

BK: 2025 PG: 2814
Recorded: 10/21/2025 at 1:41:43.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 12
T 75N, R 26W, Madison County, Iowa

OWNER: David & Patricia Downs
2352 Bevington Park Road, St Charles IA 50240

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 2012 Page 858

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

SURVEY LEGEND

() - Recorded Distance/Bearing
— — — — Road Easement
— · — · — Section line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set Cut 'X' in bridge deck
- - Found 5/8" red ir #14672
- ⌚ - Found R.O.W. Rail

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL E:

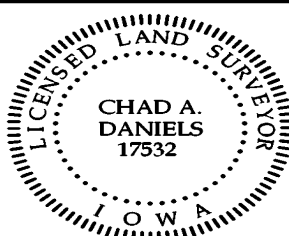
That part of the West Half of the Northwest Quarter of Section 12, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the Northwest corner of said Section 12; thence North 82 degrees 55 minutes 22 seconds East, 1310.74 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 03 minutes 49 seconds West, 1929.29 feet along the East line of said West Half of the Northwest Quarter to the Centerline of Clanton Creek; thence South 63 degrees 52 minutes 39 seconds West, 221.36 feet along said Centerline; thence South 87 degrees 27 minutes 12 seconds West, 349.31 feet along said Centerline; thence South 56 degrees 14 minutes 25 seconds West, 132.08 feet along said Centerline; thence South 75 degrees 58 minutes 14 seconds West, 270.00 feet along said Centerline; thence South 88 degrees 51 minutes 40 seconds West, 371.93 feet along said Centerline to the West line of said Section 12; thence North 00 degrees 12 minutes 42 seconds West, 707.36 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 12 minutes 09 seconds West, 1319.68 feet to the Point of Beginning, having an area of 59.97 Acres including 6.14 Acres of Road Easement.

Note about Clanton Creek:

The Centerline shown on this survey is the location of Clanton Creek on this date. When the Creek meanders in the future the property line shall move with the Creek. The South property line is the Thalweg of Clanton Creek.

This property may be subject to a Drainage District.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW NW	35.31	4.08	39.39
SW NW	18.52	2.06	20.58
TOTAL	53.83	6.14	59.97

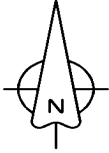


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 21 OCT 25
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2026
Page No.'s covered by this seal: 1 and 2

0 300 600 FEET



NE COR. NW 1/4
NW 1/4 SEC. 12
Witness set 10.00'
online westerly
due to flooded ditch

NE COR. SEC. 12
4" x 4" Concrete Monument

3921.60'
N 82°55'22" E

NW COR. SEC. 12
1/2" yellow plastic
cap rebar, #5041

149.43'

Rail is 1.2' South
of section line

LINE	BEARING	DISTANCE
L1	N 01°07'28" E	86.95'
L2	N 43°52'32" W	70.71'
L3	N 04°53'46" W	100.47'

1319.68'
N 00°12'09" W

N 00°59'18" E
1311.57' (1309.0')

Parcel E
59.97 Acres

Approximate 1/4 1/4 line
(for area only)

SW COR. NW 1/4
NW 1/4 SEC. 12
5/8" red plastic
cap rebar, #14672

Not on 1/4 1/4
line

N 83°05'17" E 1304.09'

Meander line

263.68'
N 86°09'14" W

454.24'
S 69°42'06" W

Centerline Clanton
Creek

506.41'
S 71°53'40" W

S 56°14'25" W
132.08'

S 87°27'12" W
349.31'

S 63°52'39" W
221.36'

33.31'

707.36'
N 00°12'42" W

N 00°41'11" E
492.75'

L3

L2

L1

203.52'

S 88°51'40" W
371.93'

Remainder SW 1/4 NW 1/4
18.62 Acres

S 83°15'29" W 1297.24'

W 1/4 COR. SEC. 12
5/8" red plastic
cap rebar, #14672

SE COR. SW 1/4
NW 1/4 SEC. 12