

BK: 2026 PG: 2731
Recorded: 9/14/2026 at 10:03:41.0 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

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11
T 76N, R 27W, Madison County, Iowa

OWNER: Ricky L & Nancy Robinson
PARCEL C 2691 Quail Ridge Lane, Winterset IA 50273

OWNER: Stephen D Hayes & Jessica M Drey
N 1/2 NE NE 2671 Quail Ridge Lane, Winterset IA 50273

SURVEY FOR: Duane Harold Frey
2685 175th Street, Winterset IA 50273

ASSOCIATED Plat of Survey - Farm Plat Bk 2 Pg 719:
DOCUMENTS: Warranty Deed - Bk 136 Pg 636: Warranty Deed Bk 2025 Pg 1722

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
- - Set 12" Spike and brass washer, #17532
- - Found 1/2" yellow ir #6808
- - Found 1/2" rebar

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL R:

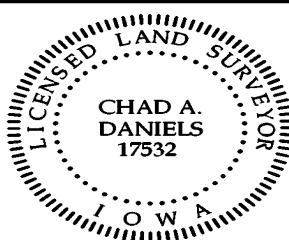
That part of Parcel C, recorded in Farm Plat Book 2 Page 719, of the Northeast Quarter of the Northeast Quarter of Section 11, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Southwest corner of said Parcel C; thence North 00 degrees 32 minutes 17 seconds East, 37.31 feet along the West line of said Parcel C to the Centerline of a County Road; thence North 84 degrees 47 minutes 38 seconds East, 429.10 feet along said Centerline to the East line of said Parcel C; thence South 00 degrees 32 minutes 17 seconds West, 74.68 feet along said East line to the Southeast corner of said Parcel C; thence South 89 degrees 47 minutes 24 seconds West, 426.98 feet to the Point of Beginning, having an area of 0.55 Acres including 0.33 Acres of Road Easement.

DESCRIPTION - PARCEL S:

That part of the North Half of the Northeast Quarter of the Northeast Quarter of Section 11, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the Southeast corner of said North Half of the Northeast Quarter of the Northeast Quarter; thence North 00 degrees 43 minutes 45 seconds East, 88.35 feet along the East line of said North Half of the Northeast Quarter of the Northeast Quarter to the Centerline of a County Road; thence North 89 degrees 55 minutes 03 seconds West, 534.30 feet along said Centerline; thence with a curve turning to the left with an arc length of 317.32 feet, with a radius of 3437.75 feet, with a chord bearing of South 87 degrees 26 minutes 18 seconds West, with a chord length of 317.20 feet along said Centerline; thence South 84 degrees 47 minutes 38 seconds West, 38.84 feet along said Centerline to the East line of Parcel C, recorded in Farm Plat Book 2 Page 719; thence South 00 degrees 32 minutes 17 seconds West, 74.68 feet to the Southeast corner of said Parcel C with said point being on the South line of said North Half of the Northeast Quarter of the Northeast Quarter; thence North 89 degrees 47 minutes 24 seconds East, 889.45 feet to the Point of Beginning, having an area of 1.80 Acres including 0.67 Acres of Road Easement.

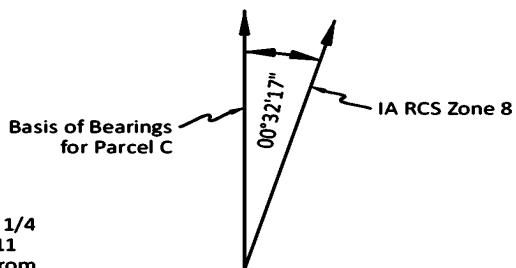
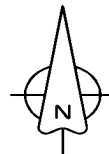


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 14 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

0 200 400 FEET



NW COR. NE 1/4
NE 1/4 SEC. 11
(Calculated from
recorded Parcel C)

NE COR.
SEC. 11
1/2" rebar

N 89°57'56" E 1318.59' (1318.48')

Parcel C
Bk 2 Pg 719

N 1/2 of NE 1/4 of NE 1/4
Section 11

Parcel R
0.55 Acres

Centerline County Road
(Quail Ridge Lane)

S 84°47'38" W
38.84'
Ch 317.20'
Brg S 87°26'18" W
L 317.32' R 3437.75'

534.30'
N 89°55'03" W

574.60'
N 00°43'45" E 662.95'

N 00°32'17" E 666.95' (666.83')

429.10'
N 84°47'38" E

37.31'

426.98' (427.00')
S 89°47'24" W

N 89°47'24" E 889.45'

88.35'

Parcel S
1.80 Acres

S 1/2 of NE 1/4 of NE 1/4
Section 11

N 00°43'45" E 662.95'

N 00°32'17" E 666.95' (666.83')

666.85'

33.00'

S 89°36'50" W 1314.28'

SW COR. NE 1/4
NE 1/4 SEC. 11
1/2" yellow plastic
cap rebar, #6808

SE COR. NE 1/4
NE 1/4 SEC. 11
1/2" yellow plastic
cap rebar, #15982