

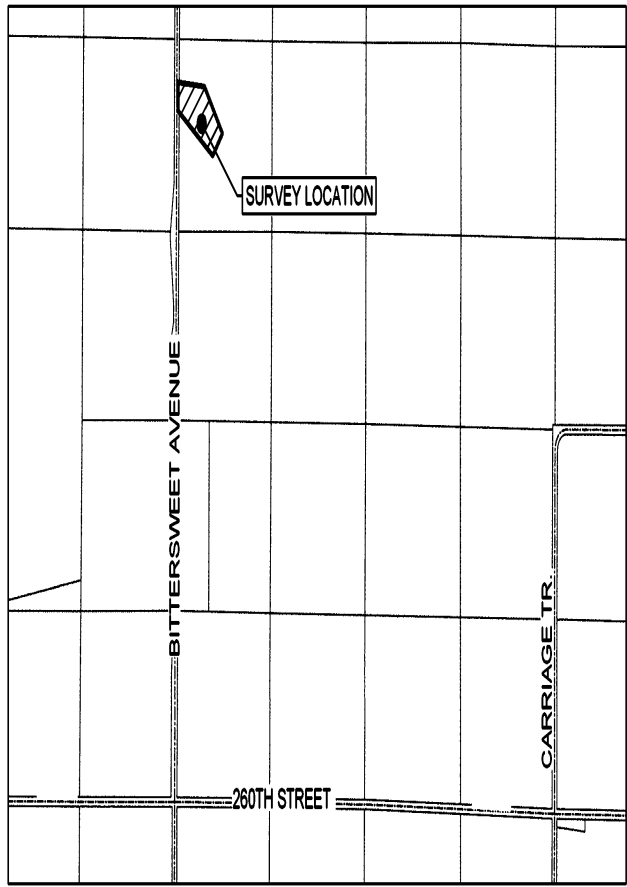
BK: 2026 PG: 1947
 Recorded: 6/30/2026 at 9:09:32.0 AM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax: \$0.00
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

PARCEL "B" BEING PT. OF NW1/4, NW1/4 SECTION 20-75N-29W ALTA/NSPS LAND TITLE SURVEY

REVISOR PER BROWNWINCK COMMENTS 05-28-26
 DATE 05-28-26
 CHECKED BY EDG
 DATE 04-01-2026
 DRAWN BY 78N-29W-20
 PROJECT NO. 126-0411-01
 SHEET 1 OF 2

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND
 SURVEYOR'S NAME / RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020
 EGRIFFIN@SNYDERASSOCIATES.COM
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 PARCEL B
 NW1/4, NW1/4
 SEC. 20-75N-29W
 REQUESTED BY:
 PARKS FINISHING C16, LLC



PROPERTY DESCRIPTION

PARCEL "B" IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY (20) IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 3.99 ACRES, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 202, PAGE 202 ON JANUARY 23, 2012, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

DATE OF SURVEY

MARCH 30, 2026

PROPERTY ADDRESS

2508 BITTERSHEET AVENUE
 WINTERSSET, IA 50273
 TAX PARCEL ID NUMBER: 80012204010000

PROPERTY OWNER

BENCH ENTERPRISES, LLC

AREA SUMMARY

GROSS AREA: 3.99 ACRES (173,924 SF)
 ROADWAY EASEMENT: 0.15 ACRES (6,721 SF)
 NET AREA: ACRES 3.84 ACRES (167,203 SF)

ZONING

NO ZONING REPORT PROVIDED

NOTES

1. PRELIMINARY TITLE OPINION PREPARED BY BROWNWINCK LAW DATED MARCH 24, 2026 WAS USED IN PREPARATION OF THIS SURVEY.
2. NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY ARE KNOWN.
3. SUBJECT PROPERTY HAS DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY ALONG BITTERSHEET AVENUE.
4. NO BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.
5. NO RECENT EARTHWORK ACTIVITY WAS OBSERVED AT THE TIME OF SURVEY.
6. THE CALCULATED BOUNDARY BASED ON THE RECORD LEGAL DESCRIPTION SHOWN HEREON CLOSES, AND NO GAPS, GORES, OR OVERLAPS WERE FOUND BETWEEN THE SUBJECT PARCEL AND ADJOINING LANDS.
7. NO ENCROACHMENTS ACROSS RECORD BOUNDARY LINES WERE OBSERVED AT THE TIME OF THIS SURVEY, AND NO VISIBLE IMPROVEMENTS FROM THE SUBJECT PROPERTY OR ADJOINING PROPERTIES WERE FOUND TO ENCROACH UPON ONE ANOTHER.
8. THE EXISTING WATER MAIN EASEMENT SHOWN HEREON IS DEPICTED BASED ON EXISTING WATER MAIN SIGNS AND MAPPING PROVIDED BY SOUTHERN IOWA RURAL WATER ASSOCIATION EASEMENT RECORDED IN BOOK 144 PAGE 338 (AS SHOWN ON SURVEY). THIS IS THE EASEMENT REFERENCED IN PARAGRAPH OF THE PRELIMINARY TITLE OPINION REFERENCED IN NOTE 1.

FLOODPLAIN

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X, BEING AREA OF MINIMAL FLOOD HAZARD, AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WINTERSSET, IOWA UNINCORPORATED AREA, PANEL NUMBER 1912102200, EFFECTIVE DATE JUNE 21, 2017.

LEGEND

FEATURES	EXISTING
Contour Elevation	7 1225.25
Fence (Barbed, Field, Hgt)	---
Fence (Chain Link)	---
Fence (Wood)	---
Fence (S&H)	---
Tree Line	---
Tree Stump	---
Deciduous Tree 11 Shrub	---
Coniferous Tree 11 Shrub	---
Communication	---
Overhead Communication	---
Fiber Optic	---
Underground Electric	---
Overhead Electric	---
Gas Main with Size	---
High Pressure Gas Main with Size - HP(S)	---
Water Main with Size	---
Duct Bank	---
Sanitary Sewer with Size	---
Sanitary Manhole	---
Storm Sewer with Size	---
Storm Manhole	---
Single Storm Sewer Intake	---
Double Storm Sewer Intake	---
(*) Denotes the survey quality service level for utilities	
Fire Hydrant	---
Fire Hydrant on Building	---
Water Main Valve	---
Water Service Valve	---
Water Meter Pit	---
Well	---
Utility Pole	---
Qry Anchor	---
Utility Pole with Light	---
Utility Pole with Transformer	---
Street Light	---
Yard Light	---
Electric Box	---
Electric Transformer	---
Traffic Sign	---
Communication Pedestal	---
Communication Manhole	---
Communication Handhole	---
Fiber Optic Manhole	---
Fiber Optic Handhole	---
Gas Valve	---
Gas Manhole	---
Gas Apparatus	---
Fence Post or Guard Post	---
Underground Storage Tank	---
Above Ground Storage Tank	---
Sign	---
Satellite Dish	---
Mailbox	---
Sprinkler Head	---
Intake Control Valve	---
Test Hole Location by SUE, LTD	---

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 551903014

NO RESPONSE	CASEY MUTUAL TELEPHONE COMPANY
	JOHN C. BRENNING 515-748-2222 CASEYLOCATES@NETSINET
NO RESPONSE	FARMERS ELECTRIC COOPERATIVE
	DAVE SHIRE 641-742-8148 DSHIRE@FARMERSREC.COM
WATER MAIN	SOUTHERN IOWA RURAL WATER ASSN
	CHAD MAHAN 641-782-5744 CMMAHAN@SIRWA.ORG

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE C1/ASCE 38-02 STANDARD.
 QUALITY LEVEL (Q) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
 QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
 QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
 QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

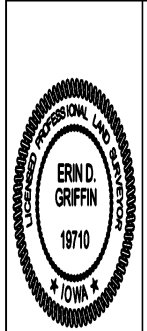
CERTIFICATION

TO BROWN, WINCK, GRAVES, GROSS AND BASKERVILLE, P.L.C., AN IOWA PROFESSIONAL LIMITED LIABILITY COMPANY, AND TO PARKS FINISHING C16, LLC, AN IOWA LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8(a), 7(a), 7(b)(1), 7(c), 8, 11(a), 11(b), 13, 14, 15 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 30, 2026.

LEGEND

FEATURES	FOUND	SET
PLSS Section Corner	▲	△
Land Survey Monument	●	○
1/2" Rebar, YPC # 10710	●	○
(Unless Otherwise Noted)		
R O W - Rail	■	
Cerretile Reference Monument	◆	◇
(Cut "X", Unless Otherwise Noted)		
Calculated Corner	+	
Paired Distance	P	M
Measured Bearing & Distance	B	D
Recorded As	R	C
Deed Distance	D	D
Calculated Distance	C	D
Yellow Plastic Cap	YPC	
Cerretile	---	---
Section Line	---	---
1/4 Section Line	---	---
1/4 1/4 Section Line	---	---
Easement Line	---	---

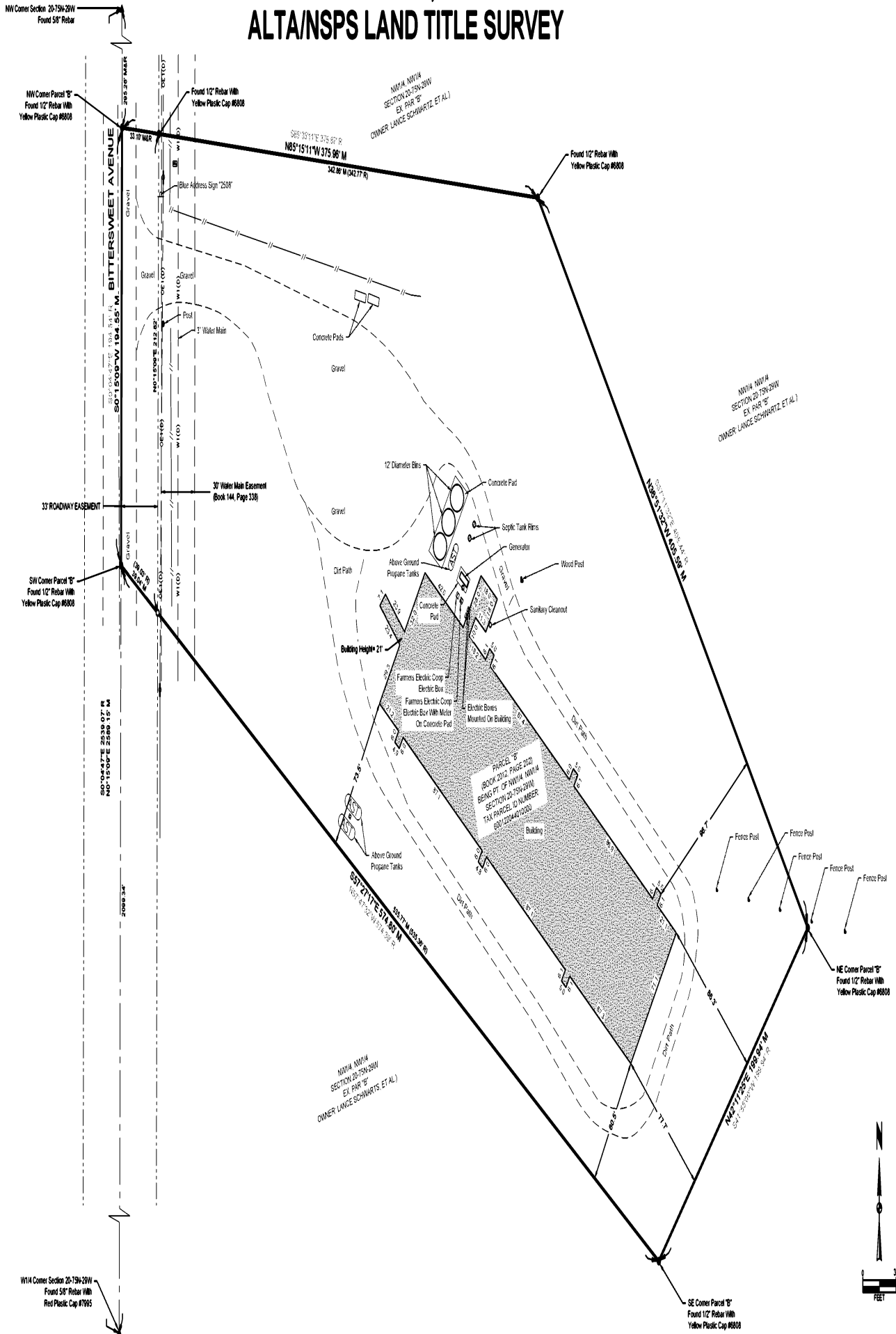


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
 Erin D. Griffin PLS Date 06/29/2026
 License Number 19710
 My License Renewal Date is December 31, 2027
 Pages or sheets covered by this seat:
 Sheets 1 and 2, of 2

PARCEL "B" BEING PT. OF NW1/4, NW1/4 SEC. 20-75N-29W
 ALTA/NSPS LAND TITLE SURVEY
 SNYDER & ASSOCIATES, INC. I
 MADISON COUNTY, IA
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES
 Project No: 126.0411.01
 Sheet 1 of 2

PARCEL "B" BEING PT. OF NW1/4, NW1/4 SECTION 20-75N-29W ALTA/NSPS LAND TITLE SURVEY



REVISOR	REVISED PER BROWMAN/BLACK COMMENTS	05-24-20	AJD
DATE	DATE	DATE	DATE
04-01-2020	04-01-2020	04-01-2020	04-01-2020
Project No.	120-0411.01	Sheet 2 of 2	

PARCEL "B" BEING PT. OF NW1/4, NW1/4 SEC. 20-75N-29W
MADISON COUNTY, IA
ALTA/NSPS LAND TITLE SURVEY
SNYDER & ASSOCIATES, INC. I

SNYDER & ASSOCIATES

Project No: 120.0411.01

Sheet 2 of 2