

PLAT OF SURVEY

INDEX LEGEND

LOCATION: PARCEL LETTER 'C' IN THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 5, TOWNSHIP 74 NORTH, RANGE 28 WEST IN MADISON COUNTY, IOWA

PROPRIETORS: CURT AND ANDREE SANDAHL

SURVEY FOR: NEW MODERN CONCEPTS

SURVEYOR: SCOTT A. STEINFADT, PLS #14677

PREPARED BY CLAPSADDLE-GARBER ASSOCIATES, INC.
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Book 2019 Page 1193 Type 06 026 Pages 3
 Date 4/26/2019 Time 10:27:55AM
 Rec Amt \$17.00

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

NW CORNER NE $\frac{1}{4}$ SW $\frac{1}{4}$
 SEC. 5, T74N, R28W
 (FOUND 6" x 9" x 13"
 TAN LIMESTONE, 0.9'
 DEEP. SET 'MAG' IN
 HIGH POINT OF STONE)

N. LINE
 NE $\frac{1}{4}$ SW $\frac{1}{4}$

POINT OF BEGINNING
 CENTER
 SEC. 5, T74N, R28W
 (FOUND $\frac{1}{2}$ " Ø ORANGE PLASTIC
 CAPPED IRON REROD
 (#13427), 0.2' DEEP -
 BOOK 2004 PAGE 5228)

LEGAL DESCRIPTION:

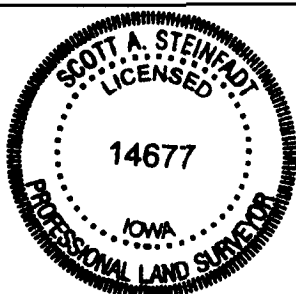
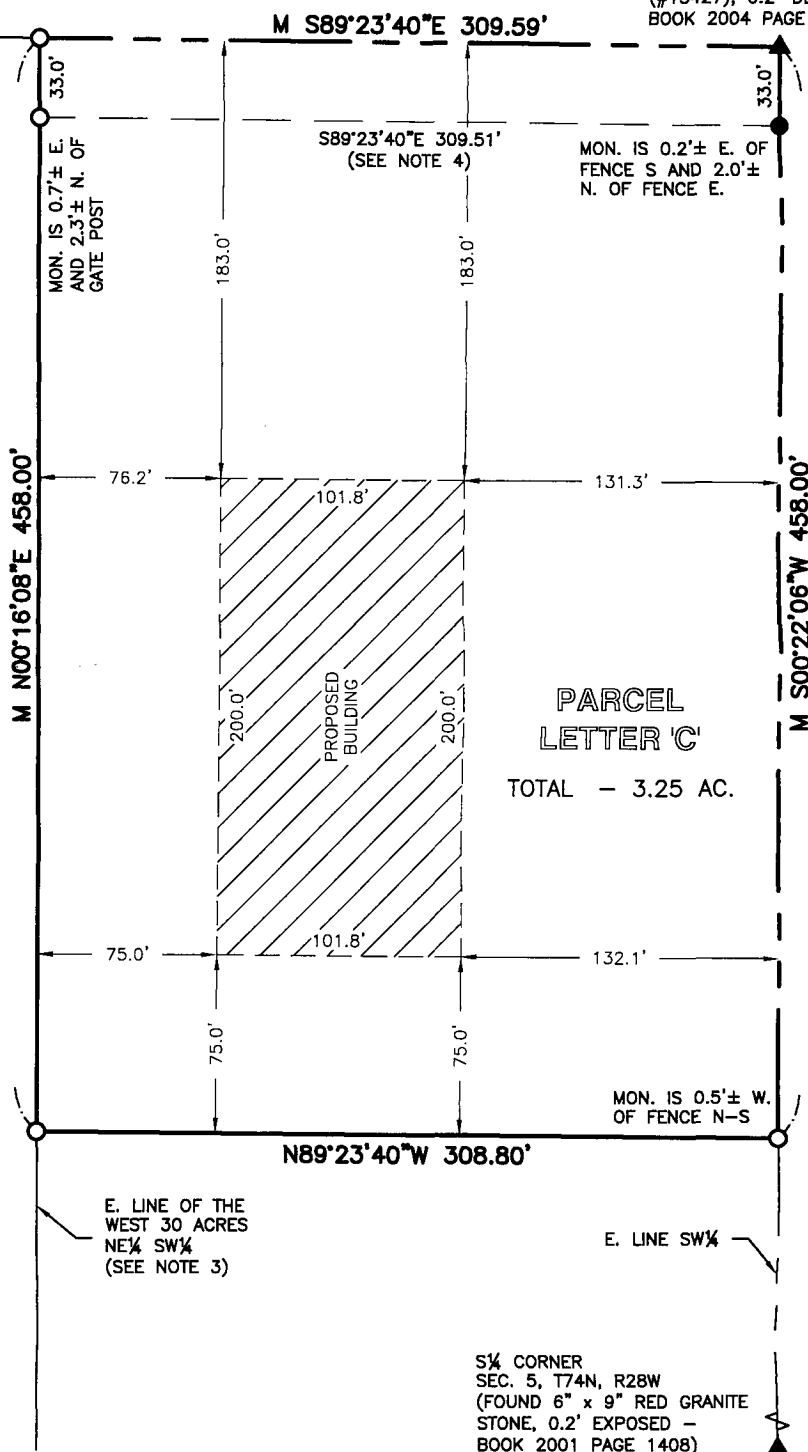
County Auditor's Parcel Letter 'C' located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Center of said Section 5; thence South 00°22'06" West, 458.00 feet along the east line of said Southwest Quarter; thence North 89°23'40" West, 308.80 feet to a point on the east line of the west 30 acres of said Northeast Quarter of said Southwest Quarter (as surveyed in County Recorder's Book 2 Page 135); thence North 00°16'08" East, 458.00 feet along said east line to a point on the north line of said Northeast Quarter of said Southwest Quarter; thence South 89°23'40" East, 309.59 feet along said north line to the point of beginning, containing 3.25 acres total. Subject to easements.

For the purposes of this survey, the east line of said Southwest Quarter was determined to bear South 00°22'06" West using GPS.



0 80
 Scale: Feet



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 Professional Land Surveyor under the laws of the State of Iowa.

Scott A. Steinfadt, PLS
 SCOTT A. STEINFADT, PLS

Date: 04/24/2019 License number: 14677
 My license renewal date is December 31, 2020
 Pages or sheets covered by this seal: 1-3

Monument Symbols are Orientated to the North

- ▲ PLSS Corner (As noted)
- $\frac{1}{2}$ " Ø Orange Plastic Capped Iron Rerod (#13427)
- $\frac{1}{2}$ " Ø Yellow Plastic Capped Iron Rerod (# Illegible)
- $\frac{1}{2}$ " Ø Yellow Plastic Capped Iron Rerod (#5041)
- $\frac{3}{4}$ " x 2.0' Red Plastic Capped Iron Rerod (#14677)

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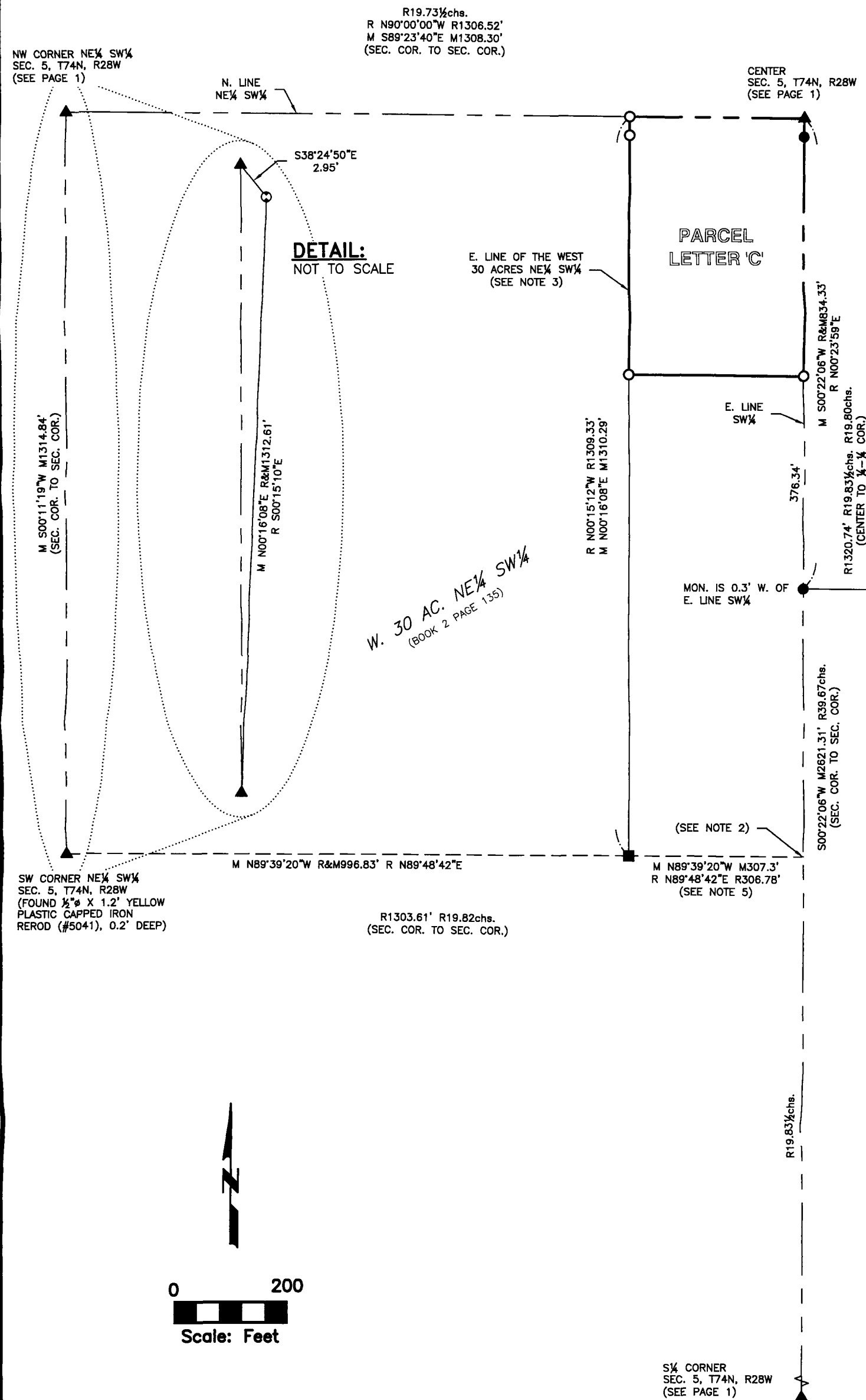


Clapsaddle-Garber Associates, Inc
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 www.cgaconsultants.com

Date of Survey: Mar. 28, 2019
 Scale: 1" = 80'
 Field Crew: CS, AB, JM

M = Measured Distance or Bearing
 P = Platted Distance or Bearing
 R = Record Distance or Bearing
 D = Deed Distance or Bearing
 G = GLO / PLSS Distance

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NOTES:

1. FOR THE PURPOSES OF THIS SURVEY, PARTS OF THE FOLLOWING WERE RETRACED:
 COUNTY RECORDER'S BOOK 2 PAGE 135;
 COUNTY RECORDER'S BOOK 2004 PAGE 5227;
 COUNTY ENGINEER'S SURVEYOR'S RECORD BOOK 1 PAGE 145;
 COUNTY ENGINEER'S SURVEYOR'S RECORD BOOK 2 PAGE 116.
2. SE CORNER NE $\frac{1}{4}$ SW $\frac{1}{4}$ -
 COUNTY ENGINEER'S SURVEYOR'S RECORD BOOK 1 PAGE 145 INDICATES CORNER IS MONUMENTED WITH "Stake" WITH DISTANCES ALONG THE ENTIRE N-S MID-SECTION LINE. COUNTY ENGINEER'S SURVEYOR'S RECORD BOOK 2 PAGE 116 INDICATES CORNER IS MONUMENTED WITH "Stone" WITH A DISTANCE TO THE CENTER OF SECTION. CALCULATED A POINT ONLINE AND AT PROPORTIONATE DISTANCE BETWEEN THE S $\frac{1}{4}$ CORNER TO A MAGNETIC READING NEAR THE N $\frac{1}{4}$ CORNER. SEARCHED A 15'± AREA AROUND CALCULATED POINT WITH A MAGNETIC LOCATOR AND FOUND NO MONUMENTATION. SEARCHED A 4.0'± X 4.0'± DEEP AREA AROUND CALCULATED POINT WITH A TILE PROBE AND FOUND NO MONUMENTATION. SINCE NO MONUMENTATION COULD BE LOCATED, EAST LINE SW $\frac{1}{4}$ WAS RAN STRAIGHT FROM THE CENTER TO THE S $\frac{1}{4}$ CORNER AS SHOWN.
3. COUNTY RECORDER'S BOOK 2 PAGE 135 INDICATES THE EAST LINE OF THE WEST 30 ACRES OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ WAS RAN PARALLEL WITH THE WEST LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$. TO DUPLICATE THE METHOD USED IN SAID SURVEY, THE EAST LINE OF SAID WEST 30 ACRES WAS RAN FROM THE FOUND MONUMENT AT THE SE CORNER OF SAID WEST 30 ACRES, PARALLEL WITH A LINE FROM THE SW CORNER NE $\frac{1}{4}$ SW $\frac{1}{4}$ TO A $\frac{1}{2}$ "Ø YELLOW PLASTIC CAPPED IRON REROD (#5041) FOUND NEAR THE NW CORNER NE $\frac{1}{4}$ SW $\frac{1}{4}$ AND INCORRECTLY IDENTIFIED AS THE NW CORNER NE $\frac{1}{4}$ SW $\frac{1}{4}$ PER SAID SURVEY. SEE DETAIL ON PAGE 2.
4. THE ROAD ALONG THE NORTH LINE OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ WAS ORIGINALLY ESTABLISHED AS A 40' WIDE RIGHT OF WAY ALL NORTH OF THE NORTH LINE OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ PER COUNTY ENGINEER'S ROAD CALENDAR BOOK B PAGE 98. THE EXISTING COUNTY ROADWAY, DITCH AND BACKSLOPE APPEAR TO BE OCCUPYING APPROXIMATELY THE NORTH 33'± TO 35'± OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$. A SEARCH WAS MADE OF ALL AVAILABLE RECORDS IN THE COUNTY ENGINEER'S AND COUNTY AUDITOR'S OFFICES FOR RECORD OF ADDITIONAL RIGHT OF WAY ACQUISITION AND NO RECORD COULD BE LOCATED. LINE SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A RIGHT OF WAY LINE.
5. BEARING AND DISTANCE SHOWN FOR INFORMATIONAL PURPOSES ONLY. RECORD MONUMENTATION COULD NOT BE FOUND AT THE SE CORNER NE $\frac{1}{4}$ SW $\frac{1}{4}$ (SEE NOTE 2) AND MONUMENTATION WAS NOT RE-ESTABLISHED AT SAID CORNER AS IT WAS NOT GERMANE TO THIS SURVEY.



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