

INDEX LEGEND

LOCATION : NE 1/4 NE 1/4 SEC. 21-77-26
REQUESTOR: LAND CONCEPTS, LLC
PROPRIETOR: LAND CONCEPTS, LLC
SURVEYOR: KEVEN J. CRAWFORD
SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
475 S. 50th STREET, SUITE 800
WEST DES MOINES, IOWA 50265
RETURN TO: KEVEN J. CRAWFORD



Document 2021 668

Book 2021 Page 668 Type 06 026 Pages 1
Date 2/18/2021 Time 11:32:32AM
Rec Amt \$7.00

INDX ✓
ANNO ✓
SCAN ✓
CHEK ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY

PREPARED FOR

LAND CONCEPTS, LLC
12119 STRATFORD DRIVE, SUITE B
CLIVE, IOWA 50325

LEGAL DESCRIPTION - North 1/2 NE 1/4 NE 1/4

The North 1/2 of the Northeast 1/4 of Northeast 1/4 of Section 21, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, that is more particularly described as follows.

Said tract of land contains 20.038 acres more or less.

Said tract of land being subject to any and all easements of record.

LEGAL DESCRIPTION - South 1/2 NE 1/4 NE 1/4

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 21, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, that is more particularly described as follows:

Said tract of land contains 20.022 acres more or less.

Said tract of land being subject to any and all easements of record.

LEGAL DESCRIPTION - INGRESS/EGRESS EASEMENT

A 40.00 feet wide Ingress/Egress Easement across the North 1/2 of the Northeast 1/4 of Section 21, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, that is centered on the following described line:

Commencing at the North 1/4 corner of Section 21, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence S00°19'56"W, 427.59 feet along the West line of the Northeast 1/4 of said Section 21, to the Point of Beginning; thence S76°59'57"E, 557.10 feet to a 1000.00 foot radius curve concave to the Northeast; thence Southeasterly 328.64 feet along said curve, said curve having a chord length of 327.17 feet and a chord bearing of S86°24'51"E; thence N84°10'15"E, 497.07 feet to the Point of Terminus.

SURVEYORS NOTES

1. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. BEARINGS ARE BASED ON AN ASSUMED BEARING.

CERTIFICATION

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.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
This sheet only

Keven J. Crawford Feb. 10, 2021

LEGEND

- | | |
|--------|---|
| ▲ | PLAT BOUNDARY |
| ● | SECTION CORNER |
| ○ | FOUND CORNER AS NOTED |
| I.R. | SET CORNER 5/8" IR W/ YELLOW CAP #13156 |
| G.P. | IRON ROD |
| D. | GAS PIPE |
| M. | DEEDED DISTANCE |
| R | MEASURED DISTANCE |
| P.U.E. | PREVIOUSLY RECORDED DISTANCE |
| P.O.B. | PUBLIC UTILITY EASEMENT |
| | POINT OF BEGINNING |



COOPER CRAWFORD

& ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th Street, Suite 800, West Des Moines, IA 50265
Phone: (515) 224-1344 Fax: (515) 224-1345

0 150 300
SCALE: 1"=300'

DATE: 2-10-2021

JOB NUMBER
CC
2275