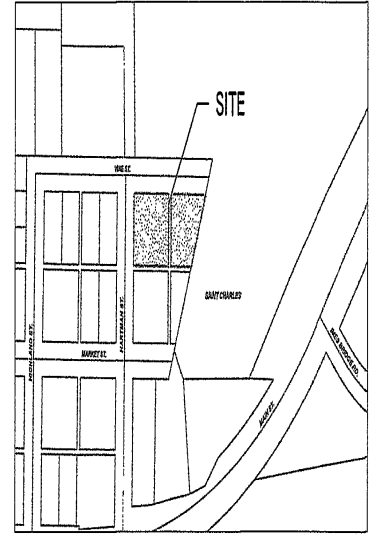


RECORDER'S USE ONLY

BK: 2026 PG: 1061
Recorded: 4/16/2026 at 3:19:36.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

ALTA/NSPS LAND TITLE SURVEY
LOTS 1, 2, 3, AND TRACT ADJACENT TO LOT 1 - BLOCK 1 - BEAVER
AND PATTON'S ADDITION TO ST. CHARLES, MADISON COUNTY, IOWA

VICINITY MAP - NO SCALE



PROPERTY DESCRIPTION:

IOWA TITLE GUARANTY
EFFECTIVE DATE: JANUARY 5, 2026 AT 5:00 P.M.
PER TITLE COMMITMENT NO. C-260001892

LOTS ONE (1), TWO (2), THREE (3) IN BLOCK ONE (1) OF BEAVER AND PATTON'S ADDITION TO ST. CHARLES, MADISON COUNTY, IOWA; AND ALSO A TRACT OF LAND COMMENCING AT THE NORTHEAST CORNER OF LOT ONE (1) OF SAID BLOCK AND RUNNING THENCE EAST TO THE RIGHT OF WAY OF THE OLD DES MOINES AND KANSAS CITY RAILWAY COMPANY, THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY TO A POINT DIRECTLY EAST OF THE SOUTHEAST CORNER OF SAID LOT ONE (1), THENCE WEST TO SAID SOUTHEAST CORNER OF LOT ONE (1), THENCE NORTH TO THE PLACE OF BEGINNING.

GENERAL NOTES:

- 1. THIS SURVEY DOES NOT INCLUDE THE RESULTS OF ANY ENVIRONMENTAL OR GEOTECHNICAL SITE INVESTIGATIONS. THE SURVEYOR IS NOT QUALIFIED TO EXPRESS ANY OPINION ON (NOR PERFORM ANY) ENVIRONMENTAL, WETLAND, OR GEOTECHNICAL INVESTIGATIONS.
- 2. NO EVIDENCE OF SPRINGS, PONDS, LAKES, STREAMS, RIVERS, CANALS, MARSHES, OR SWAMPS WERE OBSERVED WITHIN 5 FEET OF BOUNDARY LINES DURING FIELD WORK.
- 3. NO EVIDENCE OF GRAVE SITE, CEMETERIES, OR BURIAL GROUNDS WAS OBSERVED DURING FIELD WORK.
- 4. CURRENT ROAD AND ALLEYS ADJACENT TO THE NORTH, EAST, AND SOUTH BOUNDARIES ARE STILL OPEN AND NOT VACATED AT THE TIME OF THIS SURVEY.
- 5. THE BUILDING SETBACKS SHOWN ARE FROM CHAPTER 165 OF THE ST. CHARLES CODE OF ORDINANCES.
- 6. ENTIRE SURVEYED PROPERTY LIES OUTSIDE THE LIMITS OF THE FEMA FLOOD PLAIN.

INDEX LEGEND

COUNTY: MADISON

LOCATION: BEAVER & PATTON'S ADDITION TO ST. CHARLES - BLOCK 1 - LOTS 1, 2, 3, AND TRACT ADJ. TO LOT 1

REQUESTOR: NEW CENTURY BANK, C/O SHANDEL WILLIAMS

PROPRIETOR: BRIAN G. SEVERIN AND TERRIE L. SEVERIN

SURVEYOR: CHAD R. ASBERRY, PLS #24805

SURVEYOR COMPANY AND RETURN TO:

ASBERRY SURVEYING, LLC
845 23RD STREET, WEST DES MOINES, IA 50265

SITE ADDRESS:

209 HARTMAN NORTH
SAINT CHARLES, IA 50240

SCHEDULE 'B' - PART II NOTES:

INFORMATION WAS PROVIDED BY IOWA TITLE GUARANTY FROM COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. C-260001892 WITH AN EFFECTIVE DATE OF JANUARY 5, 2026. SURVEY RELATED ITEMS FROM SCHEDULE 'B' PART II - EXCEPTIONS ARE AS FOLLOWS:

AREA SUMMARY:

29,786.76 SQUARE FEET - 0.684 ACRES

RECORD TITLEHOLDER:

BRIAN G. SEVERIN AND TERRIE L. SEVERIN
209 HARTMAN NORTH
SAINT CHARLES, IA 50240

PREPARED FOR:

NEW CENTURY BANK
ATTN: SHANDEL WILLIAMS
2816 ANDERSON AVENUE
MANHATTAN, KS 66502
TEL. (785)-532-9066

COUNTY PARCEL ID NUMBER(S):

87000601012000

- 9. ORDINANCES AND/OR REGULATIONS FOR THE CITY OR COUNTY IN WHICH THE LAND IS LOCATED. AFFECTS PROPERTY AND SHOWN ON SURVEY.
- 10. PLAT(S) AND/OR SURVEY(S) FILED WITH THE RECORDER'S OFFICE FOR THE COUNTY IN WHICH THE LAND IS LOCATED, INCLUDING ALL EASEMENTS, BUILDING SETBACKS, RESTRICTIONS, RESERVATIONS, AND/OR NOTATIONS. AFFECTS PROPERTY AND SHOWN ON SURVEY.
- 11. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS, RIGHTS, OPTIONS, ASSESSMENTS, COSTS, AND/OR MAINTENANCE OBLIGATIONS FILED OF RECORD WITH THE RECORDER'S OFFICE OF THE COUNTY IN WHICH THE LAND IS LOCATED. AFFECTS PROPERTY AND SHOWN ON SURVEY.
- 12. TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, OPTIONS, EASEMENTS, COSTS, AND/OR MAINTENANCE OBLIGATIONS CONTAINED IN THE FOLLOWING MAY AFFECT THE PROPERTY UNDER EXAMINATION AND APPEAR OF RECORD AT THE OFFICE OF THE MADISON COUNTY, IOWA RECORDER.
A. EASEMENT EXECUTED BY AND BETWEEN BRIAN G. SEVERIN AND TERRIE L. SEVERIN, HUSBAND AND WIFE AND WARREN WATER DISTRICT DATED APRIL 16, 2025 FILE FOR RECORD ON MAY 5, 2025 BOOK 2025 AND PAGE 1077. AFFECTS PROPERTY AND SHOWN ON SURVEY.
- 13. PLAT AND DEDICATION: RETRACEMENT SURVEY OF BEAVER AND PATTON'S ADDITION, FILED MAY 10, 2024, PLAT RECORDS BOOK 2024 AND PAGE 1003, INCLUDING ALL EASEMENTS, BUILDING SETBACKS, RESTRICTIONS, RESERVATIONS, AND/OR NOTATIONS. AFFECTS PROPERTY AND SHOWN ON SURVEY.

TABLE 'A' NOTES:

ITEM #1 - NO IOWA ONE-CALL TICKET WAS SUBMITTED. UTILITIES SHOWN ARE FROM FIELD MARKINGS RECENTLY COMPLETED DURING THE CONSTRUCTION OF THE NEW HOME.

ITEM #18 - NEW WATERLINE EASEMENT RECORDED IN BOOK 2025 PAGE 1077 AND SHOWN ON SURVEY.

SURVEY LEGEND

- SET 1/2" I.R. w/ PPC L.S. #24805
- FOUND 1/2" I.R. w/ RPC #17532
- I.R. IRON ROD
- G.P. IRON GAS PIPE
- X.X' MEASURED DISTANCE
- (X.X') RECORDED DISTANCE
- ROW PUBLIC RIGHT-OF-WAY
- PPC PINK PLASTIC CAP
- RPC RED PLASTIC CAP
- BSL BUILDING SETBACK LINE

BASIS OF BEARING:

IOWA RCS ZONE #8
AMES-DES MOINES ZONE

CURRENT ZONING:

R-RESIDENTIAL

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND 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.

Chad R. Asberry 4/16/26
CHAD R. ASBERRY, PLS #24805 DATE

LICENSE RENEWAL DATE: DECEMBER 31, 2027

PAGES COVERED BY SEAL: 1 AND 2

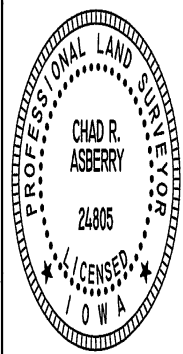
ALTA/NSPS CERTIFICATION STATEMENT:

TO NEW CENTURY BANK AND IOWA TITLE GUARANTY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS OF ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(A), 8, 11(A), 16, 18 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 14, 2026.

DATE OF PLAT OR MAP: 4-16-2026

Chad R. Asberry 4/16/26
CHAD R. ASBERRY, PLS #24805
ASBERRY SURVEYING, LLC
845 23RD STREET
WEST DES MOINES, IA 50265
ASBERRYSURVEYING@GMAIL.COM (515-783-2958)



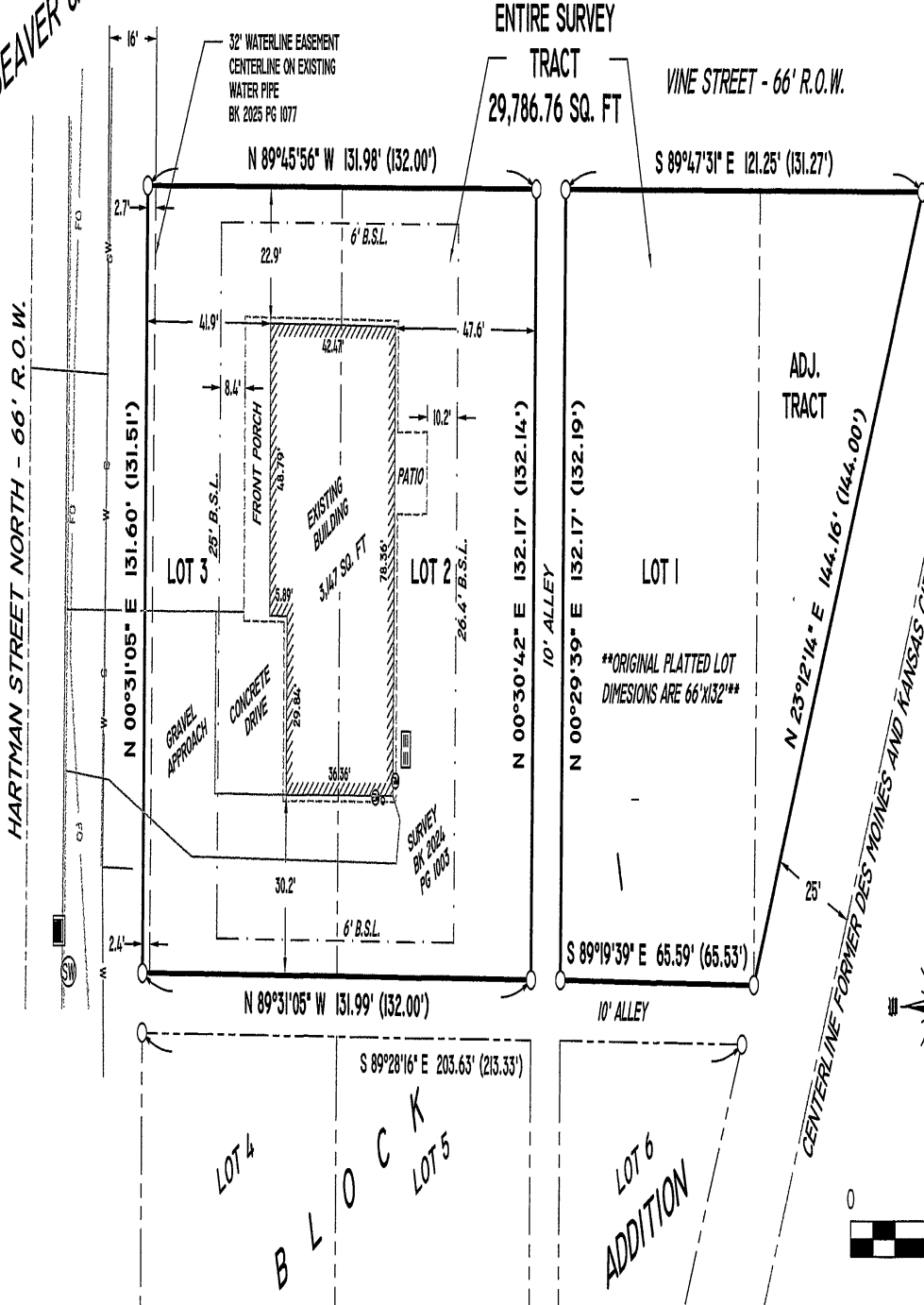
845 23RD STREET
WEST DES MOINES, IA 50265
TEL. 515-783-2958
ASBERRYSURVEYING@GMAIL.COM
WWW.ASBERRYSURVEYING.COM

SHEET: 1
PROJECT NO: 26016
FIELD WORK: 4/14/2026

ALTA/NSPS LAND TITLE SURVEY

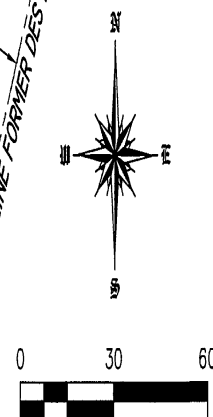
LOTS 1, 2, 3, AND TRACT ADJACENT TO LOT 1 - BLOCK 1 - BEAVER
AND PATTON'S ADDITION TO ST. CHARLES, MADISON COUNTY, IOWA

BEAVER & PATTON'S



TOPOGRAPHIC SURVEY LEGEND

- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC CABLE
- UNDERGROUND ELECTRIC CABLE
- UNDERGROUND TELEVISION CABLE
- UNDERGROUND TELEPHONE CABLE
- OVERHEAD POWER CABLE
- EDGE OF CROP GROUND
- EXISTING FENCE LINE
- RAILROAD TRACKS
- POWER POLE/UTILITY POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDASTAL
- FIBER OPTIC VAULT
- WATER VALVE
- TRAFFIC SIGNAL HAND HOLE
- GAS VALVE
- STREET SIGN
- FIRE HYDRANT
- GUY ANCHOR
- AIR CONDITION UNIT
- WINDOW WELL
- RAILROAD CROSSING SIGNAL ARM
- RAILROAD CROSSING SIGN
- MAILBOX
- 24 INCH TREE
- INTAKE PIPE
- SEWER CLEAN-OUT
- STORM SEWER MANHOLE
- CURB INTAKE



	845 23RD STREET WEST DES MOINES, IA 50265	SHEET: 2
	TEL. 515-783-2958 ASBERRYSURVEYING@GMAIL.COM	PROJECT NO: 26016
	WWW.ASBERRYSURVEYING.COM	FIELD WORK: 4/14/2026