

BK: 2026 PG: 2834
 Recorded: 9/22/2026 at 3:11:24.0 PM
 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 N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 2,
T 74N, R 26W, Madison County, Iowa

OWNER: Bradley W Sweeney Living Trust, Et al
1713 RS County Road 3503, Emory TX 75440

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Trustee Warranty Deed: Book 2022 Page 1761

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

RETURN TO:

SURVEY LEGEND

() - Recorded Distance/Bearing

— — — — Road Easement

— · — · — Section line

— * — * — Fence line

Monuments

▲ - Found section corner

● - Set 1/2" red plastic capped rebar, #17532

■ - Found 1/2" red ir #17532

□ - Found 1/2" yellow ir #6808

◇ - Found 1/2" rebar

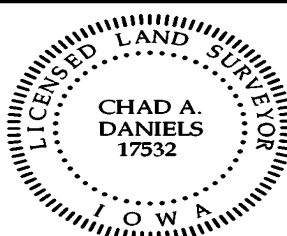
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL H:

That part of the fractional North Half of the Northwest Quarter of Section 2, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
 Commencing at the Southwest corner of the fractional Northwest Quarter of said Northwest Quarter; thence North 00 degrees 02 minutes 20 seconds West, 359.67 feet along the West line of said fractional Northwest Quarter of the Northwest Quarter to the Northwest corner of Parcel C, recorded in Book 2004 Page 5856 and to the Point of Beginning; thence North 00 degrees 02 minutes 20 seconds West, 258.73 feet along said West line to the Southwest corner of Sweeney Acres Subdivision, recorded in Book 2022 Page 1579; thence North 85 degrees 48 minutes 48 seconds East, 377.39 feet to a corner of said Sweeney Acres Subdivision; thence North 20 degrees 04 minutes 39 seconds West, 52.16 feet to a corner of said Sweeney Acres Subdivision; thence North 58 degrees 49 minutes 04 seconds East, 452.39 feet to a corner of said Sweeney Acres Subdivision; thence South 49 degrees 03 minutes 30 seconds East, 415.97 feet to a corner of said Sweeney Acres Subdivision; thence South 00 degrees 26 minutes 40 seconds West, 273.73 feet to a corner of said Sweeney Acres Subdivision; thence North 84 degrees 37 minutes 35 seconds East, 480.52 feet to a corner of said Sweeney Acres Subdivision; thence North 53 degrees 59 minutes 46 seconds East, 52.00 feet along the South line of said Sweeney Acres Subdivision; thence South 28 degrees 38 minutes 30 seconds East, 385.65 feet to the South line of said fractional North Half of the Northwest Quarter; thence South 86 degrees 06 minutes 20 seconds West, 1402.38 feet along said South line to the Southeast corner of said Parcel C; thence North 00 degrees 03 minutes 04 seconds West, 359.69 feet to the Northeast corner of said Parcel C; thence South 86 degrees 06 minutes 06 seconds West, 364.13 feet to the Point of Beginning, having an area of 18.77 Acres including 0.54 Acres of Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW NW	15.56	0.54	16.10
NE NW	2.67	0.00	2.67
TOTAL	18.23	0.54	18.77



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 22 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

