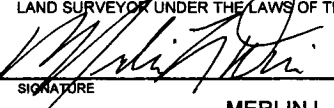


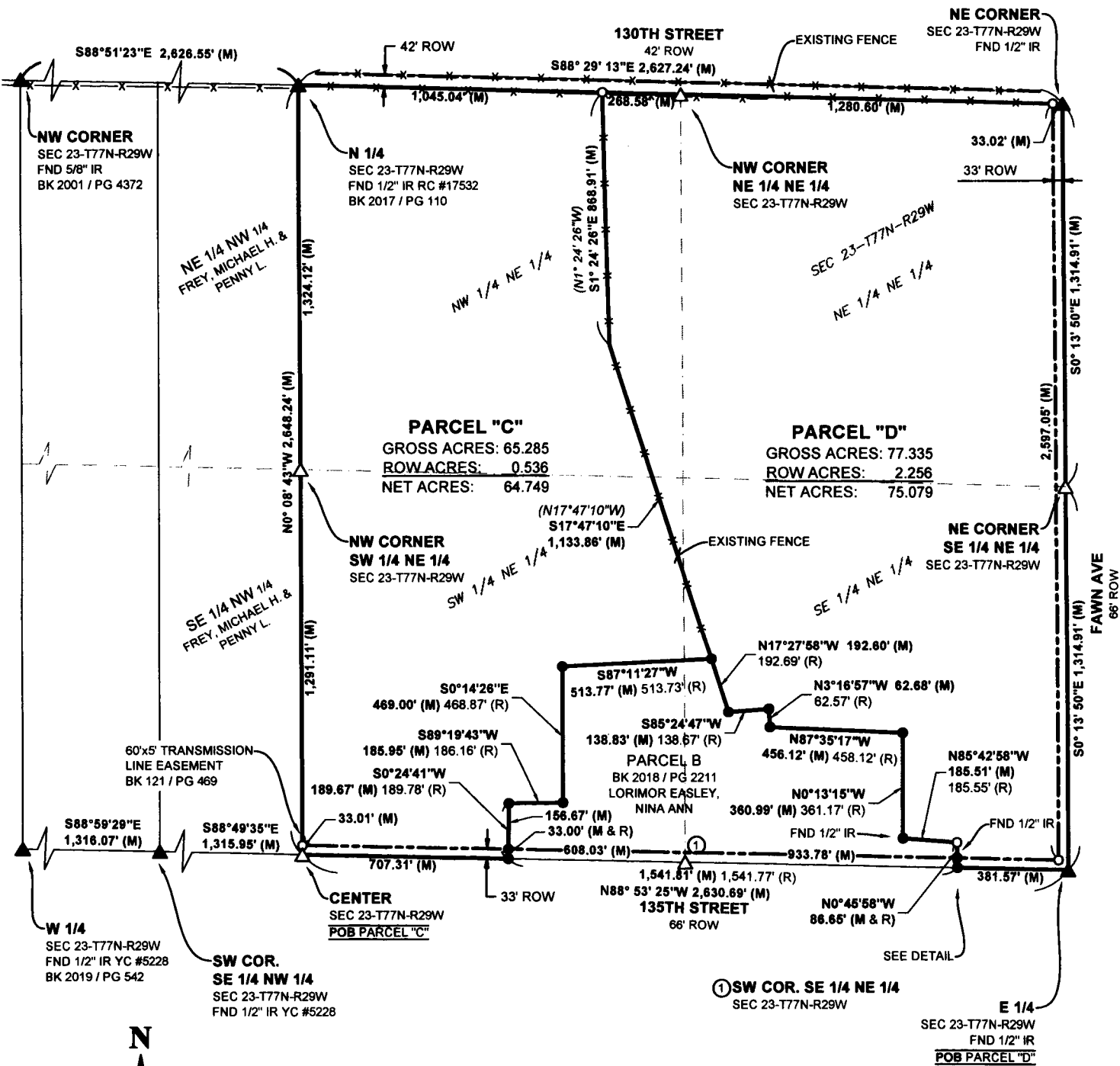
PLAT OF SURVEY	
COUNTY: MADISON SEC: 23 TWP: T77N RANGE: R29W ALIQUOT PART: NE 1/4 PARCEL DESIGNATION: "C" / "D" PROPRIETOR: LORIMOR FAMILY, LLC REQUESTED BY: JEFF LORIMOR SURVEYOR NAME: MERLIN L. DAVIS	 Document 2026 3045 Book 2026 Page 3045 Pages 2 Date 10/12/2026 Time 11:27:28AM Rec Amt \$12.00 BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA * THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY
ABACI CONSULTING, INC. CIVIL ENGINEERING - LAND SURVEYING 3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048	

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

LEGAL DESCRIPTION: PARCEL "C" A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 29 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 23, THENCE NORTH 0°08'43" WEST, ALONG THE WEST LINE OF SAID NE 1/4, 33.01' FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 135TH STREET; THENCE CONTINUING NORTH 0°08'43" WEST, ALONG SAID WEST LINE, 1,291.11' FEET TO THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 23; THENCE CONTINUING NORTH 0°08'43" WEST, ALONG SAID WEST LINE, 1,324.12' FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 23, THENCE SOUTH 88°29'13" EAST, ALONG THE NORTH LINE OF SAID SECTION 23, 1,045.04' FEET; THENCE SOUTH 1°24'26" EAST, 868.91' FEET; THENCE SOUTH 17°47'10" EAST 1,133.86' FEET TO A POINT ON THE NORTHEASTERLY CORNER OF PARCEL "B" AS DEPICTED ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2018 / PAGE 2211 IN THE MADISON COUNTY RECORDER'S OFFICE; THENCE SOUTH 87°11'27" WEST, ALONG THE NORTH LINE OF SAID PARCEL "B", 513.77' FEET; THENCE SOUTH 0°14'26" EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL "B", 469.00' FEET; THENCE SOUTH 89°19'43" WEST, 185.95' FEET; THENCE SOUTH 0°24'41" WEST, 156.67' FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE CONTINUING SOUTH 0°24'41" WEST; 33.00' FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4; THENCE NORTH 88°53'25" WEST, ALONG SAID SOUTH LINE, 707.31' FEET TO THE POINT OF BEGINNING. CONTAINING 65.285 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED OR UNRECORDED.	LEGAL DESCRIPTION: PARCEL "D" A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 29 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/4 OF SAID SECTION 23 THENCE NORTH 88°53'25" WEST, 381.57' FEET TO A POINT ON THE SOUTHEAST CORNER OF OF PARCEL "B" AS DEPICTED ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2018 / PAGE 2211 IN THE MADISON COUNTY RECORDER'S OFFICE; THENCE NORTH 0°45'58" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 'B', 33.02' FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 135TH STREET; THENCE CONTINUING NORTH 0°45'58" WEST, 53.63' FEET; THENCE NORTH 85°42'58" WEST, 185.51' FEET; THENCE NORTH 0°13'15" WEST, 360.99' FEET; THENCE NORTH 87°35'17" WEST, 456.12' FEET; THENCE NORTH 3°16'57" WEST, 62.68' FEET; THENCE SOUTH 85°24'47" WEST, 138.83' FEET; THENCE NORTH 17°27'58" WEST, 192.60' FEET; THENCE NORTH 17°47'10" WEST, 1,133.86' FEET; THENCE NORTH 1°24'26" WEST, 868.91' FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 23; THENCE SOUTH 88°29'13" EAST, ALONG SAID NORTH LINE, 268.58' FEET TO THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 23; THENCE CONTINUING SOUTH 88°29'13" EAST, ALONG SAID NORTH LINE, 1,280.60' FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FAWN AVENUE; THENCE CONTINUING SOUTH 88°29'13" EAST, 33.02' FEET TO THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 0°13'50" EAST, ALONG THE EAST LINE OF SAID SECTION 23, 1,314.91' FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 23; THENCE CONTINUING SOUTH 0°13'50" EAST, ALONG SAID EAST LINE, 1,314.91' FEET TO THE POINT OF BEGINNING. CONTAINING 77.335 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED OR UNRECORDED.
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FIELD WORK DATE: 07/13/2026 DRAWING DATE: 07/17/2026 DRAFTER: MS JOB NUMBER: #26165																																													
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.  10/07/2026 SIGNATURE DATE MERLIN L. DAVIS PRINTED OR TYPED NAME: IOWA LIC. NO. 19440 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026 Pages 1 and 2 PAGES COVERED BY THIS SEAL:	 LEGEND OF SYMBOLS & ABBREVIATIONS <table><tr><td>R</td><td>RECORDED DISTANCE</td><td></td><td></td></tr><tr><td>M</td><td>MEASURED DISTANCE</td><td></td><td></td></tr><tr><td>C</td><td>CALCULATED DISTANCE</td><td></td><td></td></tr><tr><td>●</td><td>FOUND 1/2" IR YC 15982 UNLESS NOTED</td><td></td><td></td></tr><tr><td>○</td><td>SET 1/2" IR OC 19440 UNLESS NOTED</td><td></td><td></td></tr><tr><td>▲</td><td>SECTION CORNER FOUND</td><td></td><td></td></tr><tr><td>△</td><td>SECTION CORNER SET</td><td></td><td></td></tr><tr><td></td><td>OC 19440 UNLESS NOTED</td><td>OC</td><td>ORANGE CAP</td></tr><tr><td>POB</td><td>POINT OF BEGINNING</td><td>RC</td><td>RED CAP</td></tr><tr><td>POC</td><td>POINT OF COMMENCEMENT</td><td>IP</td><td>IRON PIPE</td></tr><tr><td>YC</td><td>YELLOW CAP</td><td>IR</td><td>IRON ROD</td></tr></table>	R	RECORDED DISTANCE			M	MEASURED DISTANCE			C	CALCULATED DISTANCE			●	FOUND 1/2" IR YC 15982 UNLESS NOTED			○	SET 1/2" IR OC 19440 UNLESS NOTED			▲	SECTION CORNER FOUND			△	SECTION CORNER SET				OC 19440 UNLESS NOTED	OC	ORANGE CAP	POB	POINT OF BEGINNING	RC	RED CAP	POC	POINT OF COMMENCEMENT	IP	IRON PIPE	YC	YELLOW CAP	IR	IRON ROD
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0' 500'
SCALE: 1"=500'

NOTE: SECTION CORNER
CERTIFICATES TO BE FILED.

ALIQUOT PART - PARCEL "C"				
	NW 1/4 NE 1/4	SW 1/4 NE 1/4	SE 1/4 NE 1/4	TOTAL
GROSS ACRES	32.851	32.117	0.317	65.285
ROW ACRES	-	0.536	-	0.536
NET ACRES	32.851	31.581	0.317	64.749

ALIQUOT PART - PARCEL "D"					
	NW 1/4 NE 1/4	SW 1/4 NE 1/4	NE 1/4 NE 1/4	SE 1/4 NE 1/4	TOTAL
GROSS ACRES	7.008	0.398	39.719	30.210	77.335
ROW ACRES	-	-	0.996	1.260	2.256
NET ACRES	7.008	0.398	38.723	28.950	75.079

