

BK: 2024 PG: 735
Recorded: 4/8/2024 at 1:45:18.0 PM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 34
T 77N, R 28W, Madison County, Iowa

OWNER: BG3 Farms, LLC
1904 Hogback Bridge Road, Winterset IA 50273

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 2023 Page 3080

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

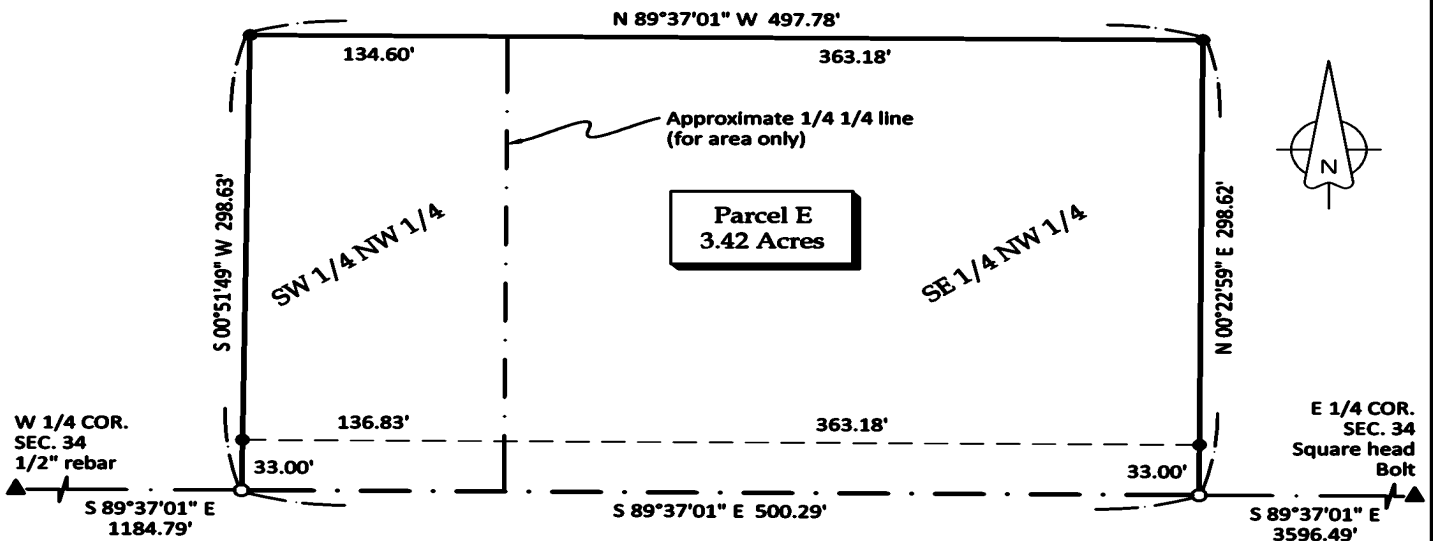
() - Recorded Distance/Bearing
--- 33' Road Easement
- - - Section line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532

0 100 200 FEET

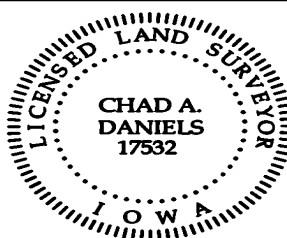
BASIS OF BEARINGS IS IA RCS ZONE 8



DESCRIPTION - PARCEL E:

That part of the South Half of the Northwest Quarter of Section 34, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows;
Commencing at the West Quarter corner of said Section 34; thence South 89 degrees 37 minutes 01 seconds East, 1184.79 feet along the South line of said South Half of the Northwest Quarter to the Point of Beginning; thence South 89 degrees 37 minutes 01 seconds East, 500.29 feet along said South line; thence North 00 degrees 22 minutes 59 seconds East, 298.62 feet; thence North 89 degrees 37 minutes 01 seconds West, 497.78 feet; thence South 00 degrees 51 minutes 49 seconds West, 298.63 feet to the Point of Beginning, having an area of 3.42 Acres including 0.38 Acres of Road Easement.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW NW	0.83	0.10	0.93
SE NW	2.21	0.28	2.49
TOTAL	3.04	0.38	3.42



I hereby certify that this surveying document was prepared by me 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.

Signed Chad A. Daniels 8 APR 24
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1