

INDEX LEGEND

LOCATION: SE 1/4 OF THE SW FRACTIONAL 1/4 IN SEC 18, T74N, R27W, MADISON COUNTY, IOWA

PROPRIETOR: MARLENE RYNEARSON
15060 QUAKER CHURCH RD
MONTPELIER, VA 23192

REQUESTOR: BRAD PARKER

SURVEYOR COMPANY & RETURN TO: NICHOLAS F. CARTER
CARTER SURVEYING & CONSTRUCTION SERVICES, LLC
8755 NE 27TH AVE
ALTOONA, IA 50009
515-343-6756

BK: 2026 PG: 1952
Recorded: 6/30/2026 at 11:06:24.0 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

PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTOONA, IA 50009 515-343-6756

PLAT OF SURVEY

OF PARCEL E AND PARCEL F IN THE SE 1/4 OF THE SW FRL 1/4 OF SEC 18, T74N, R27W, 5TH P.M., MADISON COUNTY, IOWA

SURVEY NOTES:

1. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
2. DATE OF FIELD WORK: JUNE 22, 2026.
3. BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA SOUTH STATE PLANE COORDINATE SYSTEM (NAD 83-2011).
4. A GRID TO GROUND SCALE FACTOR HAS BEEN APPLIED TO ALL MEASUREMENTS IN THIS SURVEY.
5. THOSE MEASUREMENTS MARKED AS "R" (RECORD) REFER TO THE MEASUREMENTS SHOWN ON THE ORIGINAL GLO SURVEY FOR TOWNSHIP 74 NORTH, RANGE 27 WEST.
6. THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 18, T74N, R27W WAS ESTABLISHED ALONG A LINE EXTENDING FROM THE FOUND SW CORNER OF SAID SECTION 18 TO THE SOUTHEAST CORNER OF SAID FRACTIONAL SOUTHWEST 1/4. SAID SOUTHEAST CORNER WAS ESTABLISHED AT THE CENTER OF 310TH STREET, AS IT PRESENTLY EXISTS, AT A POINT SOUTHERLY OF, AND IN-LINE WITH THE EXISTING FENCE LINE RUNNING NORTH-SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST FRACTIONAL 1/4.
7. NO ROAD ESTABLISHMENT FOR 310TH STREET IN THE AREA OF THIS SURVEY WAS FOUND ON RECORD WITH MADISON COUNTY. EXISTING FENCES AND DITCH SLOPES DO NOT INDICATE A CONSISTENT ROAD RIGHT-OF-WAY WIDTH. BASED ON INFORMATION FOUND IN THE FIELD, A 66-FOOT WIDE ROAD ROW IS ASSUMED FOR THE PURPOSES OF THIS SURVEY.

PARCEL E DESCRIPTION:

PARCEL E, BEING A PART OF THE SOUTHEAST 1/4 (SE 1/4) OF THE SOUTHWEST FRACTIONAL 1/4 (SW FRL 1/4) OF SECTION 18, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SW FRL 1/4, THENCE S89°41'12"E, ALONG THE SOUTH LINE OF SAID SW FRL 1/4, A DISTANCE OF 1528.38 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4-SW FRL 1/4, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°27'34"E ALONG THE WEST LINE OF SAID SE 1/4-SW FRL 1/4, A DISTANCE OF 294.91 FEET; THENCE S89°46'28"E, A DISTANCE OF 589.93 FEET; THENCE S00°27'40"W, A DISTANCE OF 295.81 FEET TO THE SOUTH LINE OF SAID SE 1/4-SW FRL 1/4; THENCE N89°41'12"W ALONG THE SOUTH LINE OF SAID SE 1/4-SW FRL 1/4, A DISTANCE OF 589.92 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 4.00 ACRES, INCLUDING 0.45 ACRES OF PUBLIC ROAD ROW EASEMENT.

PARCEL F DESCRIPTION:

PARCEL F, BEING A PART OF THE SOUTHEAST 1/4 (SE 1/4) OF THE SOUTHWEST FRACTIONAL 1/4 (SW FRL 1/4) OF SECTION 18, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SW FRL 1/4, THENCE S89°41'12"E, ALONG THE SOUTH LINE OF SAID SW FRL 1/4, A DISTANCE OF 1528.38 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4-SW FRL 1/4; THENCE N00°27'34"E ALONG THE WEST LINE OF SAID SE 1/4-SW FRL 1/4, A DISTANCE OF 294.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°27'34"E, ALONG SAID WEST LINE, A DISTANCE OF 1016.39 FEET TO THE NORTHWEST CORNER OF SAID SE 1/4-SW FRL 1/4; THENCE S89°36'59"E ALONG THE NORTH LINE OF SAID SE 1/4-SW FRL 1/4, A DISTANCE OF 1313.04 FEET TO THE NORTHEAST CORNER OF SAID SE 1/4-SW FRL 1/4; THENCE S00°08'14"W ALONG THE EAST LINE OF SAID SE 1/4-SW FRL 1/4, A DISTANCE OF 1309.70 FEET TO THE SOUTHEAST CORNER OF SAID SE 1/4-SW FRL 1/4; THENCE N89°41'12"W ALONG THE SOUTH LINE OF SAID SE 1/4-SW FRL 1/4, A DISTANCE OF 730.49 FEET; THENCE N00°27'40"E, A DISTANCE OF 295.81 FEET; THENCE N89°46'28"W, A DISTANCE OF 589.93 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 35.61 ACRES, INCLUDING 0.55 ACRES OF PUBLIC ROAD ROW EASEMENT.

DRAWN DATE: 6/23/2026

REV DATE: -

DRAWN BY: N CARTER

SCALE: 1" = 500'

PAGE 1 OF 2

PROJECT #26-134



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.

Nicholas F. Carter 6/30/26
NICHOLAS F. CARTER, P.L.S. IA. LIC. NO. 20757 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

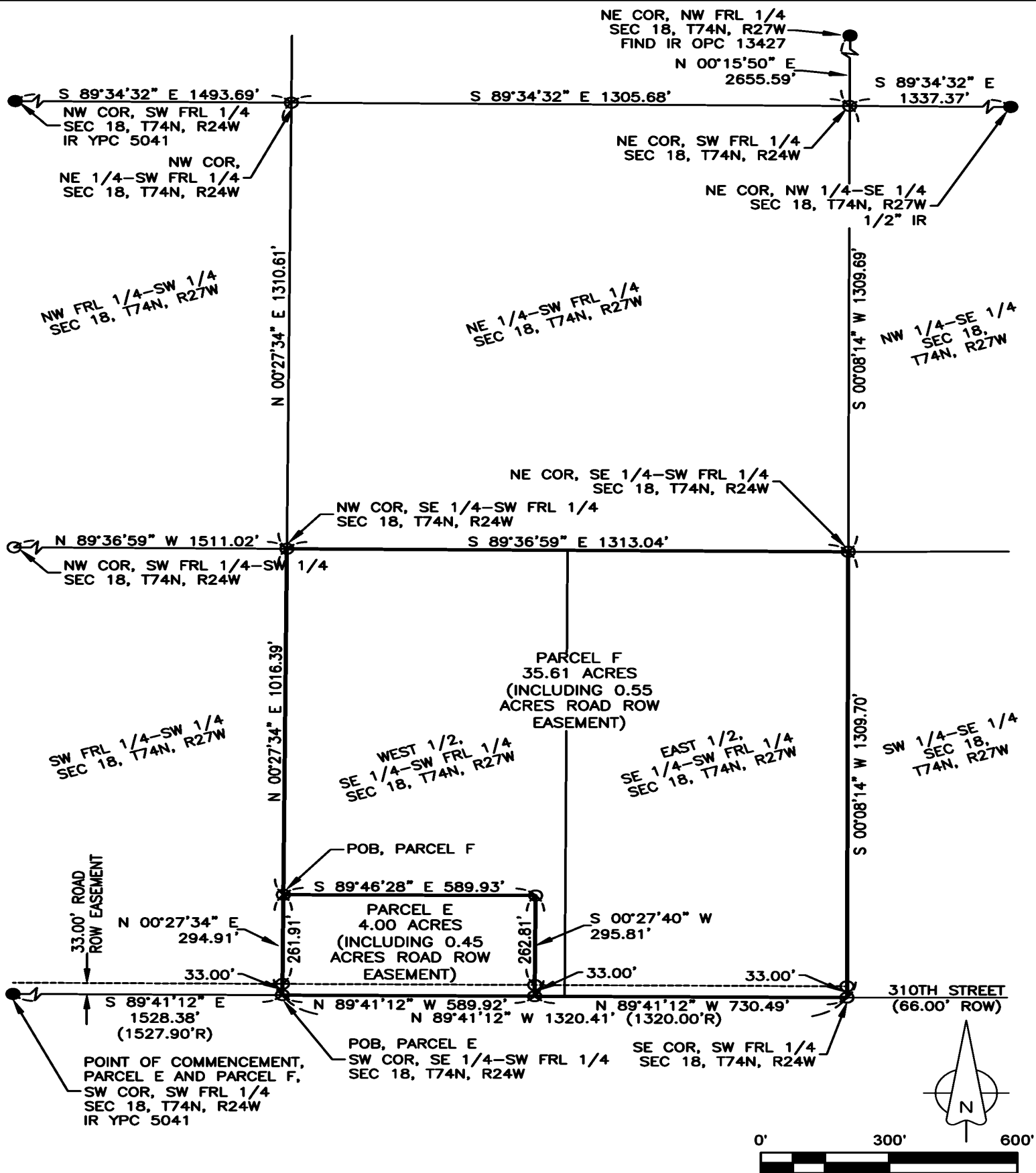
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

SYMBOLS LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
- SET MAG NAIL IN ASPHALT
- FOUND MONUMENT AS NOTED
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- PI POINT OF INTERSECTION
- C.M. CONCRETE MONUMENT
- ROW RIGHT-OF-WAY
- IR IRON ROD
- IP IRON PIPE
- CL CENTERLINE
- PDB POINT OF BEGINNING

PLAT OF SURVEY

OF PARCEL E AND PARCEL F IN THE SE 1/4 OF THE SW 1/4 OF SEC 18, T74N, R27W, 5TH P.M., MADISON COUNTY, IOWA



DRAWN DATE: 6/23/2026
 REV DATE: -
 DRAWN BY: N CARTER
 SCALE: 1" = 300'
 PAGE 2 OF 2
 PROJECT #26-134

SYMBOLS LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
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- POB POINT OF BEGINNING