Index Legend

Sec.	Incorporated
Sec.	Unincorporated MADISON CO
Proprietor	Owner 1 4228000.0 660 4 12420000 660 4 12480000 660 4 12420000 660 4 12480000
Description	NE 1/4 NW 1/4 SE 1/4 NW 1/4 NE 1/4 SW 1/4
Proprietor	SW 1/4 NE 1/4 NW 1/4 SE 1/4 ALL IN SEC 12 T74 R28
Surveyor	Bierman Farm LTD Partnership
Doc Name	MURRAY B BERTING
	SHIVEHATTERY INC
Recipient	3405 WEST OWEN PARKWAY SUITE 100 WEST DES MOINES IA 50266 515-223-6164

Document 2026 1226

Book 2026 Page 1226 Type 06 026 Pages 1
Date 5/01/2026 Time 1:35 32PM
Rec Amt $7 00

Lq PI Cab. #2-65

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY
SEC 12-74-28

SURVEYORS NOTES:

FIELD WORK COMPLETE 7/26/03 35
POINT OF COMMENCEMENT LABELED P O C
POINT OF BEGINNING LABELED P O B
DOCUMENTS USED
BOOK 2015 PAGE 1043 PROPERTY LINE RETRACEMENT SURVEY
BOOK 33 PAGE 590 COUNTY DEED
STATE OF IOWA STATE HIGHWAY COMMISSION ROAD PLANS MADISON COUNTY PROJ NUMBER R173
STATE OF IOWA DEPARTMENT OF TRANSPORTATION PLANS PROJECT NUMBER BRS-C-BRF-C096(1)--2S--01 (BRI)
BOOK 2004 PAGE 1299 PLAT OF SURVEY
BOOK 2017 PAGE 1815 PLAT OF SURVEY
BOOK 2017 PAGE 2296 AMENDMENT TO EASEMENT BOOK 2007 PAGE 1295 EASEMENT
BOOK 2014 PAGE 3725 EASEMENT
HIGHWAY RECORD PAGE 73 VACATED ROW DATED JUNE 7 1961 RECORD FOUND AT COUNTY ENGINEERS
HIGHWAY RECORD PAGE 63 VACATED ROW DATED NOVEMBER 18 1977 RECORD FOUND AT COUNTY ENGINEERS

LEGAL DESCRIPTION:

PARCEL E

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 74 NORTH RANGE 28 WEST OF THE 5TH P M MADISON COUNTY IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12 THENCE N 00°39'49"E A DISTANCE OF 2440 24 FEET TO A POINT ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 THENCE N 40°10'52"E A DISTANCE OF 1174 99 FEET TO A POINT ALONG THE NORTH LINE OF SAID SECTION THENCE S 00°54'58"E A DISTANCE OF 535 82 FEET, THENCE S 03°29'53"E A DISTANCE OF 127 37 THENCE S 38°34'17"W A DISTANCE OF 205 15 FEET THENCE S75°51'52"W A DISTANCE OF 155 21 FEET THENCE S 27°27'43"W A DISTANCE OF 123 98 FEET THENCE N 75°27'19"W A DISTANCE OF 187 13 FEET THENCE N 77°45'15"W A DISTANCE OF 168 87 FEET THENCE S 08°17'50"W A DISTANCE OF 632 19 FEET THENCE S 75°20'06"E A DISTANCE OF 740 42 FEET TO A POINT ALONG THE CENTERLINE OF CLARK TOWER ROAD AS PRESENTLY ESTABLISHED THENCE S 37°20'07"W ALONG SAID CENTERLINE A DISTANCE OF 798 73 FEET TO A POINT ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 THENCE N 88°54'26"W ALONG SAID SOUTH LINE A DISTANCE OF 973 50 FEET TO THE POINT OF BEGINNING CONTAINING 62 90 ACRES INCLUDING 1 11 ACRES OF COUNTY RIGHT OF WAY

PARCEL F

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 TOWNSHIP 74 NORTH RANGE 28 WEST OF THE 5TH P M MADISON COUNTY IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12 THENCE S 00°31'05"W ALONG THE EAST LINE OF SAID QUARTER QUARTER A DISTANCE OF 384 95 FEET TO A POINT ALONG THE CENTERLINE OF CLARK TOWER ROAD AS PRESENTLY ESTABLISHED THENCE S 37°20'07"W ALONG SAID CENTERLINE A DISTANCE OF 1476 39 FEET TO THE POINT OF BEGINNING THENCE S 37°20'07"W ALONG SAID CENTERLINE A DISTANCE OF 91 34 FEET THENCE N 78°02'06"W A DISTANCE OF 740 92 FEET THENCE N 20°17'57"E A DISTANCE OF 632 19 FEET THENCE S 77°45'15"E A DISTANCE OF 168 87 FEET THENCE S 63°06'17"E A DISTANCE OF 187 13 FEET THENCE S 27°27'43"E A DISTANCE OF 597 39 FEET TO THE POINT OF BEGINNING CONTAINING 11 47 ACRES INCLUDING 1 37 ACRES OF COUNTY RIGHT OF WAY

PARCEL G

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 TOWNSHIP 74 NORTH RANGE 28 WEST OF THE 5TH P M MADISON COUNTY IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12 THENCE N 88°54'26"W A DISTANCE OF 1937 79 FEET TO A POINT ALONG THE CENTERLINE OF CLARK TOWER ROAD AS PRESENTLY ESTABLISHED THENCE N 37°20'07"E ALONG SAID CENTERLINE A DISTANCE OF 798 73 FEET THENCE S 75°20'06"E A DISTANCE OF 740 42 FEET THENCE S 00°31'05"W ALONG THE EAST LINE OF SAID QUARTER QUARTER A DISTANCE OF 1174 24 FEET TO THE POINT OF BEGINNING CONTAINING 42 59 ACRES INCLUDING 3 87 ACRES OF COUNTY RIGHT OF WAY

PARCEL H

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 TOWNSHIP 74 NORTH RANGE 28 WEST OF THE 5TH P M MADISON COUNTY IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 THENCE S 01°16'57"W A DISTANCE OF 1276 69 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER THENCE S 89°48'04"E A DISTANCE OF 1354 28 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 THENCE S 00°31'05"W A DISTANCE OF 384 95 FEET TO THE CENTERLINE OF CLARK TOWER ROAD AS PRESENTLY ESTABLISHED THENCE S 37°20'07"W ALONG SAID CENTERLINE A DISTANCE OF 1476 39 FEET THENCE N 77°06'29"W A DISTANCE OF 997 29 FEET THENCE N 63°06'17"W A DISTANCE OF 187 13 FEET THENCE N 35°27'19"E A DISTANCE OF 187 13 FEET THENCE N 27°27'43"W A DISTANCE OF 123 98 FEET THENCE N 15°51'52"E A DISTANCE OF 155 21 FEET THENCE N 38°34'17"E A DISTANCE OF 205 15 FEET THENCE N 03°29'53"W A DISTANCE OF 127 37 FEET THENCE N 00°54'58"W A DISTANCE OF 535 82 FEET TO A POINT ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 THENCE S 89°12'52"E A DISTANCE OF 1174 99 FEET TO A POINT ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 THENCE ALONG SAID WEST LINE N 00°39'49"E A DISTANCE OF 175 36 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 THENCE ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION N 00°56'18"E A DISTANCE OF 1295 49 FEET TO THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION THENCE S 89°54'33"E ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION ALSO BEING THE CENTERLINE OF 290TH STREET AS PRESENTLY ESTABLISHED A DISTANCE OF 1325 81 FEET TO THE POINT OF BEGINNING CONTAINING 8 16 ACRES INCLUDING 3 62 ACRES OF COUNTY RIGHT OF WAY

LAND SURVEYOR

LICENSED LAND SURVEYOR
MURRAY B. BERTING
13148
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEY WAS PREPARED AND THE RESULTS THEREOF ARE REPRESENTED ON THIS DOCUMENT 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

Murray B Berting 4/29/2026

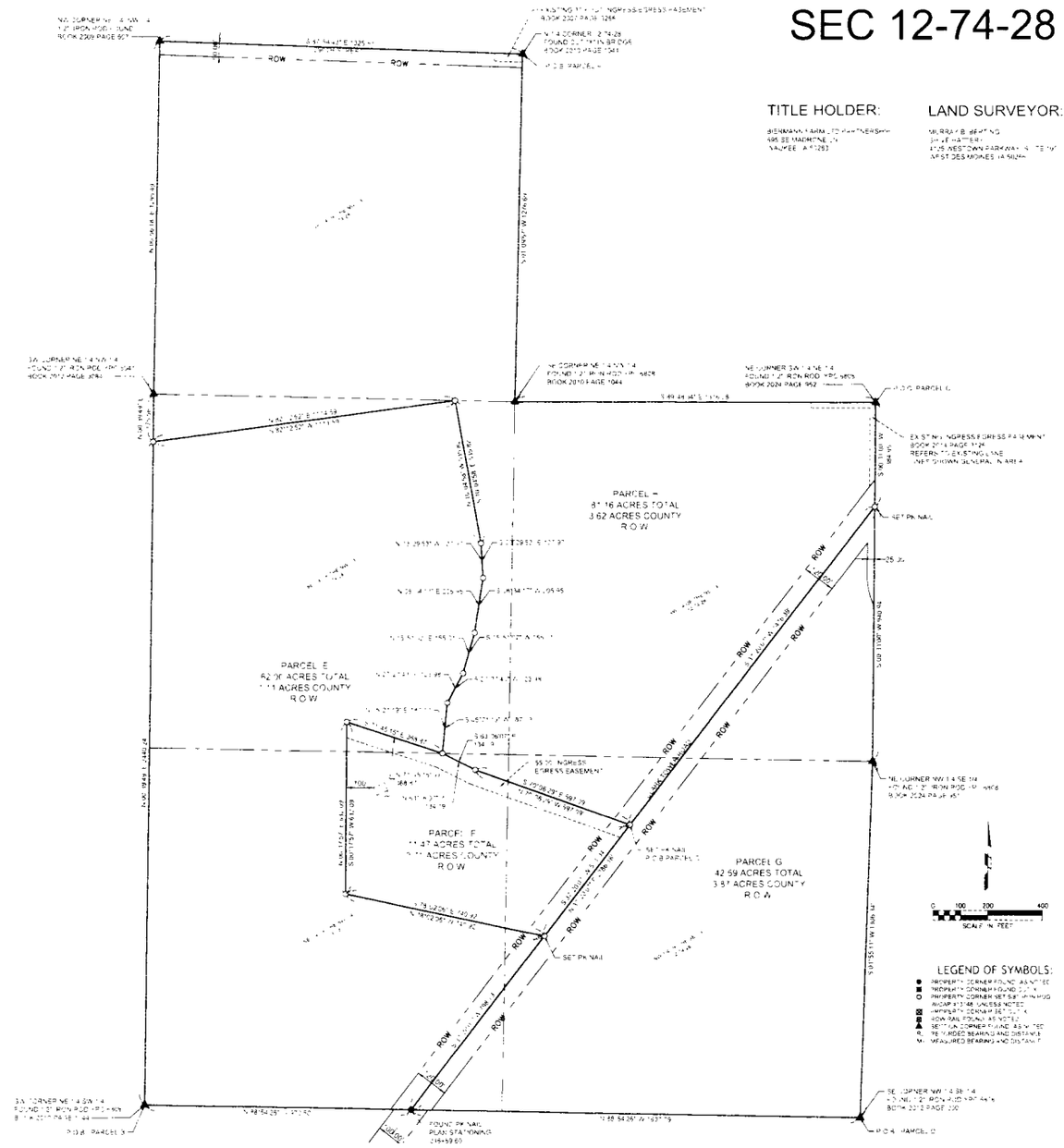
PRINTED OR TYPED NAME MURRAY B BERTING

LICENSE NUMBER 13148

MY LICENSE RENEWAL DATE JUNE 30 2026

PAGES OR SHEETS COVERED BY THIS SEAL

SHEET 1 OF 1



SHIVEHATTERY
ARCHITECTURE + ENGINEERING

PLAT OF SURVEY
MADISON COUNTY, IOWA
SECTION 12 TOWNSHIP 74 RANGE 28

DRAWN BY	MLW
APPROVED BY	MBB
ISSUED FOR	
ISSUE DATE	2026.04.23
PROJECT NUMBER	2026-0350-0
FIELD BOOK	

28/77 CLARK TOWER ROAD, MADISON COUNTY, IOWA

PLAT OF SURVEY

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