

PLAT OF SURVEY

REPLAT OF PARCEL "O" SEC. 6 T76N R27W

Document 2017 2695

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INDEX
ANNO
SCAN
CHECK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX LEGEND

LOCATION: PARCEL "O" (BOOK 2015 PAGE 3729)
SW. FRAC. 1/4-NW. 1/4
NW. FRAC. 1/4-SW. 1/4
SEC. 6 T76N R27W
MADISON COUNTY IOWA

REQUESTOR: JASON REELS
PROPRIETOR: ELIZABETH REELS
719 W. FILMORE STREET
WINTERSET IOWA 50273

SURVEYOR: JOEL R. ROMEY
COMPANY & RACCOON VALLEY LAND SURVEYING LLC
RETURN TO: 33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317

PARCEL DESCRIPTIONS:

PARCEL "Q"
AN IRREGULAR SHAPED PORTION OF PARCEL "O" IN THE SOUTHWEST
FRACTIONAL QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST
FRACTIONAL QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6,
TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5th P.M., MADISON COUNTY,
IOWA AS SHOWN IN BOOK 2015 AT PAGE 3729 IN THE OFFICE OF THE
MADISON COUNTY RECORDER DESCRIBED AS:

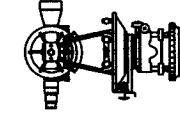
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "O"; THENCE
S78°43'45"E (IOWA RTN SOUTH BEARING BASIS) ALONG THE NORTHERLY LINE
OF SAID PARCEL "O", A DISTANCE OF 200.52 FEET; THENCE S69°21'20"E
ALONG THE NORTHERLY LINE OF SAID PARCEL "O", A DISTANCE OF 168.45
FEET; THENCE S87°56'55"E ALONG THE NORTHERLY LINE OF SAID PARCEL "O",
A DISTANCE OF 296.88 FEET; THENCE S03°20'10"W, A DISTANCE OF 1215.45
FEET TO THE SOUTHERLY LINE OF SAID PARCEL "O"; THENCE N65°28'10"W
ALONG THE SOUTHERLY LINE OF SAID PARCEL "O", A DISTANCE OF 211.00
FEET; THENCE S78°35'13"W ALONG THE SOUTHERLY LINE OF SAID PARCEL "O",
A DISTANCE OF 406.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL
"O"; THENCE N00°25'44"E ALONG THE WESTERLY LINE OF SAID PARCEL "O", A
DISTANCE OF 636.47 FEET; THENCE N00°26'35"E ALONG THE WESTERLY LINE
OF SAID PARCEL "O", A DISTANCE OF 679.02 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 17.27 ACRES INCLUDING 4.53 ACRES FOR PUBLIC
HIGHWAY EASEMENT.

PARCEL "R"

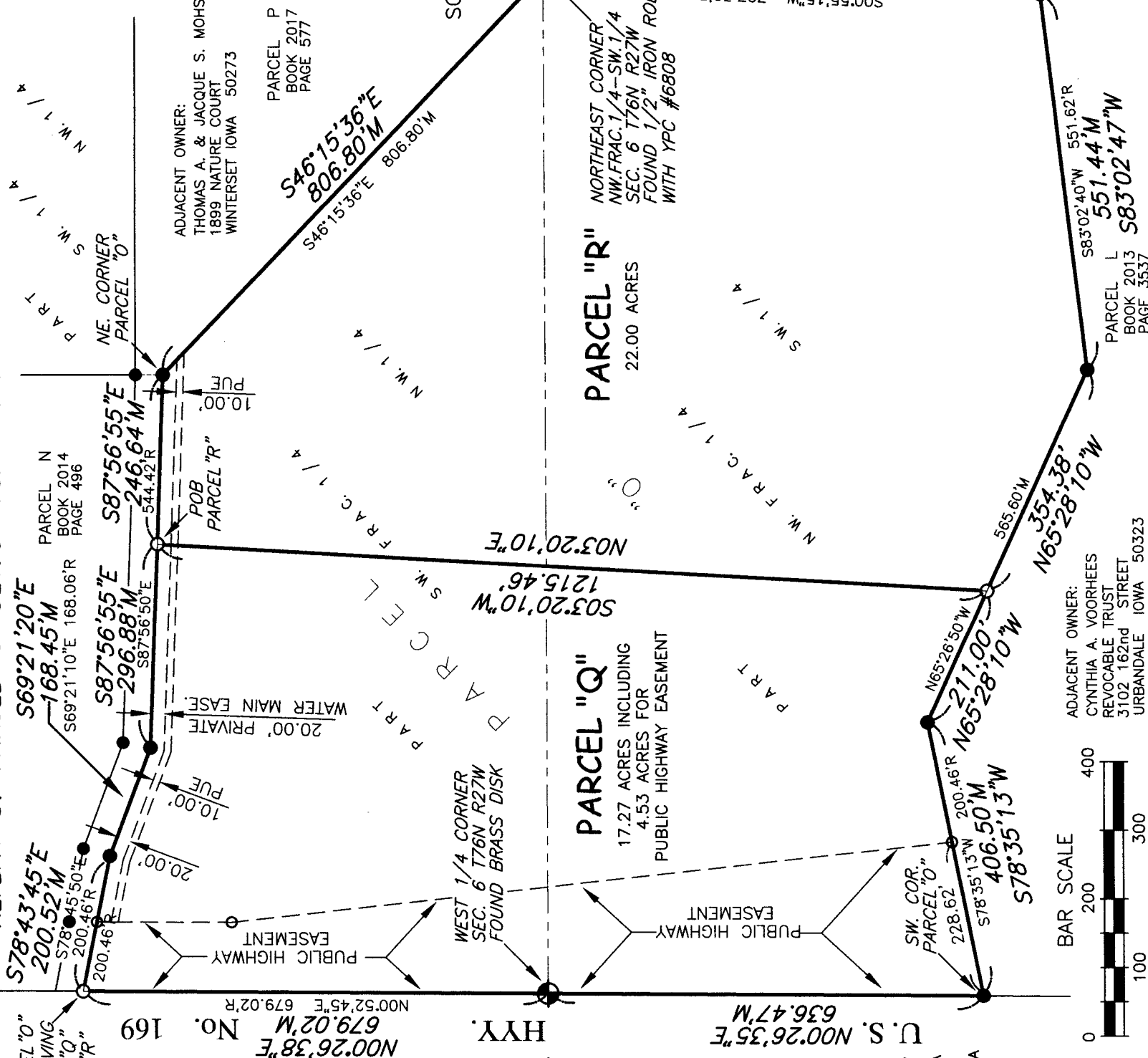
AN IRREGULAR SHAPED PORTION OF PARCEL "O" IN THE SOUTHWEST
FRACTIONAL QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST
FRACTIONAL QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6,
TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5th P.M., MADISON COUNTY,
IOWA AS SHOWN IN BOOK 2015 AT PAGE 3729 IN THE OFFICE OF THE
MADISON COUNTY RECORDER DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "O"; THENCE
S78°43'45"E (IOWA RTN SOUTH BEARING BASIS) ALONG THE NORTHERLY LINE
OF SAID PARCEL "O", A DISTANCE OF 200.52 FEET; THENCE S69°21'20"E
ALONG THE NORTHERLY LINE OF SAID PARCEL "O", A DISTANCE OF 168.45
FEET; THENCE S87°56'55"E ALONG THE NORTHERLY LINE OF SAID PARCEL "O",
A DISTANCE OF 297.88 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUING S87°56'55"E ALONG THE NORTHERLY LINE OF SAID PARCEL "O", A
DISTANCE OF 246.84 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "O";
THENCE S46°15'36"E ALONG THE NORTHEAST CORNER OF SAID PARCEL "O";
DISTANCE OF 806.80 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST
FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID
SECTION 6; THENCE S02°25'44"W ALONG THE EASTERLY LINE OF SAID PARCEL
"O", A DISTANCE OF 727.77 FEET TO THE SOUTHEAST CORNER OF SAID
PARCEL "O"; THENCE S83°02'47"W ALONG THE SOUTHERLY LINE OF SAID
PARCEL "O", A DISTANCE OF 551.44 FEET; THENCE N65°28'10"W ALONG THE
SOUTHERLY LINE OF SAID PARCEL "O", A DISTANCE OF 354.38 FEET; THENCE
N03°20'10"E, A DISTANCE OF 1215.46 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 22.00 ACRES.



Raccoon Valley
Land Surveying

33235 L Avenue Adel Iowa 515.493.8317



LEGEND:

- INDICATES USPLSS CORNER FOUND OR PLACED AS NOTED
- INDICATES PARCEL CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #6808 UNLESS OTHERWISE NOTED
- INDICATES LOT OR ROW CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- INDICATES MEASURED DISTANCE
- INDICATES RECORDED DISTANCE
- POB POINT OF BEGINNING
- POC POINT OF COMENCEMENT

SCALE: 1"=200'

AREAS:

PARCEL "Q"
SW. FRAC. 1/4-NW. 1/4
SEC. 6 T76N R27W
8.92 ACRES INCLUDING 1.84 ACRES
FOR PUBLIC HIGHWAY EASEMENT

NW. FRAC. 1/4-SW. 1/4
SEC. 6 T76N R27W
8.35 ACRES INCLUDING 2.69 ACRES
FOR PUBLIC HIGHWAY EASEMENT

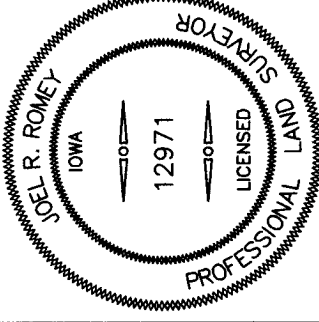
PARCEL "R"
SW. FRAC. 1/4-NW. 1/4
SEC. 6 T76N R27W
7.15 ACRES

NW. FRAC. 1/4-SW. 1/4
SEC. 6 T76N R27W
14.85 ACRES

ADJACENT OWNER:
TY & MARSHA MAPES
1401 JUNIPER TRAIL
EARLHAM IOWA 50072

SE. CORNER
PARCEL "O"

PAGE 1 OF 1



DATE OF FIELD WORK:

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2017 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: *Joel R. Romey* DATE: 08/28/2017
JOEL R. ROMEY P.L.S. 12971