INDEX LEGEND	
LOCATION:	PARCEL "B" (SW1/4 SW1/4)
	SEC. 18, T-75-N, R-28-W
	MADISON COUNTY, IOWA.
PROPRIETOR:	DONALD R. EYERLY JR. & CHRISTINE EYERLY
REQUESTED BY:	COLT EYERLY
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

-W1/4 COR. SEC. 7-75-28

(1/2" REBAR W/ OPC#13427)

BK: 2025 PG: 2129

Recorded: 8/12/2025 at 8:44:25.0 AM

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



806 Wyoming Ave., Creston, la 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (Iarcs zone 08 Ames-des moines)

PLAT OF SURVEY

PARCEL "B" SEC. 18, T-75-N, R-28-W, **MADISON COUNTY, IOWA.**

LEGEND

= SECTION CORNER FOUND

SECTION CORNER SET
(AS NOTED)
SECTION CORNER SET
(5/8" X 24" REBAR W/YPC#24655)
PROPERTY CORNER SET

FIELD WORK COMPLETED; AUGUST 4, 2025

(5/8" X 24" REBAR W/YPC#24655) = YELLOW PLASTIC CAP = ORANGE PLASTIC CAP

DESCRIPTION PARCEL "B" SEC. 18. T-75-N. R-28-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 18, TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2" IRON PIN AT THE SW CORNER OF SAID SECTION 18, THENCE N00'11'44"E ALONG THE WEST LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 A DISTANCE OF 385.00' TO A SET 5/8" REBAR, THENCE N89'55'31"E A DISTANCE OF 465.00' TO A SET 5/8" REBAR, THENCE A SEI 3/8 REBAR, THENCE N893531 & DISTANCE OF 463.00 TO A SEI 3/8 REBAR, THENCE S36'53'05"E A DISTANCE OF 430.91' TO A SET 5/8" REBAR, THENCE S00"04'29"E A DISTANCE OF 40.00' TO A SET 5/8" REBAR ON THE SOUTH LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18, THENCE S89'55'31"W ALONG THE SOUTH LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 A DISTANCE OF 725.000' TO THE POINT OF BEGINNING, CONTAINING 5.38 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

FENCE LINE (TYP.)

NO011'44'E 7

SEC. 18, T-75-N, R-28-W SW1/4 SW1/4

N89°55'31"E 465.00' CORNER FALLS 2.7'
EAST OF FENCE 4 SW1/4-385,00°, LINE SW1/4 S 11'44"E 38 **PARCEL "B"** 5.38 ACRES TOTAL -0.67 ACRES ROW 4.71 ACRES CORNER @ 40.00' S00°04'29"E 40.00' CO. ROAD R.O.W. LINE \$89*55'31"W 725.00' SOUTH LINE \$W1/4 \$W1/4

200

1 Inch = 200 ft.

S89°55'31"W 1572.72'

S1/4 COR. SEC. 18-75-28

SURVEY FOR: COLT EYERLY, 1671 FOX TRL., WINTERSET, IA 50273

SHEET 1 OF 1

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

POINT OF BEGINNING SW COR. SEC. 18-75-28 (1/2" IRON PIN)

Joshuc E Schneider, P.L.S.
License number: 24655

My Incense renewal date is December 31, 2025

SHEET 1 OF 1

8-11-2025



FOX TRAIL

(R.O.W. VARIES FROM CO. RD. PLANS "S-1490(1)")

COLT EYERLY PARCEL "B" SEC. 18, T-75-N, R-28-W, **MADISON COUNTY, IOWA.**

FLD.BK. 1038

PROJ.NO. 6025761