

INDEX LEGEND

Location: Fr.NW 1/4 NW 1/4 Sec 3-74-27 Madison
Requestor: Heather Helland, Remax
Proprietor: Stephan and Tara Agen Rev. Trust
Project: 26027 Date of Survey: 6/29/2026
Surveyor Co: Boldman Surveying & Consulting
Prepared by/Return to: Craig S. Boldman
521 West Green Street, Winterset, IA 50273
Phone/fax: 515-462-9242

BK: 2026 PG: 2090
Recorded: 7/13/2026 at 1:08:21.0 PM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

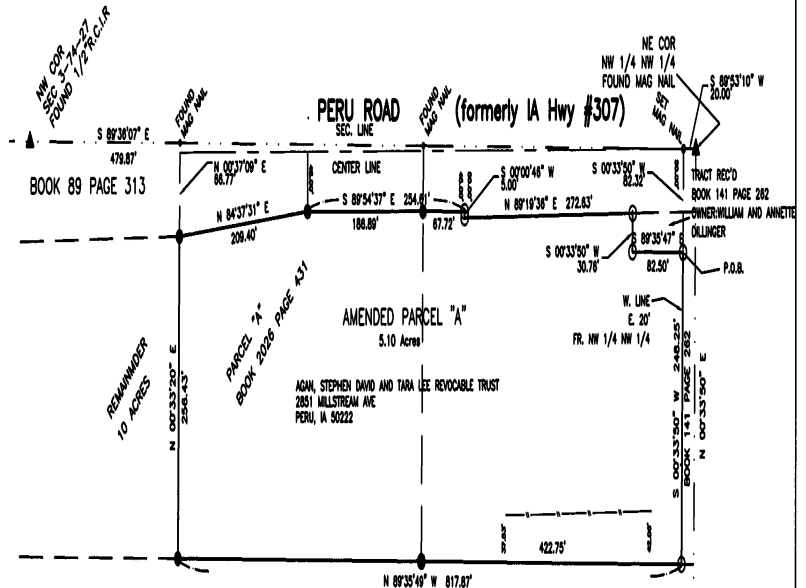
PLAT OF SURVEY Amended Parcel "A" being a part of the Fractional Northwest Quarter (Fr.NW 1/4) of the Northwest Quarter (NW 1/4) of Section 3, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at a magnetic nail at the Northeast corner of said Fr.NW 1/4 NW 1/4; thence S 89°53'10" W a distance of 20.00'; thence S 00°33'50" W a distance of 82.32' to the Point of Beginning; thence S 00°33'50" W a distance of 248.25'; thence N 89°35'49" W a distance of 817.87'; thence N 00°33'20" E a distance of 256.43' to the Southerly right of way line of Peru Road (formerly Iowa Hwy #307); thence N 84°37'31" E, along said right of way line, a distance of 208.40'; thence S 89°54'37" E, along said right of way line, a distance of 254.61'; thence S 00°00'46" W, along said right of way line, a distance of 5.00'; thence N 89°19'36" E, along said right of way line, a distance of 272.63' to the Westerly line of a 5 Rod by 5 Rod Tract of land described by Warranty Deed in Book 141 at Page 282; thence S 00°33'50" W, along said Westerly line, a distance of 30.76'; thence S 89°35'47" E, along the South line of said Tract, a distance of 82.50' to the West line of the East 20.00' of said Fr.NW 1/4 NW 1/4 as described in said Warranty Deed being also the point of beginning.

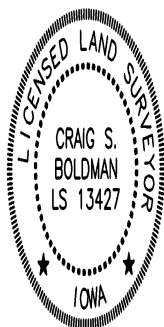
Containing 5.10 acres

SURVEYOR'S NOTE:

1. This Amended Plat of Survey supercedes the original Plat of Survey recorded in Book 2026 at Page 431
2. A new Lot Tie Agreement shall be made and recorded with this survey. The new Lot Tie Agreement supercedes the previous Agreement as shown by Plat of Survey recorded in Book 2026 at Page 431. The Remainder 10 acres will be tied to the Remainder Fr NW 1/4 NW 1/4.



AGEN, STEPHEN DAVID AND TARA LEE REVOCABLE TRUST
2851 MILLSTREAM AVE
PERU, IA 50222



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

Signature: *Craig S. Boldman* Date: *20 July 2026*

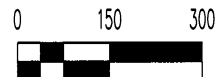
Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2026

Pages or sheets covered by this seal *1 of 3*

LEGEND

- EX. FENCE LINE
- SET IRON ROD w/O.P.C. #13427
- FOUND MONUMENT
- ▲ FOUND PLSS CORNER
- C.L.R. ORANGE CAPPED IRON ROD
- (XXX) RECORD OR DEED DIMENSION



LOT TIE AGREEMENT For Land in Unincorporated Madison County

On this 10th day of July, 2026, the undersigned state that they are presently titleholder(s) of Parcel 1 as described below and are presently titleholder(s) to Parcel 2, as described below, all being land located within unincorporated Madison County, Iowa;

Existing tax parcel:

Parcel 1: The North 10 acres of the Northwest Fraction Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except a strip 20 feet wide off the East side thereof and except a tract described as follows: Commencing at a point 20 feet West of the Northeast corner of said fractional 40 acre tract, and running thence West 5 rods, thence South 5 rods, thence East 5 rods, thence North 5 rods to the place of beginning, and except Amended Parcel "A".

Existing tax parcel:

Parcel 2: The Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except the North 10 acres thereof, and except a strip 20 feet wide off the East side thereof and except a tract described as follows: Commencing at a point 20 feet West of the Northeast corner of said fractional 40 acre tract, and running thence West 5 rods, thence South 5 rods, thence East 5 rods, thence North 5 rods to the place of beginning.

The undersigned do hereby agree and covenant with Madison County, Iowa, to hold title to Parcel 1 and Parcel 2, described above, under common ownership and to legally combine/join said parcels into one single tax parcel with no portion being sold separately. We hereby request that the Madison County Auditor's Office combine the identified parcels as shown into one tax parcel.

Said undersigned owners do agree and state that said combined parcels will be held as one tax parcel and do further covenant with Madison County that no alteration of the boundaries of said combined tax parcels will be undertaken without the express approval of Madison County, Iowa or other appropriate governing jurisdiction, if annexed.

This "Lot Tie Agreement" shall be made a part of and shall run with the above-described land and be binding on all owners and their successors, heirs and assigns.

This "Lot Tie Agreement" shall supersede the previously executed "Lot Tie Agreement" in Book 2026, Page 431 of the Recorder's Office of Madison County, Iowa.

Tara Lee Agan
Trustee's Name (please print)

Tara Lee Agan Trustee
Trustee's Signature

Stephen David Agan
Trustee's Name (please print)

SD Agan Trustee
Trustee's Signature

Trustee's Name (please print)

Trustee's Signature

Trustee's Name (please print)

Trustee's Signature

STATE OF IOWA)
) SS
COUNTY OF MADISON)

Matthew E Cole
Notary Public

Subscribed in my presence and sworn to before me by the said Trustees of the Stephen & Tara Agan Revocable Trust; this instrument was acknowledged before me, this 10th day of July, 2026.

ACCEPTANCE BY THE COUNTY

I, Ryan Hobart, Madison County Zoning Administrator for Madison County do hereby certify that the above and foregoing Lot Tie Agreement was duly approved and accepted by Madison County, Iowa on the 13th day of July, 2026.

Ryan Hobart
Ryan Hobart
Madison County Zoning Administrator

