

INDEX LEGEND

PLAT OF SURVEY

COUNTY: MADISON

DESIGNATION: PARCEL "E" OF PARCEL "D" SE1/4 SE1/4

LOCATION: SECTION 12, T75N, R27W

SITE ADDRESS: N/A

OWNER: MBV PROPERTIES, LLC

SURVEY REQUESTED BY: MBV PROPERTIES, LLC

SURVEYOR: ROBERT B. BILLS

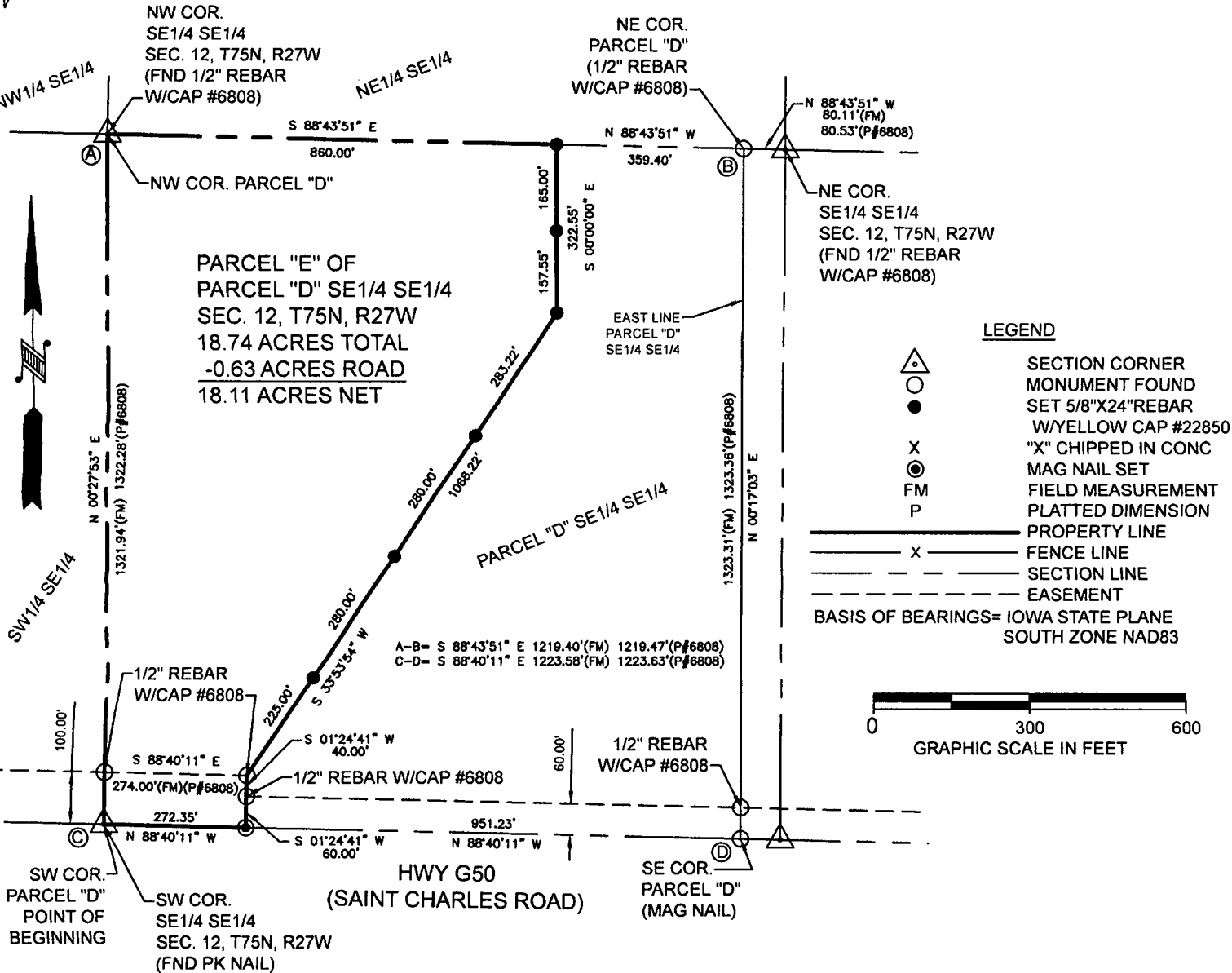


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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399



FIELD NOTES:

A TRACT OF LAND LOCATED IN PARCEL "D" OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, T75N, R27W OF THE 5TH P.M., MADISON COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "D"; THENCE N00°27'53"E ON THE WEST LINE OF SAID PARCEL "D", A DISTANCE OF 1321.94 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D"; THENCE S88°43'51"E ON THE NORTH LINE OF SAID PARCEL "D", A DISTANCE OF 860.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 322.55 FEET; THENCE S33°53'54"W, A DISTANCE OF 1068.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF COUNTY HIGHWAY G50 ALSO KNOWN AS SAINT CHARLES ROAD; THENCE S01°24'41"W ON SAID NORTH RIGHT OF WAY, A DISTANCE OF 40.00 FEET; THENCE S01°24'41"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "D"; THENCE N88°40'11"W ON SAID SOUTH LINE OF PARCEL "D", A DISTANCE OF 272.35 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "E" OF PARCEL "D" OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, T75N, R27W OF THE 5TH P.M., MADISON COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 18.74 ACRES AND IS SUBJECT TO 0.63 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

LICENSED LAND SURVEYOR

ROBERT B. BILLS

22850

IOWA

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

Signature

Robert B. Bills

12/03/2025

Date

License number #22850

My license renewal date is Dec, 31, 2026

Pages or sheets covered by this seal: 1

CENTRAL IOWA SURVEYING, LLC
P.O. BOX 67 JEFFERSON, IOWA 50129
PHONE (515) 370-2399 EMAIL rbills@centraliowasurveying.com

FIELD WORK DATE: 11/2025

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