

BK: 2026 PG: 2637
Recorded: 9/4/2026 at 8:26:38.0 AM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

RETRACEMENT SURVEY

INDEX LEGEND

LOCATION: Part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$, and part of SE $\frac{1}{4}$ of Section 28, and part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ and part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33, T 77N, R 27W, Madison County, Iowa

OWNER: CLC Farms, LLC
11683 NW Beaver Drive, Granger IA 50109

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 2012 Page 395

PREPARED BY: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing
— — — — 33' Road Easement
— · — · — Section line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found Cut 'X' in bridge deck
- - Found 1/2" yellow ir #6808
- - Found 5/8" orange ir #13427

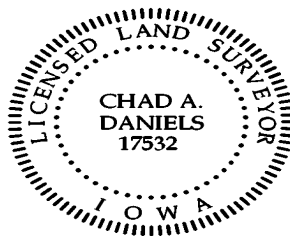
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION OF RECORD:

The West Half of the Southeast Quarter and the West 2.56 acres of the Southeast Quarter of the Southeast Quarter of Section 28 EXCEPT Parcel "A" located in the South Half of the Southeast Quarter of Section 28, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa as shown in Plat of Survey filed in Book 3 Page 354, on December 1, 1998, in the Office of the Recorder of Madison County, Iowa AND the East Half of the Southwest Quarter of Section 28 and the Northeast Quarter of the Northwest Quarter of Section 33 and a tract of land described as follows, to wit: Commencing 10.8 rods West of the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 33, thence West to the Northwest corner of said 40 acre tract, thence South 6.6 rods, thence East parallel with the North line of said 40 acre tract to a point 6.6 rods South of the place of beginning, thence North to the place of beginning, except the following described tract: Commencing at a point 6.6 rods South of the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 33, thence North to the North Branch of North River in said Section 28, thence following said stream in a Southeasterly direction to a point 284 feet East of the Northwest corner of the East Half of the Northwest Quarter of said Section 33, thence following said stream in a Southerly direction to a point 356 feet East of the Northwest corner of said Southeast Quarter of the Northwest Quarter, thence following said stream in a Southerly direction to a point 6.6 rods South of the North line of said last described 40 acre tract, thence West to the point of beginning, estimated to contain 9.2 acres, more or less, and a tract described to wit: Commencing at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 33, running thence West 10.8 rods, thence South 10.6 rods to North Branch, thence in a Northeasterly direction with the meanderings of said creek to a point 12 rods east of the place of beginning, thence West to the place of beginning; and the Northwest Quarter of the Northeast Quarter of Section 33, except that part thereof lying South and East of the center of the public highway as the same extends across said 40 acre tract; and all that part of the Northeast Quarter of the Northeast Quarter of Section 33 lying and being North and West of the present public highway as the same now runs through said 40 acre tract; all in Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, AND EXCEPT, Parcel "E" of the West Half of the Southeast Quarter and a part of the West 2.56 acres of the Southeast Quarter of the Southeast Quarter of Section 28, Township 77 North, Range 27 West as recorded in Book 2019 Page 1700 and filed on 7 June 2019 in the Office of the Madison County Recorder.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE SW 28	39.83	0.00	39.83
SE SW 28	36.43	0.00	36.43
NW SE 28	28.62	0.00	28.62
SW SE 28	31.64	0.00	31.64
SE SE 28	0.94	0.31	1.25
NE NE 33	0.48	0.39	0.87
NW NE 33	34.60	0.74	35.34
SW NE 33	0.88	0.00	0.88
NE NW 33	28.88	0.00	28.88
SE NW 33	2.56	0.00	2.56
TOTAL	204.86	1.44	206.30



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 3 SEP 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

