

PLAT OF SURVEY

COUNTY: MADISON  
 SEC: 3 TWP: 74N RANGE: 27W  
 ALIQUOT PART: NW 1/4 NW 1/4  
 PARCEL DESIGNATION: 'A'  
 PROPRIETOR: C.H. WETZEL AND MILDRED J. AGAN  
 REQUESTED BY: STEVE AGAN  
 SURVEYOR NAME: MERLIN L. DAVIS



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**ABACI CONSULTING, INC.**

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800,  
 GRIMES, IOWA 50111, PH. (515)986-5048

BRANDY MACUMBER, COUNTY RECORDER  
 MADISON COUNTY IOWA

\* THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

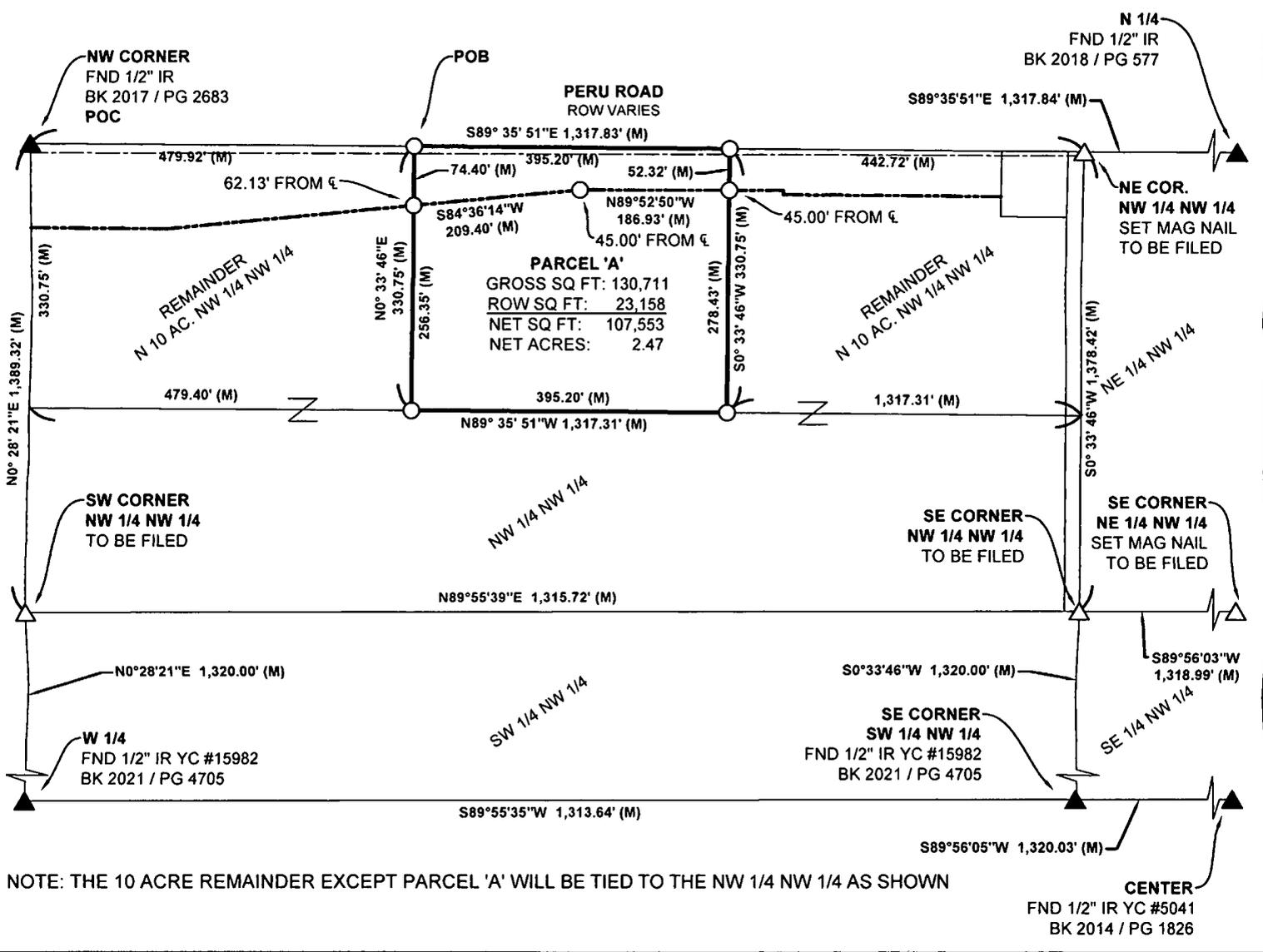
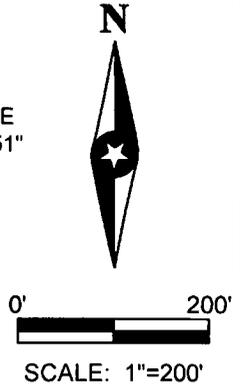
PREPARED BY & RETURN TO: ABACI CONSULTING INC., 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH.(515)986-5048

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION 3, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 3; THENCE SOUTH 88°35'51" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, 479.92' FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°35'51" EAST, ALONG SAID SECTION LINE, 395.20' FEET; THENCE SOUTH 0°33'46" WEST, 52.32' FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERU ROAD; THENCE CONTINUING SOUTH 0°33'46" WEST, 278.43' TO A POINT ON THE SOUTH LINE OF THE NORTH 10 ACRES OF SAID NW 1/4 NW 1/4; THENCE NORTH 89°35'51" WEST, ALONG SAID LINE, 395.20' FEET; THENCE NORTH 0°33'46" EAST, 256.35' FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE CONTINUING NORTH 0°33'46" EAST, 74.40' FEET TO THE POINT OF BEGINNING. CONTAINING 130,711 SQUARE FEET (3.00 ACRES) MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS RECORDED OR UNRECORDED.



NOTE: THE 10 ACRE REMAINDER EXCEPT PARCEL 'A' WILL BE TIED TO THE NW 1/4 NW 1/4 AS SHOWN

FIELD WORK DATE: 11/12/2025 DRAWING DATE: 11/18/2025 DRAFTER: MS JOB NUMBER: #25227

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.

*Merlin L. Davis* 12/19/2025  
 SIGNATURE DATE

MERLIN L. DAVIS  
 PRINTED OR TYPED NAME:  
 IOWA LIC. NO. 19440  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026  
 THIS SHEET ONLY

PAGES COVERED BY THIS SEAL:



**LEGEND OF SYMBOLS & ABBREVIATIONS**

R	RECORDED DISTANCE	OC	ORANGE CAP
M	MEASURED DISTANCE	RC	RED CAP
C	CALCULATED DISTANCE	IP	IRON PIPE
●	CORNER MONUMENT FOUND	IR	IRON ROD
○	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		

**LOT TIE AGREEMENT**

For

Land in Unincorporated Madison County

On this 9<sup>th</sup> day of February, 2026, the undersigned state that they are presently titleholder(s) of Parcel 1 as described below and are presently titleholder(s) to Parcel 2, as described below, all being land located within unincorporated Madison County, Iowa;

Existing tax parcel:

Parcel 1: The North 10 acres of the Northwest Fractional Quarter ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{2}$ ) of Section Three (3), Township Seventy-four (74) North, Range Twenty-seven (27) West of 5th P.M., Madison County, Iowa, except a strip 20 feet wide off the East side thereof and except a tract described as follows: Commencing at a point 20 feet West of the Northeast corner of said fractional 40 acres tract, and running thence West 5 rods, thence South 5 rods, thence East 5 rods, thence North 5 rods to the place of beginning, and except Parcel 'A'

Existing tax parcel:

Parcel 2:

The Northwest Fractional Quarter (NW  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section Three (3), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except the North 10 acres thereof, and except a strip 20 feet wide off the East side thereof and except a tract described as follows:

Commencing at a point 20 feet West of the Northeast corner of said fractional 40 acre tract, and running thence West 5 rods, thence South 5 rods, thence East 5 rods, thence North 5 rods to the place of beginning.

The undersigned do hereby agree and covenant with Madison County, Iowa, to hold title to Parcel 1 and Parcel 2, described above, under common ownership and to legally combine/join said parcels into one single tax parcel with no portion being sold separately. We hereby request that the Madison County Auditor's Office combine the identified parcels as shown; into one tax parcel.

Said undersigned owners do agree and state that said combined parcels will be held as one tax parcel and do further covenant with Madison County that no alteration of the boundaries of said combined tax parcels will be undertaken without the express approval of Madison County, Iowa or other appropriate governing jurisdiction, if annexed.

This "Lot Tie Agreement" shall be made a part of and shall run with the above described land and be binding on all owners and their successors, heirs and assigns.

Stevie Anna  
Titleholder's Name (please print)

Tara Agan  
Additional Titleholder's Name (please print)

[Signature]  
Titleholder's Signature

Tara Agan  
Additional Titleholder's Signature

STATE OF IOWA )  
                          ) SS  
COUNTY OF MADISON)

Jayne Maxwell  
Notary Public

Subscribed in my presence and sworn to before me by the said Stevie Anna Tara Agan; this instrument was acknowledged before me, this 9 day of February, 2026.

ACCEPTANCE BY THE COUNTY

I, RYAN HOBART, Madison County Zoning Administrator for Madison County do hereby certify that the above and foregoing Lot Tie Agreement was duly approved and accepted by Madison County, Iowa on the 17 day of FEBRUARY, 2026.

RYAN HOBART  
Ryan Hobart  
Madison County Zoning Administrator

