

INDEX LEGEND

LOCATION: SEC: 26-77-26
QTR: NW1/4 NE1/4, E1/2 NE1/4, & E1/2 SE1/4

REQUESTOR: Iowa Natural Heritage Foundation - Attn: Erin Van Waus

PROPRIETOR: McLaughlin Farms, L.L.C.

SURVEYOR: AXEL JOHNSTON
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

BK: 2026 PG: 2674
Recorded: 9/8/2026 at 3:21:15.0 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 CONSERVATION EASEMENT
SEE PAGE 2 FOR PLAT OF EASEMENT - SEE SHEET 3 FOR DETAIL

LEGAL DESCRIPTION FOR CONSERVATION EASEMENT

BEING PARTS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THE EAST HALF OF THE NORTHEAST QUARTER, AND THE EAST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 26, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 84°17'15" EAST ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 621.81 FEET TO THE NORTHWEST CORNER OF PARCEL 'E' OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26, SAME AS SHOWN IN A PLAT OF SURVEY FILED IN BOOK 2026, PAGE 2486, LOCATED AT THE MADISON COUNTY RECORDER'S OFFICE (THE FOLLOWING FIVE COURSES BEING COMMON WITH SAID PARCEL 'E'); THENCE SOUTH 44°25'44" EAST, 191.96 FEET; THENCE SOUTH 08°46'56" EAST, 17.00 FEET; THENCE SOUTH 81°39'57" EAST, 222.53 FEET; THENCE SOUTH 87°30'47" EAST, 510.10 FEET; THENCE SOUTH 73°12'46" EAST, 137.55 FEET TO THE SOUTHWEST CORNER OF PARCEL 'F' OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, SAME AS SHOWN IN A PLAT OF SURVEY FILED IN BOOK 2026, PAGE 2486, LOCATED AT THE MADISON COUNTY RECORDER'S OFFICE (THE FOLLOWING SIX COURSES BEING COMMON WITH SAID PARCEL 'F'); THENCE SOUTH 73°12'46" EAST, 169.84 FEET; THENCE SOUTH 67°54'33" EAST, 288.78 FEET; THENCE SOUTH 75°32'58" EAST, 132.95 FEET; THENCE SOUTH 75°51'35" EAST, 127.58 FEET; THENCE SOUTH 83°36'31" EAST, 268.13 FEET; THENCE NORTH 00°21'45" EAST, 695.13 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 84°17'15" EAST ON SAID NORTH LINE, 50.28 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 00°21'45" WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, 1322.20 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID POINT BEING THE NORTHWEST CORNER OF WALNUT COVE ESTATES PLAT NO. 2, SAME AS SHOWN IN A FINAL PLAT FILED IN FARM PLAT BOOK 3, PAGE 655, LOCATED AT THE MADISON COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°17'27" WEST ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 1326.54 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 26, SAID POINT BEING THE SOUTHWEST CORNER OF SAID WALNUT COVE ESTATES PLAT NO. 2; THENCE SOUTH 00°41'27" WEST ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, 2641.42 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 83°55'07" WEST ON THE SOUTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, 1306.03 FEET TO AN EXISTING BARBED WIRE FENCE; THENCE NORTH 00°12'00" WEST ON SAID BARBED WIRE FENCE, 660.00 FEET; THENCE NORTH 00°41'56" EAST ON SAID BARBED WIRE FENCE, 416.50 FEET; THENCE NORTH 00°39'18" WEST ON SAID BARBED WIRE FENCE, 100.50 FEET TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 00°35'50" EAST ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, 1467.05 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°20'19" EAST ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 1318.68 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 84°34'28" WEST ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1320.37 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°37'52" EAST ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 1328.45 FEET TO THE POINT OF BEGINNING, CONTAINING 182.11 ACRES (7,932,840 SQUARE FEET), OF WHICH 0.52 ACRES (22,676 SQUARE FEET) LIE WITHIN THE EXISTING PUBLIC ROADWAY EASEMENT. SAID PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, WHETHER OF RECORD OR NOT.

BASIS OF BEARING

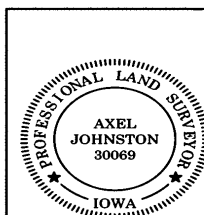
NAD83(2011), IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET.

DATE OF SURVEY

AUGUST 31, 2026

SURVEYOR'S NOTES

- SEE SURVEYOR'S RECORD, PAGE 304, BEING A SURVEY OF THE EAST 1/2 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, COMPLETED BY THE COUNTY SURVEYOR ON OCTOBER 27, 1868, LOCATED AT THE MADISON COUNTY ENGINEER'S OFFICE.
- SEE SURVEYOR'S RECORD, PAGE 126, BEING A SURVEY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 26, COMPLETED BY THE COUNTY SURVEYOR ON MARCH 11, 1874, LOCATED AT THE MADISON COUNTY ENGINEER'S OFFICE.
- THE CENTER OF SECTION 26, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAS HELD AT A NARROW HEDGE POST FOUND IN PLACE. SAID HEDGE POST WAS ACCEPTED AS THE BEST AVAILABLE PHYSICAL EVIDENCE OF THE CENTER OF SECTION, AS ITS LOCATION IS CONSISTENT WITH SAID SURVEYOR'S RECORD, PAGE 304, DATED OCTOBER 27, 1868; SURVEYOR'S RECORD, PAGE 126, DATED MARCH 11, 1874; AND THE EXISTING LINES OF POSSESSION THROUGHOUT THE SECTION. THE SAID HISTORIC SURVEY RECORDS DO NOT IDENTIFY THE TYPE OF MONUMENT ESTABLISHED AT THE CENTER OF SECTION.
- SEE PLAT OF SURVEY RECORDED AS DOCUMENT 2016-3663, LOCATED AT THE MADISON COUNTY RECORDER'S OFFICE.
- SEE PLAT OF SURVEY RECORDED AS DOCUMENT 2017-3966, LOCATED AT THE MADISON COUNTY RECORDER'S OFFICE.



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.

Axel Johnston
AXEL JOHNSTON, P.L.S.

09/08/2026
DATE

LICENSE NUMBER 30069
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:

3

2605.401
1-3

CONSERVATION EASEMENT
LEGAL DESCRIPTION



MADISON COUNTY, IOWA

CIVIL DESIGN ADVANTAGE

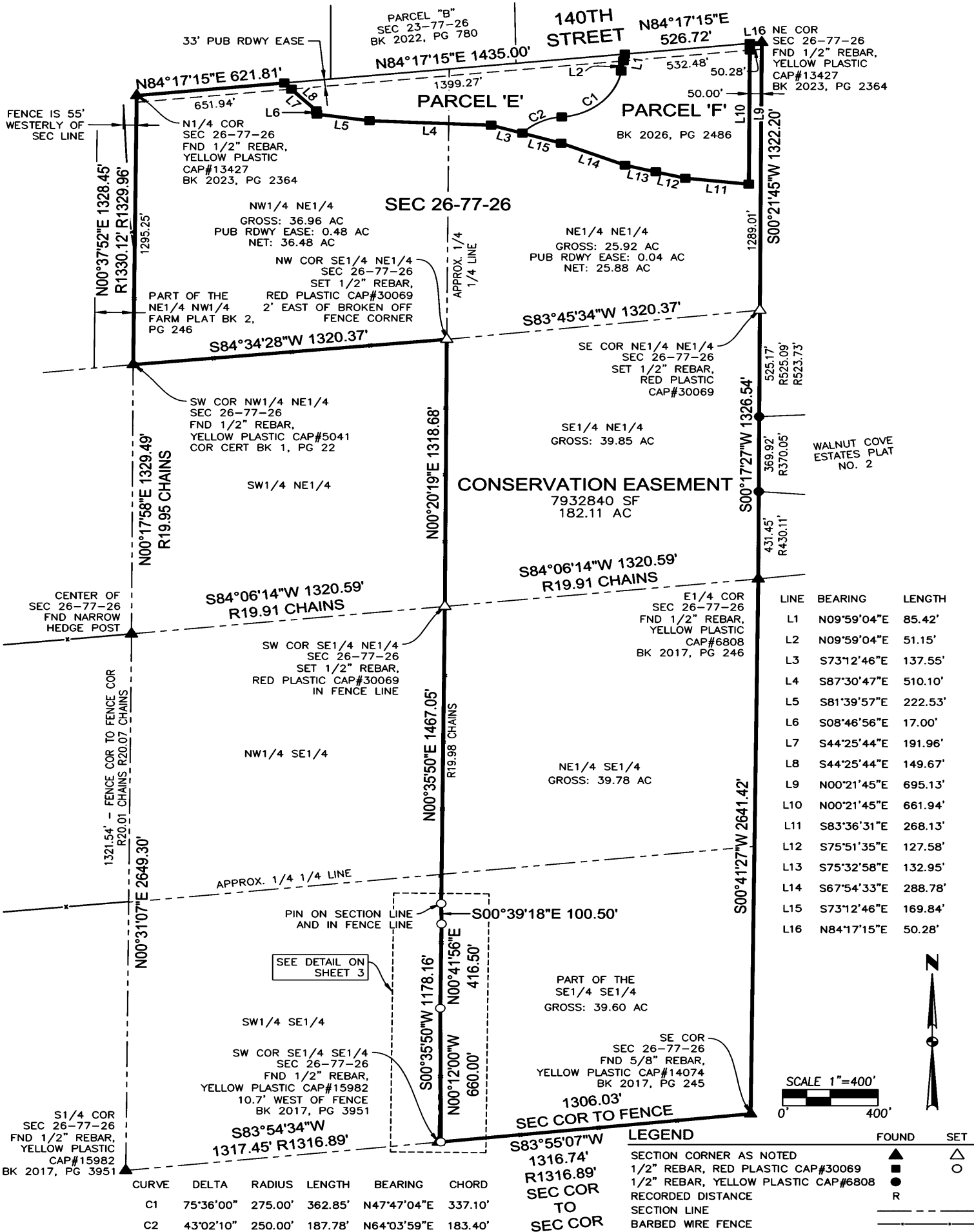
ENGINEER:

TECH:

REVIEW:

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS	DATE
COUNTY COMMENTS	9/3/26
CLIENT COMMENTS	8/12/26



CONSERVATION EASEMENT **PLAT OF EASEMENT**



4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS	DATE
COUNTY COMMENTS	9/3/28
CLIENT COMMENTS	8/12/28

MADISON COUNTY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

REVIEW:

PIN ON SECTION LINE
AND IN FENCE LINE

S00°39'18"E 100.50'

2.2'

N00°41'56"E
416.50'

1.5'

SW1/4 SE1/4

PART OF THE
SE1/4 SE1/4

S00°35'50"W 1178.16'

N00°12'00"W
660.00'

SECTION LINE

EXISTING BARBED
WIRE FENCE

PART OF THE
SE1/4 SE1/4
(NOT PART OF THE CONSERVATION EASEMENT)
GROSS: 0.11 AC

SW COR SE1/4 SE1/4
SEC 26-77-26
FND 1/2" REBAR,
YELLOW PLASTIC CAP#15982
10.7' WEST OF FENCE
BK 2017, PG 3951

10.71'

SCALE 1"=80'
0' 80'



LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, RED PLASTIC CAP#30069
1/2" REBAR, YELLOW PLASTIC CAP#6808
RECORDED DISTANCE
SECTION LINE
BARBED WIRE FENCE

FOUND	SET
▲	△
■	○
●	
R	

CONSERVATION EASEMENT DETAIL



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REVISIONS	DATE
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CLIENT COMMENTS	8/12/26

MADISON COUNTY, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER:

TECH:

REVIEW: