

PLAT OF SURVEY

COUNTY: MADISON
 SEC: 29 TWP: 74N RANGE: 27W
 ALIQUOT PART: NW 1/4 SW 1/4
 PARCEL DESIGNATION: C
 SITE ADDRESS: 3234 CLANTON CREEK ROAD
 PROPRIETOR: OWEN L. MURRAY
 REQUESTED BY: OWEN MURRAY
 SURVEYOR NAME: MERLIN L. DAVIS



Document 2026 680

Book 2026 Page 680 Type 06 026 Pages 1
 Date 3/13/2026 Time 11:23:23AM
 Rec Amt \$7.00

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 - PARCEL 'C'

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

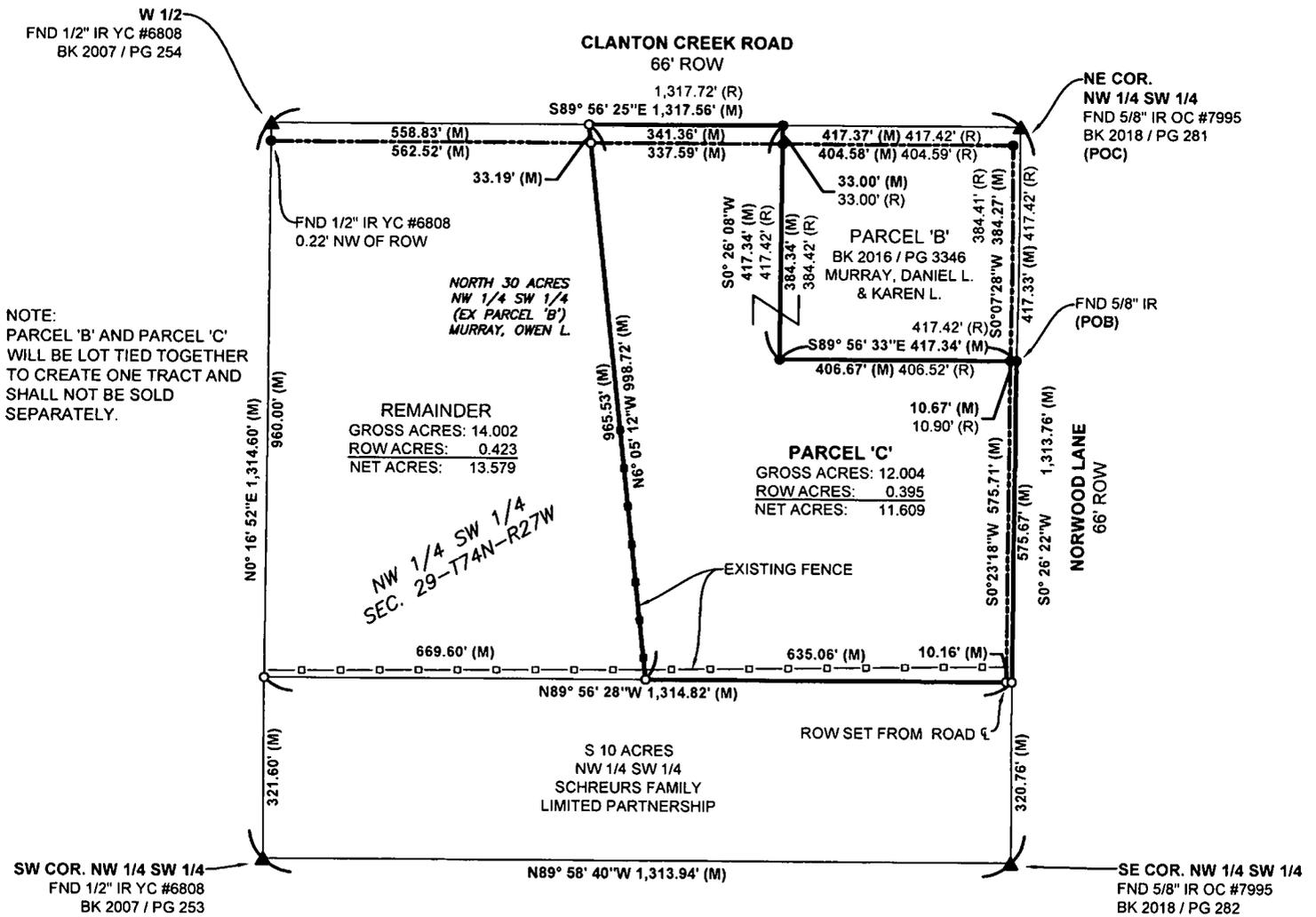
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, THENCE SOUTH 0°26'22" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, 417.33' FEET TO SOUTHEAST CORNER OF PARCEL 'B', AS RECORDED IN BOOK 2016 / PAGE 3346 IN THE MADISON COUNTY RECORDER'S OFFICE, BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°26'22" WEST, ALONG SAID EAST LINE, 575.67' FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 10 ACRES OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°56'28" WEST, ALONG SAID NORTH LINE, 10.16' FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORWOOD LANE; THENCE CONTINUING NORTH 89°56'28" WEST, ALONG SAID NORTH LINE, 635.06' FEET; THENCE NORTH 6°05'12" WEST, 965.53' FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CLANTON CREEK ROAD; THENCE CONTINUING NORTH 6°05'12" WEST, 33.19' FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 89°56'25" EAST, ALONG SAID NORTH LINE, 341.36' FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 0°26'08" WEST, ALONG THE WEST LINE OF SAID PARCEL 'B', 33.00' FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE CONTINUING SOUTH 0°26'08" WEST, ALONG SAID WEST LINE, 384.34' FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 89°56'33" EAST, ALONG THE SOUTH LINE OF SAID PARCEL 'B', 406.67' FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORWOOD LANE; THENCE CONTINUING SOUTH 89°56'33" EAST, 10.67' FEET TO THE POINT OF BEGINNING. CONTAINING 522,871 SQUARE FEET (12.003 ACRES) MORE OR LESS.

N



SCALE: 1"=300'

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



FIELD WORK DATE: 01/20/2026 DRAWING DATE: 01/26/2026 DRAFTER: MS JOB NUMBER: #26007

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: 02/26/2026
 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
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- FOUND 5/8" IR OC 7995 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