James Hackett* 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, 3, and 4.

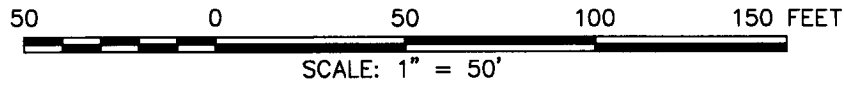
RIGHT OF WAY ACQUISITION PLAT

SW 1/4 of the SW 1/4, SEC 17, T-77N, R-28W, MADISON COUNTY, IOWA

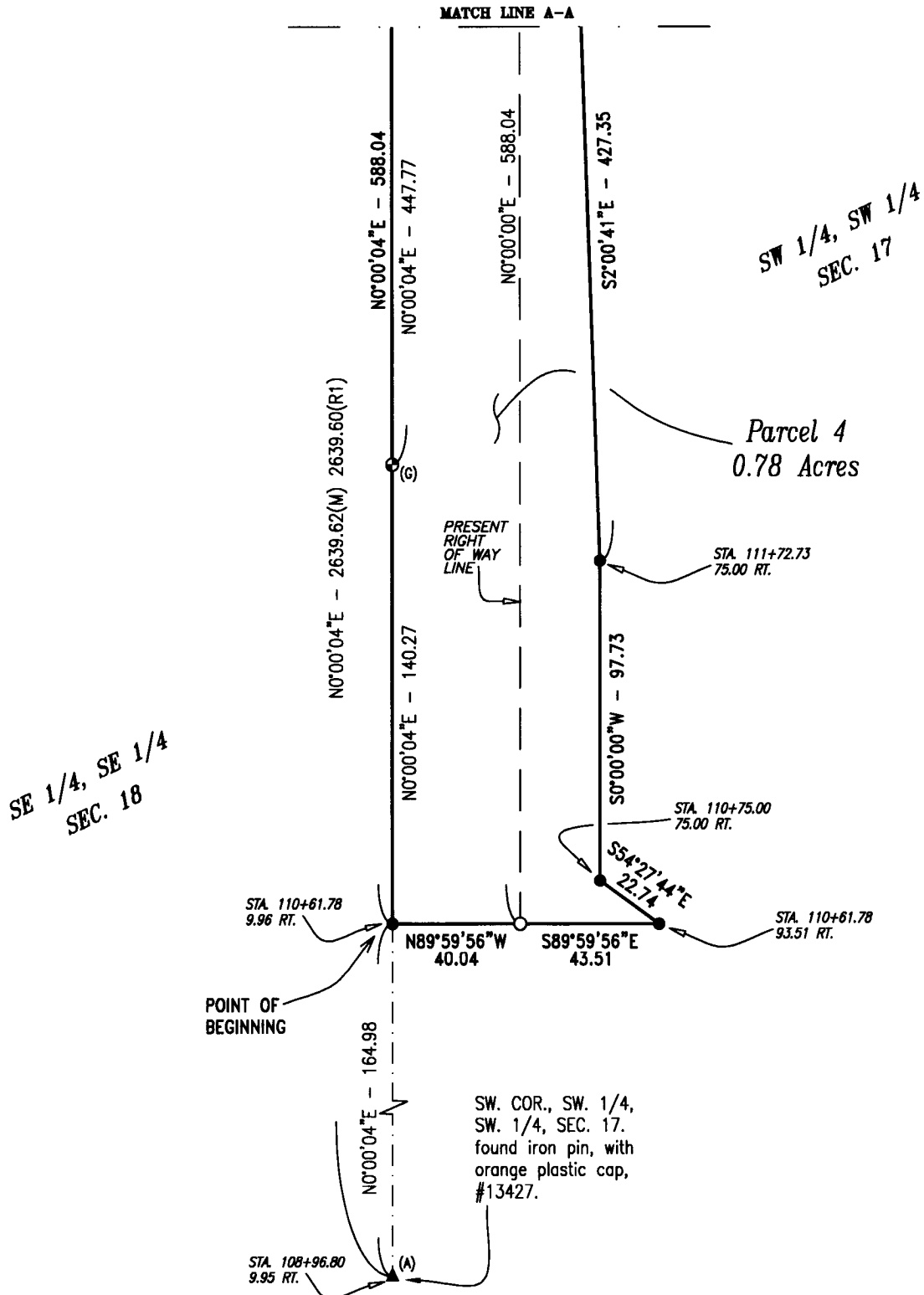
PARCEL 4



NORTH



AREA OF PARCEL 4	
SW. 1/4, SW. 1/4, SEC. 17	= 0.24 Acres
PLUS PRESENT RIGHT OF WAY	= 0.54 Acres
TOTAL ACREAGE OF RIGHT OF WAY	= 0.78 Acres



RIGHT OF WAY ACQUISITION PLAT

SW 1/4 of the SW 1/4, SEC 17, T-77N, R-28W, MADISON COUNTY, IOWA

PARCEL 4



NORTH

50 0 50 100 150 FEET

SCALE: 1" = 50'

MISCELLANEOUS DIMENSION

- (A) - (G) = N0°00'04"E - 305.25(M) 305.26(R1)
 (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)

(S) - STA. 115+32.16
0.00 RT.

(G) - STA. 112+02.14
9.84 RT.

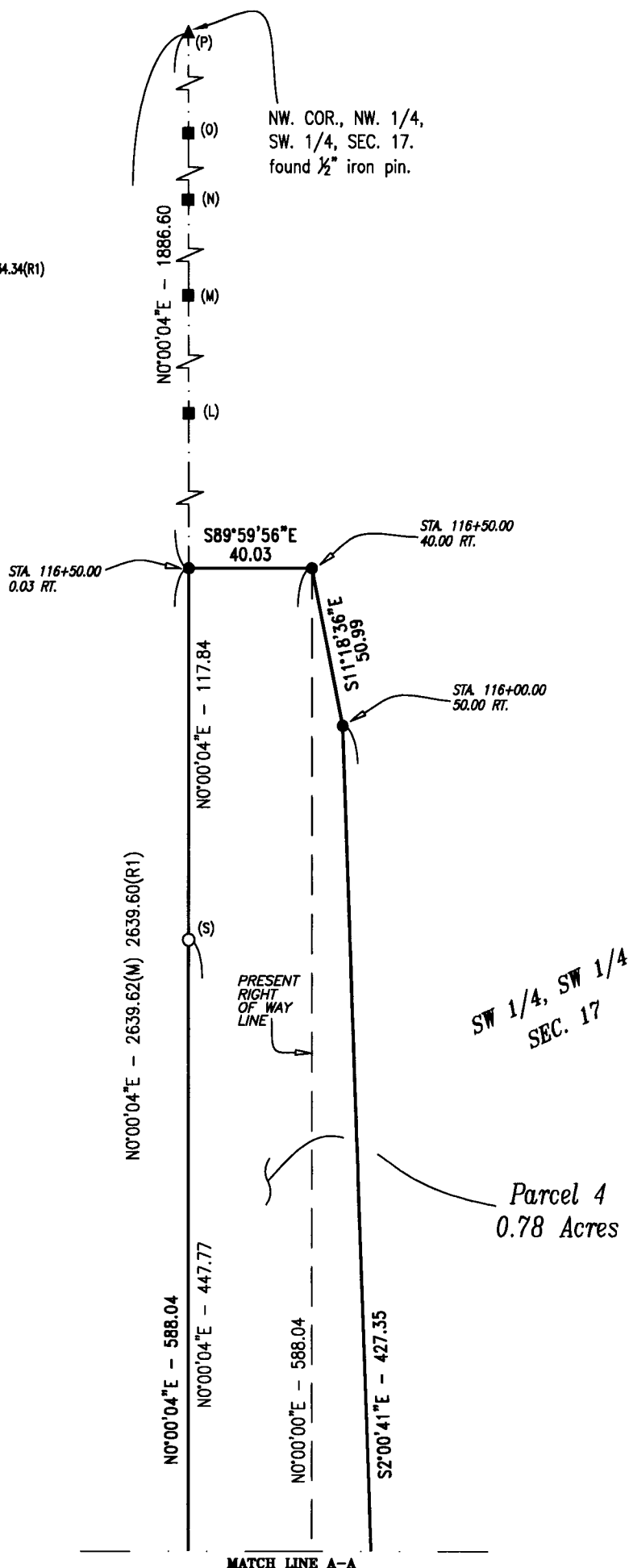
(G) - found iron pin, with
yellow plastic cap, #6808,
0.00 feet North and 0.02
feet East the of corner.

(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.



RIGHT OF WAY ACQUISITION PLAT
SW 1/4 of the SW 1/4, SEC 17, T-77N, R-28W,
MADISON COUNTY, IOWA
PARCEL 4

DESCRIPTION PARCEL 4

That part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 77 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 17;
thence on an assumed bearing of North 00 degrees 00 minutes 04 seconds East along the westerly line of the Southwest Quarter of the Southwest Quarter of said Section 17 a distance of 164.98 feet to the point of beginning;
thence North 00 degrees 00 minutes 04 seconds East along said westerly line 588.04 feet;
thence South 89 degrees 59 minutes 56 seconds East 40.03 feet to the present right of way line of a Madison County Highway;
thence South 11 degrees 18 minutes 36 seconds East 50.99 feet;
thence South 02 degrees 00 minutes 41 seconds East 427.35 feet;
thence South 00 degrees 00 minutes 00 seconds West 97.73 feet;
thence South 54 degrees 27 minutes 44 seconds East 22.74 feet;
thence North 89 degrees 59 minutes 56 seconds West 43.51 feet to the present right of way line of a Madison County Highway;
thence North 89 degrees 59 minutes 56 seconds West 40.04 feet to the westerly line of the Southwest Quarter of the Southwest Quarter of said Section 17 and the point of beginning.

Said tract contains 0.78 acres including the present highway and is subject to encumbrances of record.