INDEX LEGEND

COUNTY: Madison
SITE ADDRESS: behind 435 NE 4th Street (Parcel R)
behind 330 NE Oak Avenue (Parcel Q)
CITY: Earlham
PARCEL DESIGNATION: Parcel Q & R
SUBDIVISION NAME: Arnburg Estates
BLOCK: LOT(S): 4
PROPRIETOR: Earlham Building Center, Inc.
REQUESTED BY: Andrew Arnburg
SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
PARCELS Q & R
OF LOT 4
ARNBURG ESTATES

Document 2019 1710

Book 2019 Page 1710 Type 06 026 Pages 1
Date 6/10/2019 Time 9:06:43AM
Rec Amt $7.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR, GRIMES, IA 50111, PH(515)986-5048

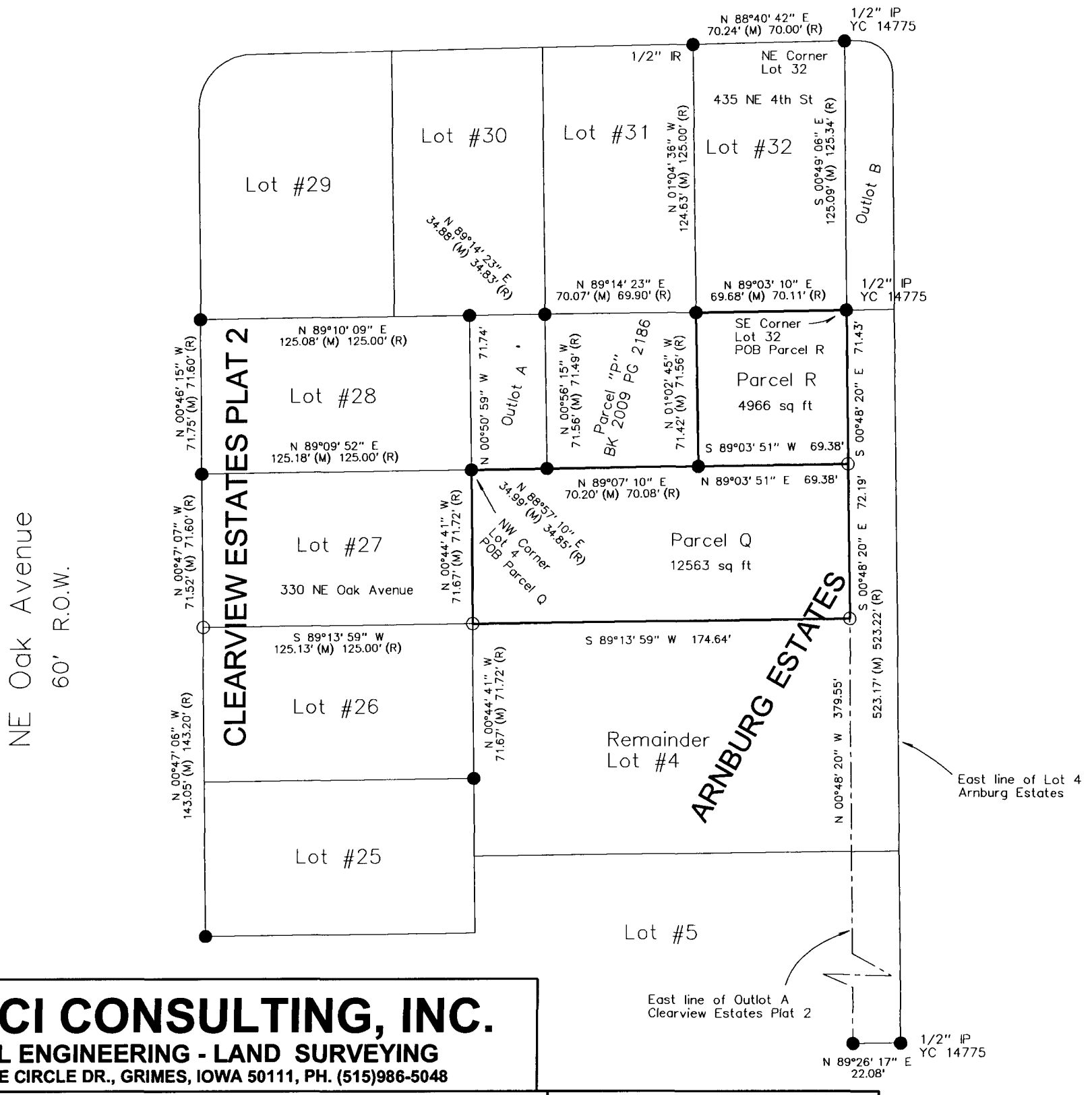
THIS SPACE RESERVED FOR REC ORDER'S OFFICE USE ONLY

Legal Description - Parcel Q

All that part of Lot 4 of Arnburg Estates, an Official Plat, now included in and forming a part of the City of Earlham, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of said Lot 4, being also the Northeast corner of Lot 27, Clearview Estates Plat 2, an Official Plat, now included in and forming a part of the City of Earlham, Madison County, Iowa, and also the Southwest corner of Outlot A of said Arnburg Estates; thence North 88°57'10" East, along the South line of said Outlot A, a distance of 34.99 feet, to the Southwest corner of Parcel P of Outlot A of Clearview Estates Plat 2, filed in Book 2009 Page 2186 of the Madison County Recorder's Office; thence North 89°07'10" East, along the South line of said Parcel P, a distance of 70.20 feet, to the Southeast corner of said Parcel P; thence North 89°03'51" East, a distance of 69.38 feet, to a point on the East line of said Outlot A of Clearview Estates Plat 2, now being inside said Lot 4; thence South 00°48'20" East, along said East line of Outlot A of said Clearview Estates Plat 2, a distance of 72.19 feet; thence South 89°13'59" West, a distance of 174.64 feet, to the Southeast corner of Lot 27 of said Clearview Estates Plat 2; thence North 00°44'41" West, along the East line of said Lot 27, a distance of 71.67 feet to the Point of Beginning and containing 12,563 square feet or 0.29 acres of land, more or less.

Legal Description - Parcel R

All that part of Lot 4 of Arnburg Estates, an Official Plat, now included in and forming a part of the City of Earlham, Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of Lot 32, of said Clearview Estates Plat 2, an Official Plat, now included in and forming a part of the City of Earlham, Madison County, Iowa, and also the Northeast corner of Outlot A of said Clearview Estates Plat 2; thence South 00°48'20" East, along the East line of said Outlot A of Clearview Estates Plat 2, a distance of 71.43 feet; thence South 89°03'51" West, a distance of 69.38 feet, to the Southeast corner of Parcel P of said Outlot A as filed in Book 2009 Page 2186 of the Madison County Recorder's Office; thence North 01°02'45" West, along the East line of said Parcel P, a distance of 71.42 feet, to the Northeast corner of said Parcel P, also being the Southwest corner of said Lot 32 Clearview Estates Plat 2; thence North 89°03'10" East, along the South line of said Lot 32, a distance of 69.68 feet to the Point of Beginning, and containing 4,966 square feet or 0.11 acres of land, more or less.



ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

DATE OF SURVEY FIELDWORK: 2/11/19 DRAWING DATE: 2/11/19 DRAFTER: VP PROJECT NO: 19010

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

Vincent E. Piagentini 6/5/19

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)_____

VINCENT E. PIAGENTINI LICENSED 15982 IOWA PROFESSIONAL LAND SURVEYOR

SYMBOLS LEGEND:

R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
●	FOUND 1/2" IR YC 6808 UNLESS NOTED
○	SET 1/2" IR YC 15982 UNLESS NOTED
▲	SECTION CORNER FOUND
△	SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
YC	YELLOW CAP
IR	IRON ROD
IP	IRON PIPE

0 60 Scale 1" = 60'