



Document 2026 2867

Book 2026 Page 2867 Pages 16
Date 9/24/2026 Time 3:02:55PM
Rec Amt \$82.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document

Hartsell Subdivision

PREPARER INFORMATION:

Trevor Heimbaugh, 101½ W. Jefferson St., P.O. Box 230, Winterset, IA 50273
Phone: (515)-462-3731, on behalf of Todd R. Hartsell Revocable Trust

TAXPAYER INFORMATION:

Todd R. Hartsell Revocable Trust
6683 NE 9th Ct.
Des Moines, IA 50313

RETURN DOCUMENT TO:

Todd R. Hartsell Revocable Trust
6683 NE 9th Ct.
Des Moines, IA 50313

Or

Jordan, Oliver, Walters & Smith, P.C.
C/O Trevor Heimbaugh
101½ W. Jefferson St., P.O. Box 230
Winterset, IA 50273

LEGAL DESCRIPTION:

Parcel "C", a portion of the existing Parcel "A", located in the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 773 on April 23, 1997, EXCEPT Parcel "F", a portion of the said Parcel "C", located in the Northeast Quarter (1/4) of Section Twenty-six (26), containing 25.0051 acres, as shown in Plat

of Survey file in Farm Plat Record 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa.

**PLAT AND CERTIFICATE
FOR
HARTSELL SUBDIVISION**

I, Ryan Hobart, Zoning Administrator of the Madison County, Iowa, do hereby certify that the Plat to which this certificate is attached is a plat of a subdivision known and designated as Hartsell Subdivision; and, that the real estate comprising said plat is described as follows:

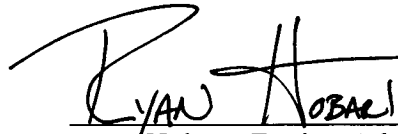
Parcel "C", a portion of the existing Parcel "A", located in the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 773 on April 23, 1997, EXCEPT Parcel "F", a portion of the said Parcel "C", located in the Northeast Quarter (¼) of said Section Twenty-six (26), containing 25.0051 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa..

I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Hartsell Subdivision;
- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;
- 4) Auditor's Approval;
- 5) Ground Water Statement;
- 6) Agreement with County Engineer;
- 7) Land Disturbing Activity;
- 8) Resolution of Board of Supervisors;
- 9) Fence Affidavit;
- 10) Resolution of City of Patterson

all of which are duly certified in accordance with the Madison County Zoning Ordinance.

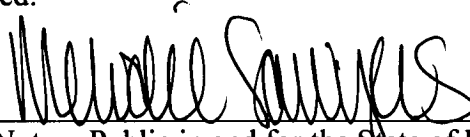
Dated this 21ST day of SEPTEMBER, 2026.



Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 21ST day of SEPTEMBER, 2026, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Ryan Hobart, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Notary Public in and for the State of Iowa



**DEDICATION OF PLAT
OF
HARTSELL SUBDIVISION**

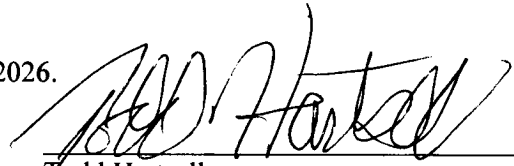
KNOW ALL MEN BY THESE PRESENT:

That Todd R. Hartsell, as Trustee of the Todd R. Hartsell Revocable Trust, do hereby certify that he is the sole owner and proprietor of the following-described real estate:

Parcel "C", a portion of the existing Parcel "A", located in the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 773 on April 23, 1997, EXCEPT Parcel "F", a portion of the said Parcel "C", located in the Northeast Quarter (¼) of said Section Twenty-six (26), containing 25.0051 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa..

That the subdivision of the above described real estate, as shown by the Final Plat of Hartsell Subdivision is with the free consent and in accordance with the owner's desire as owner of said real estate.

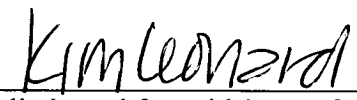
Dated this 30 day of June, 2026.



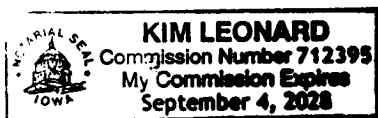
Todd Hartsell

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 30 day of June, 2025, by Todd Hartsell.



Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT,
HARTSELL SUBDIVISION, MADISON COUNTY, IOWA**

I, Trevor J. Heimbaugh, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to June 16, 2026, at 8:00 A.M., by Madison County Abstract purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Hartsell Subdivision, Madison County, Iowa.

Parcel "C", a portion of the existing Parcel "A", located in the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 773 on April 23, 1997, EXCEPT Parcel "F", a portion of the said Parcel "C", located in the Northeast Quarter (¼) of said Section Twenty-six (26), containing 25.0051 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa..

In my opinion, merchantable title to the above-described property is in the name of Todd R. Hartsell, as Trustee of the Todd R. Hartsell Revocable Trust, dated February 12, 2020 free and clear of all liens and encumbrances, except:

1. The following easements are shown of record:

- a. Entry No. 13 shows an Easement from Anna Claussen and H. H. Claussen to Northwestern Bell Telephone Company, dated June 22, 1962, filed October 8, 1962, in Record 91, Page 640, in the Recorder's Office of Madison County, Iowa, for communication systems and appurtenances thereto.
- b. Entry No. 49 shows an Easement from Matt Lewiston, to Warren Water, Inc., its successors and assigns, dated April 10, 1998, filed April 29, 1998, in Deed Record 138, Page 893, in the Recorder's Office of Madison County, Iowa, for waterlines.
- c. Entry No. 50 shows an Easement from Matt Lewiston, to Warren Water, Inc., its successors and assigns, dated April 10, 1998, filed April 29, 1998, in Deed Record 138, Page 895, in the Recorder's Office of Madison County, Iowa, for waterlines.

Respectfully submitted,

JORDAN, OLIVER, WALTERS & SMITH, P.C.

By:



Trevor J. Heimbaugh, Title Guaranty No. 11187

**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

I, Kylee Barber, do hereby certify that I am the duly appointed Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

HARTSELL SUBDIVISION

Parcel "C", a portion of the existing Parcel "A", located in the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 773 on April 23, 1997, EXCEPT Parcel "F", a portion of the said Parcel "C", located in the Northeast Quarter (¼) of said Section Twenty-six (26), containing 25.0051 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa.

Parcel No. 400072620023000

Owned by: Todd R. Hartsell, as Trustee of the Todd R. Hartsell Revocable Trust

DATED at Winterset, Iowa, this 8th day of July, 2026.

K Barber
Kylee Barber, Treasurer of Madison County, Iowa

Pursuant to Iowa Code requirements, the following proposed subdivision name:

HARTSELL SUBDIVISION

For property located at:

Parcel "C", a portion of the existing Parcel "A", located in the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 773 on April 23, 1997, EXCEPT Parcel "F", a portion of the said Parcel "C", located in the Northeast Quarter (¼) of said Section Twenty-six (26), containing 25.0051 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa..

And owned by: Todd R. Hartsell, as Trustee of the Todd R. Hartsell Revocable Trust

Has been approved on the 9 day of July, 2026.

Auditor, Madison County, Iowa.

By Michele Brant
Michele Brant, Auditor

AGREEMENT

This Agreement made and entered into, by and between, the proprietors of Hartsell Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

The proprietor of Hartsell Subdivision, a Plat of the following described real estate:

Parcel "C", a portion of the existing Parcel "A", located in the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 773 on April 23, 1997, EXCEPT Parcel "F", a portion of the said Parcel "C", located in the Northeast Quarter (¼) of said Section Twenty-six (26), containing 25.0051 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa,

hereby agree that all private roads located within Hartsell Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietor consents and agrees that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Date: 7/7/_____, 2026.

PROPRIETOR OF HARTSELL SUBDIVISION

By Todd Hartsell
Todd Hartsell

Mike Hackett
Mike Hackett, Madison County Engineer

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
 :
 :
MADISON COUNTY :

Pursuant to section 161 A.64, Code of Iowa in consideration for permission to engage in a land disturbing activity as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this affidavit will rely on the statements we make herein, I, Todd Hartsell, being first duly sworn on oath, do solemnly swear to affirm that:

I do not plan to engage in land disturbing activities upon the following described real estate:

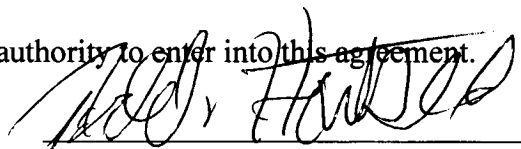
Parcel "C", a portion of the existing Parcel "A", located in the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 773 on April 23, 1997, EXCEPT Parcel "F", a portion of the said Parcel "C", located in the Northeast Quarter (¼) of said Section Twenty-six (26), containing 25.0051 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa..

As owner or occupant of the land described above, I am aware that I must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

I am aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

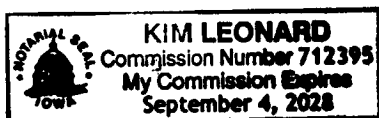
I assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above.

I am the owner of the land, and have full authority to enter into this agreement.



Todd Hartsell

Subscribed and sworn to before me by Todd Hartsell, on this 30 day of June, 2026.





Notary Public in and for the State of Iowa

ZO – Resolution - 092226A
RESOLUTION APPROVING FINAL PLAT
OF HARTSELL SUBDIVISION
MADISON COUNTY, IOWA

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Hartsell Subdivision; and

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

Parcel "C", a portion of the existing Parcel "A", located in the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 773 on April 23, 1997, EXCEPT Parcel "F", a portion of the said Parcel "C", located in the Northeast Quarter (¼) of said Section Twenty-six (26), containing 25.0051 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa..

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietor, Todd Hartsell.

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietor and that the platted land is free from all encumbrances, and a Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

WHEREAS, the Madison County Board of Supervisors finds that this rural subdivision is within two (2) miles of the City of Patterson, Iowa, and is thereby subject to concurrent jurisdiction of this City's subdivision laws or ordinances and that the City of Patterson, Iowa has approved this subdivision; and,

WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known Hartsell Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Hartsell Subdivision, prepared in connection with said plat and subdivision is hereby approved.

2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 22 day of Sept, 2026.

MADISON COUNTY BOARD OF SUPERVISORS

By Heather Stancil ☒ Aye ☐ Nay
Heather Stancil, Chairman

By Diane Fitch ☒ Aye ☐ Nay
Diane Fitch, Supervisor

By Jessica Hobbs ☒ Aye ☐ Nay
Jessica Hobbs, Supervisor

ATTEST:

Michele Brant
Michele Brant, Madison County Auditor

Prepared by: Trevor Heimbaugh, PO Box 230, Winterset, IA 50273 515/462-3731
Return to: Trevor Heimbaugh, PO Box 230, Winterset, IA 50273 515/462-3731

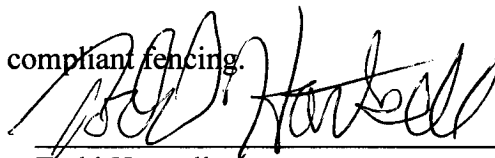
AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :

I, Todd Hartsell, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

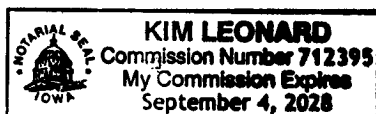
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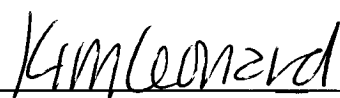
I further state that my property has compliant fencing.



Todd Hartsell

Subscribed and sworn to before me on this 30 day of June, 2026, by
Todd Hartsell.





Notary Public in and for the State of Florida

RESOLUTION 2026-08 APPROVING FINAL PLAT OF HARTSELL SUBDIVISION MADISON COUNTY, IOWA

WHEREAS, there was filed in the Office of the City Clerk of the City of Patterson, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Hartsell Subdivision; and

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

Parcel "C", a portion of the existing Parcel "A", located in the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Farm Plat Record 2, Page 773 on April 23, 1997, EXCEPT Parcel "F", a portion of the said Parcel "C", located in the Northeast Quarter (¼) of said Section Twenty-six (26), containing 25.0051 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 665 on December 29, 2000, in the Office of the Recorder of Madison County, Iowa.

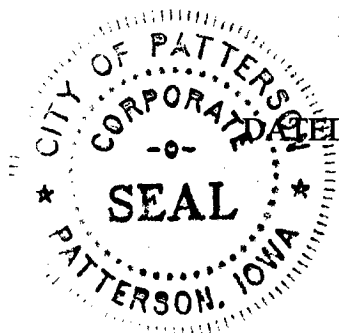
WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietor, Todd Hartsell.

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietor and that the platted land is free from encumbrance and a Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

WHEREAS, the City Council of the City of Patterson, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Patterson, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City of Council of the City of Patterson, Madison County, Iowa.

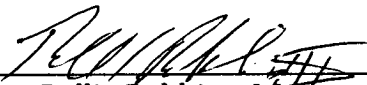
NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Patterson, Madison County, Iowa:

That said plat, known as Hartsell Subdivision, prepared in connection with said plat and subdivision is hereby approved.

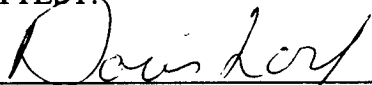


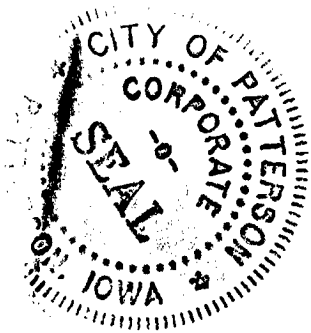
DATED at Patterson, Iowa, this 21st day of July, 2026.

CITY OF PATTERSON, IOWA

By 
Rollie Robbins, Mayor

ATTEST:


Doris Loy, City Clerk/Treasurer



COUNTY: MADISON
SEC: 26 TWP: 76N RANGE: 27W
ALIQUOT PART: NE 1/4
PARCEL DESIGNATION: 'C'
SITE ADDRESS: 2671 STATE HWY 92
CITY: WINTERSET
PROPRIETOR: HARTSELL, TODD R. REVOCABLE TRUST
REQUESTED BY: TODD HARTSELL
SURVEYOR NAME: MERLIN L. DAVIS

INDEX LEGEND

LEGAL DESCRIPTION:

PARCEL "C" IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. EXCEPT PARCEL "E" THEREOF AS DEPICTED ON THE PLAT OF SURVEY FILED IN BOOK 3 / PAGE 665 OF THE MADISON COUNTY RECORDER'S OFFICE.

1 LOT 2 CURRENTLY HAS AN IOWA DOT TYPE "D" FARM ACCESS AT THE SW CORNER OF THE LOT.

NO RESIDENTIAL STRUCTURE SHALL BE PERMITTED UNTIL A TYPE "C" ACCESS PERMIT IS GRANTED.

LEGEND OF SYMBOLS & ABBREVIATIONS

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- FOUND 1/2" IR W/ ALUM CAP UNLESS NOTED
- SET 1/2" IR OC 19440 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET
- OC 19440 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- OC ORANGE CAP
- RC RED CAP
- IP IRON PIPE
- IR IRON ROD
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- BUILDING SETBACK
- RIGHT OF WAY
- EXISTING DRIVEWAY ENTRANCE

HARTSELL SUBDIVISION
MINOR SUBDIVISION
MADISON COUNTY, IOWA

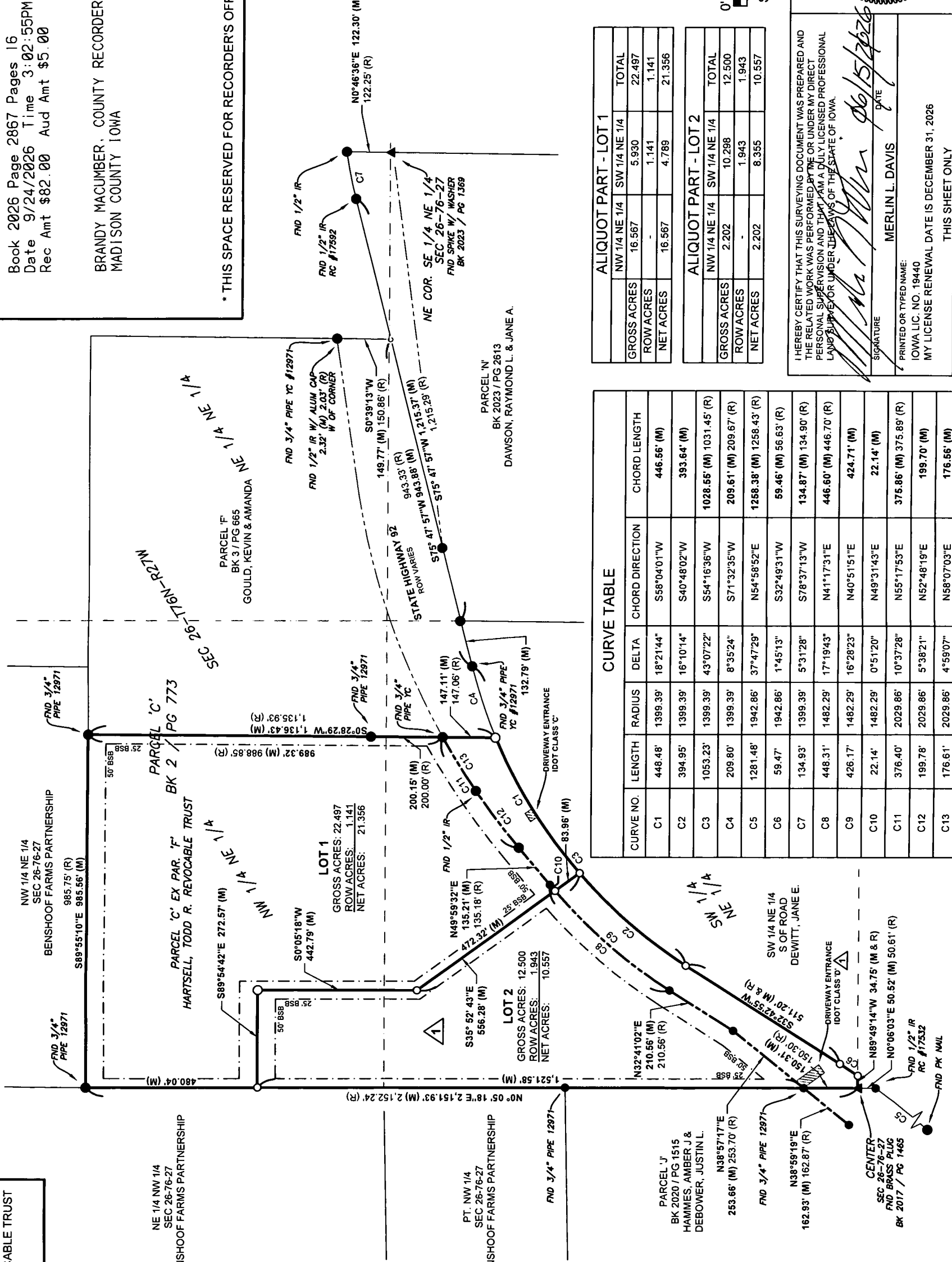
PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048



Document 2026 2867
Book 2026 Page 2867 Pages 16
Date 9/24/2026 Time 3:02:55PM
Rec Amt \$82.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

* THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	448.48'	1399.39'	18°21'44"	S58°04'01"W	446.56' (M)
C2	394.95'	1399.39'	16°10'14"	S40°48'02"W	393.84' (M)
C3	1053.23'	1399.39'	43°07'22"	S54°16'36"W	1028.55' (M) 1031.45' (R)
C4	209.80'	1399.39'	8°35'24"	S71°32'35"W	209.61' (M) 209.67' (R)
C5	1281.48'	1942.86'	37°47'29"	N54°58'52"E	1258.38' (M) 1258.43' (R)
C6	59.47'	1942.86'	1°45'13"	S32°49'31"W	59.46' (M) 56.63' (R)
C7	134.93'	1399.39'	5°31'28"	S78°37'13"W	134.87' (M) 134.90' (R)
C8	448.31'	1482.29'	17°19'43"	N41°17'31"E	446.60' (M) 446.70' (R)
C9	426.17'	1482.29'	16°28'23"	N40°51'51"E	424.71' (M)
C10	22.14'	1482.29'	0°51'20"	N49°31'43"E	22.14' (M)
C11	376.40'	2029.86'	10°37'28"	N55°17'53"E	375.86' (M) 375.89' (R)
C12	199.78'	2029.86'	5°38'21"	N52°48'19"E	199.70' (M)
C13	176.61'	2029.86'	4°59'07"	N58°07'03"E	176.56' (M)

ALIQUOT PART - LOT 1				
GROSS ACRES	NW 1/4 NE 1/4	SW 1/4 NE 1/4	SE 1/4 NE 1/4	TOTAL
16.567	5.930	1.141	1.141	22.497
ROW ACRES	-	-	-	-
NET ACRES	16.567	4.789	1.141	21.356

ALIQUOT PART - LOT 2				
GROSS ACRES	NW 1/4 NE 1/4	SW 1/4 NE 1/4	SE 1/4 NE 1/4	TOTAL
2.202	10.298	1.943	1.943	12.500
ROW ACRES	-	-	-	-
NET ACRES	2.202	8.355	1.943	10.557



0' 300'
SCALE: 1"=300'



I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

SIGNATURE: *Merlin L. Davis* DATE: 06/15/2026
PRINTED OR TYPED NAME: MERLIN L. DAVIS
IOWA LIC. NO. 19440
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
THIS SHEET ONLY