

BK: 2026 PG: 2118  
Recorded: 7/15/2026 at 8:19:23.0 AM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

## PLAT OF SURVEY

### INDEX LEGEND

LOCATION: Part of Block 12 of Hartman and Young's Addition  
City of St. Charles, Madison County, Iowa

OWNER: Maxwell Investments, LLC  
3026 235th Street, St Charles IA 50240

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 2026 Page 1884

PREPARED BY CHAD A. DANIELS  
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210  
515-577-2583

### SURVEY LEGEND

( ) - Recorded Distance/Bearing

— — — Interior Lot Line

#### Monuments

- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" Red ir #17532
- - Found 1/2" Yellow ir #6808
- - Found 1/2" Rebar
- ◆ - Found 1/2" Hole in sidewalk

BASIS OF BEARINGS IS IA RCS ZONE 8

#### DESCRIPTION - PARCEL JJ:

That part of Block 12 of Hartman and Young's Addition to the Town of St Charles, Madison County, Iowa, described as follows;

Beginning at the Southeast corner of Lot 1 of said Block 12; thence South 00 degrees 37 minutes 42 seconds West, 65.00 feet along the East line of said Block 12; thence North 89 degrees 04 minutes 39 seconds West, 127.83 feet to the East line of Lot 6 of said Block 12; thence North 00 degrees 15 minutes 55 seconds West, 65.00 feet to the Southeast corner of Lot 3 of said Block 12; thence South 89 degrees 05 minutes 00 seconds East, 128.84 feet to the Point of Beginning, having an area of 8,341 Square Feet.

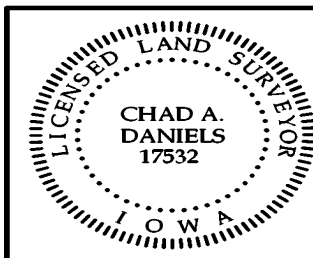
#### DESCRIPTION - PARCEL KK:

That part of Block 12 of Hartman and Young's Addition to the Town of St Charles, Madison County, Iowa, described as follows;

Beginning at the Southeast corner of Lot 8 of said Block 12; thence North 00 degrees 37 minutes 42 seconds East, 75.91 feet along the East line of said Block 12; thence North 89 degrees 04 minutes 39 seconds West, 127.83 feet to the East line of Lot 6 of said Block 12; thence South 00 degrees 15 minutes 55 seconds East, 76.83 feet to the Southeast corner of said Lot 6 of Block 12; thence South 89 degrees 29 minutes 14 seconds East, 126.63 feet to the Point of Beginning, having an area of 9,716 Square Feet.

#### DESCRIPTION - PARENT TRACT:

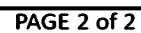
Lots Seven (7) and Eight (8) in Block Twelve (12) of Hartman and Young's Addition to the Town of St Charles, Madison County, Iowa, AND a portion of the vacated alley running East-West and North-South in Block Twelve (12) of Hartman and Young's Addition described as follows: Commencing at the Southeast corner of Lot One (1) in said Block and running thence West to the Southeast corner of Lot Three (3), thence South to the Southeast corner of Lot Six (6), thence East to the Southwest corner of Lot Seven (7), thence North to the Northwest corner of Lot Seven (7), thence East to the Northeast corner of Lot Eight (8), thence North to the Point of Beginning, all in Block Twelve (12) of Hartman and Young's Addition to the Town of St Charles, Madison County, Iowa.



I hereby certify that this surveying document was prepared by me 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.

Signed Chad A. Daniels 25 JUN 26  
Chad A. Daniels Date

Iowa License No. 17532  
My license renewal date is 12-31-2026  
Page No.'s covered by this seal: 1 and 2



**RESOLUTION 7E-2026**

**RESOLUTION APPROVING PLAT OF SURVEY FOR MAXWELL INVESTMENTS LLC**

**BE IT RESOLVED** by the Council of the City of St. Charles, Iowa:

**WHEREAS**, there was filed in the Office of the City Clerk of the City of St. Charles, Madison County, Iowa, a registered land surveyor's plat of a proposed division of land constituting a plat of survey for Maxwell Investments, LLC; and,

**WHEREAS**, the real estate comprising said plat is described as follows:

**DESCRIPTION - PARCEL JJ:** That part of Block 12 of Hartman and Young's Addition to the Town of St Charles, Madison County, Iowa, described as follows;

Beginning at the Southeast corner of Lot 1 of said Block 12; thence South 00 degrees 37 minutes 42 seconds West, 65.00 feet along the East line of said Block 12; thence North 89 degrees 04 minutes 39 seconds West, 127.83 feet to the East line of Lot 6 of said Block 12; thence North 00 degrees 15 minutes 55 seconds West, 65.00 feet to the Southeast corner of Lot 3 of said Block 12; thence South 89 degrees 05 minutes 00 seconds East, 128.84 feet to the Point of Beginning, having an area of 8,341 Square Feet.

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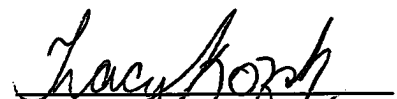
Lots Seven (7) and Eight (8) in Block Twelve (12) of Hartman and Young's Addition to the Town of St Charles, Madison County, Iowa, AND a portion of the vacated alley running East-West and North-South in Block Twelve (12) of Hartman and Young's Addition described as follows: Commencing at the Southeast corner of Lot One (1) in said Block and running thence West to the Southeast corner of Lot Three (3), thence South to the Southeast corner of Lot Six (6), thence East to the Southwest corner of Lot Seven (7), thence North to the Northwest corner of Lot Seven (7), thence East to the Northeast corner of Lot Eight (8), thence North to the Point of Beginning, all in Block Twelve (12) of Hartman and Young's Addition to the Town of St Charles, Madison County, Iowa.

**WHEREAS**, THE City Council of the City of St. Charles, Madison County, Iowa, finds that said plat should be approved by the City Council of the City of St. Charles, Madison County, Iowa.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of St. Charles, Madison County, Iowa that the Plat of Survey for Maxwell Investment, LLC located within the City Limits of the City of St. Charles is hereby approved and the Madison County Recorder is authorized to record said Plat of Survey.

**PASSED AND APPROVED** by the Council this 13<sup>th</sup> day of July 2026.

  
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Brian Fitch, Mayor

  
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Attest: Tracy Kozak, City Clerk