



Document 2026 2999

Book 2026 Page 2999 Pages 3
Date 10/07/2026 Time 10:55:26AM
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Drainage Easement

Preparer Information & Return to: Sean K. Heitmann, 26 S. 1st Avenue, Suite 302, Marshalltown, IA 50158,
641-752-4271

WHEREAS, CLC Farms, LLC is the owner of the following described real estate, to wit:

That part of the Southeast Quarter and that part of the Southeast Quarter of the Southwest Quarter of Section 4, and that part of the North Half of the Northeast Quarter of Section 9, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the East Quarter corner of said Section 4; thence South 01 degrees 03 minutes 22 seconds East, 2660.78 feet to the Southeast corner of said Section 4; thence South 01 degrees 34 minutes 07 seconds East, 544.71 feet along the East line of said North Half of the Northeast Quarter of Section 9; thence North 85 degrees 21 minutes 23 seconds West, 501.68 feet; thence North 81 degrees 55 minutes 35 seconds West, 1328.85 feet; thence North 81 degrees 41 minutes 50 seconds West, 844.53 feet to the South Quarter corner of said Section 4; thence North 85 degrees 28 minutes 54 seconds West, 275.34 feet; thence North 74 degrees 58 minutes 41 seconds West, 322.89 feet to the Centerline of a Madison County Road; thence North 26 degrees 31 minutes 55 seconds East, 582.27 feet along said Centerline to the Southwest corner of a tract of land described in a Quit Claim Deed recorded in Book 2008 Page 2603; thence South 84 degrees 35 minutes 36 seconds East, 415.60 feet to the Southeast corner of said tract; thence North 06 degrees 45 minutes 04 seconds East, 738.61 feet to the Northeast corner of said tract; thence North 89 degrees 34 minutes 15 seconds West, 185.26 feet to the Northwest corner of said tract with said point being on said Centerline of the Madison County Road; thence with a non-tangent curve turning to the left with an arc length of 591.78 feet, with a radius of 1910.00 feet, with a chord bearing of North 09 degrees 35 minutes 29 seconds East, with a chord length of 589.41 feet along said Centerline; thence North 00 degrees 42 minutes 55 seconds East, 163.27 feet along said Centerline to the Southwest corner of a Plat of Survey recorded in Farm Plat Book 2 Page 214; thence South 77 degrees 40 minutes 13 seconds East, 508.17 feet to the Southeast corner of said Survey; thence North 35 degrees 46 minutes 24 seconds East, 536.85 feet to a corner of said Survey; thence North 34 degrees 20 minutes 26 seconds East, 433.84 feet to the Northeast corner of said Survey with said point being on the North line of said Southeast Quarter of Section 4; thence North 85 degrees 52 minutes 57 seconds East, 1446.80 feet to the Point of Beginning, having an area of 166.31 Acres including 2.12 Acres of Road Easement.

hereinafter described as 'Parcel G' ;and

WHEREAS, CLC Farms, LLC is the owner of the following described real estate, to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 4, and part of the North Half of the Northeast Quarter, and part of the East Half of the Northwest Quarter, and all of the Northeast Quarter of the Southwest Quarter of Section 9, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the North Quarter corner of said Section 9; thence North 85 degrees 28 minutes 54 seconds West, 275.34 feet; thence North 74 degrees 58 minutes 41 seconds West, 322.89 feet to the Centerline of a Madison County Road; thence South 26 degrees 31 minutes 55 seconds West, 536.28 feet along said Centerline; thence with a curve turning to the right with an arc length of 329.92 feet, with a radius of 954.93 feet, with a chord bearing of South 36 degrees 25 minutes 46 seconds West, with a chord length of 328.28 feet along said Centerline; thence South 46 degrees 19 minutes 37 seconds West, 246.14 feet along said Centerline; thence with a curve turning to the left with an arc length of 291.57 feet, with a radius of 190.99 feet, with a chord bearing of South 02 degrees 35 minutes 29 seconds West, with a chord length of 264.07 feet along said Centerline; thence South 41 degrees 08 minutes 39 seconds East, 129.21 feet along said Centerline; thence with a curve turning to the right with an arc length of 231.73 feet, with a radius of 204.63 feet, with a chord bearing of South 08 degrees 42 minutes 09 seconds East, with a chord length of 219.54 feet along said Centerline to the North line of the Southeast Quarter of the Northwest Quarter; thence South 84 degrees 17 minutes 08 seconds West, 175.98 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter; thence South 02 degrees 03 minutes 33 seconds East, 1313.67 feet to the Southwest corner of said Southeast Quarter of the Northwest Quarter; thence South 00 degrees 36 minutes 14 seconds East, 1330.67 feet to the Southwest corner of said Northeast Quarter of the Southwest Quarter; thence North 84 degrees 47 minutes 43 seconds East, 1307.79 feet to the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence North 00 degrees 34 minutes 22 seconds West, 1326.03 feet to the Center of said Section 9; thence North 01 degrees 49 minutes 11 seconds West, 1330.39 feet to the Southwest corner of said North Half of the Northeast Quarter; thence North 86 degrees 33 minutes 26 seconds East, 2636.66 feet to the Southeast corner of said North Half of the Northeast Quarter; thence North 01 degrees 34 minutes 07 seconds West, 766.01 feet along the East line of said North Half of the Northeast Quarter; thence North 85 degrees 21 minutes 23 seconds West, 501.68 feet; thence North 81 degrees 55 minutes 35 seconds West, 1328.85 feet; thence North 81 degrees 41 minutes 50 seconds West, 844.53 feet to the Point of Beginning, having an area of 171.94 Acres including 4.23 Acres of Road Easement.

hereinafter described as 'Parcel H' and

WHEREAS, these are contiguous parcels of real estate; and

WHEREAS, these parcels of real estate were formerly owned as a single parcel; and

WHEREAS, these parcels of real estate are being transferred and conveyed; and

WHEREAS, there is a presently existing drainage ditch which is located near the northerly boundary line of 'Parcel H' and the southerly boundary line of 'Parcel G'; and

WHEREAS, field tile from each of these parcels drains into the drainage ditch; and

WHEREAS, the drainage ditch is located in 'Parcel G'; and

WHEREAS, it is necessary to grant an easement for the benefit of 'Parcel H' for access to the drainage ditch

NOW, THEREFORE, an easement is granted as follows:

1. An easement is hereby granted for the benefit of the owners of 'Parcel H' for drainage of water from 'Parcel H' by way of underground field tile across, under and through 'Parcel G' to the presently existing drainage ditch located on 'Parcel G' by use of drainage tile which is installed and existing at the time of this agreement.
2. The respective owners of 'Parcel G' and 'Parcel H' shall be responsible for repair and maintenance of existing field tile.

3. This easement shall be a permanent easement, inuring to the benefit of the present owners of the respective parcels, and binding upon their heirs, successors and assigns.

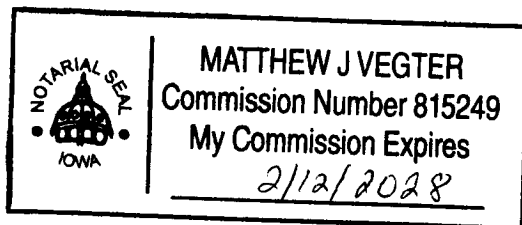
Executed this 15th day of September, 2026.

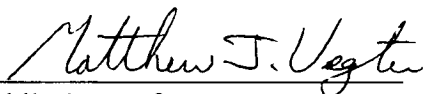


CLC Farms, LLC
By: Clinton Cavanah, Member/Manager

STATE OF IOWA, COUNTY OF Story, ss:

This instrument was acknowledged before me on this 15th day of September, 2026 by Clinton Cavanah, as Member/Manager of CLC Farms, LLC





Notary Public State of Iowa