

## INDEX LEGEND

Location: Quarter: E1/2 SE1/4 - Section: 12-74-26  
 Quarter: N1/2 NE1/4 - Section: 13-74-26  
 Requestor: Midwest Land Group - Attn: Korey O'Day  
 Proprietor: Thomas F. Kivell and Tamara J. Kivell  
 Surveyor: David L. Wilberding, P.L.S. #10315  
 Surveyor  
 Company: Beck Engineering, Inc.  
 110 East Indian Street, Cherokee, Iowa 51012  
 Return To: info@beck-engineering.net - (712)-225-9025

**BK: 2022 PG: 1172**  
**Recorded: 4/25/2022 at 9:40:00.0 AM**  
**Pages 2**  
**County Recording Fee: \$12.00**  
**Iowa E-Filing Fee: \$3.22**  
**Combined Fee: \$15.22**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

## LEGAL DESCRIPTIONS

PAGE: 1 OF 2

### Legal Description of Parcel 'K':

Being a part of the East Half of the Southeast Quarter of Section 12, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

COMMENCING at the East Quarter Corner of said Section 12; thence South 00°01'37" East 107.38 feet on the East line of said East Half of the Southeast Quarter to a point on the South Right-of-Way line of County Road G-68 (the following five courses are common to said South Right-of-Way Line); thence Westerly 40.16 feet on a 11,849.71 foot radius curve concave Southerly with a long chord of South 84°53'35" West 40.16 feet to the POINT OF BEGINNING; thence Westerly 69.84 feet on a 11,849.71 foot radius curve concave Southerly with a long chord of South 84°37'38" West 69.84 feet; thence South 84°27'30" West 917.40 feet; thence North 89°58'42" West 154.73 feet; thence South 84°27'30" West 138.08 feet to a point on the West Line of the Northeast Quarter of the Southeast Quarter of said Section 12; thence South 00°22'14" East 1,285.33 feet on said West Line to the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 12; thence South 00°11'38" West 188.00 feet on the West line of said Southeast Quarter of the Southeast Quarter; thence North 74°33'08" East 648.80 feet; thence North 31°14'13" East 480.80 feet; thence North 89°50'24" East 300.90 feet; thence North 48°28'20" East 54.00 feet; thence North 03°21'03" East 228.00 feet; thence North 29°33'11" West 87.60 feet; thence North 03°34'46" East 76.90 feet; thence North 33°50'51" East 97.60 feet; thence North 03°38'12" East 345.40 feet; thence North 00°01'37" West 154.32 feet; to the POINT OF BEGINNING, said described Parcel 'K' contains 35.00 Acres. Said Parcel 'K' is subject to any and all Easements be they of Record or not.

For this Survey the East line of the SE1/4 of said Section 12 is assumed to bear South 00°01'37" East (Iowa Regional Coordinate System Zone 8 Ames-Des Moines).

### Legal Description of Parcel 'L':

The North Half of the Northeast Quarter of Section 13, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa.

AND

The East Half of the Southeast Quarter of Section 12, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel of Land previously described in a Condemnation Proceedings, filed in Deed Record Book 88, Page 596-626, dated Aug. 9th, 1957, located at the Madison County Recorder's Office, AND FURTHER EXCEPTING Parcel 'K' of the East Half of the Southeast Quarter of Section 12, Township 74 North, Range 26 West of the 5th P.M, Madison County, Iowa.

Contains 121.36 Acres, and is subject to any and all Easements be they of Record or not.

For this Survey the East line of the SE1/4 of said Section 12 is assumed to bear South 00°01'37" East (Iowa Regional Coordinate System Zone 8 Ames-Des Moines).

### LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S00°01'37"E	107.38'	L9	N89°50'24"E	300.90'
L2	S84°27'30"W	917.40'	L10	N48°28'20"E	54.00'
L3	N89°58'42"W	154.73'	L11	N03°21'03"E	228.00'
L4	S84°27'30"W	138.08'	L12	N29°33'11"W	87.60'
L5	S00°22'14"E	1,285.33'	L13	N03°34'46"E	76.90'
L6	S00°11'38"W	188.00'	L14	N33°50'51"E	97.60'
L7	N74°33'08"E	648.80'	L15	N03°38'12"E	345.40'
L8	N31°14'13"E	480.80'	L16	N00°01'37"W	154.32'

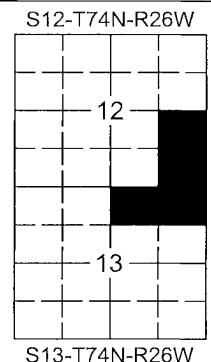
### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	11,849.71'	40.16'	40.16'	S84°53'35"W
C2	11,849.71'	69.84'	69.84'	S84°37'38"W

### SURVEY NOTE:

SEE SURVEY FILED IN SURVEY BOOK 2, PAGE 585, LOCATED AT THE MADISON COUNTY RECORDER'S OFFICE.

### LOCATION MAP



I hereby certify that this land surveying document was prepared and the related survey 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.

**4-20-22** *David L. Wilberding*  
 Date: David L. Wilberding, P.L.S. #10315  
 License renewal date: 12/31/2023  
 Pages certified by this seal: 2

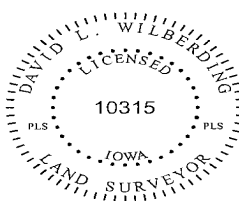
BEI PROJECT #: S22088

SURVEY DATE: APRIL - 2022

BECK ENGINEERING, INC.

BEI

Civil Engineering - Land Surveying  
 Landscape Architecture



# PLAT OF SURVEY

SURVEY PLAT SHOWING 2 PARCELS OF LAND IN THE E1/2 SE1/4 OF SECTION 12, AND THE N1/2 NE1/4 OF SECTION 13, BOTH IN T74N, R26W OF THE 5TH P.M., MADISON COUNTY, IOWA.

☒ OF PRIMARY ROAD # 400 AS SHOWN ON OFFICIAL PLANS FOR PROJECT FN-345 (SET MAG NAIL AT P.I. STA. 188+36.71 AND P.I. STA. 216+99.54)

NW COR. NE1/4 SE 1/4 SEC. 12-74-26  
 FD. PK NAIL, N67°24'21"W 0.69' OF RECORD CORNER (CORNER IS 2.82' SOUTH OF STA. 199+93.48)

**PARCEL 'K'**  
 PART OF THE E1/2 SE1/4 SEC. 12-74-26  
 32.89 ACRES (NE1/4 SE1/4)  
 2.11 ACRES (SE1/4 SE1/4)  
 35.00 ACRES TOTAL

NW COR. SE1/4 SE 1/4 SEC. 12-74-26  
 FD. YELLOW CAPPED 1/2" REBAR #11808

**PARCEL 'L'**  
 PART OF THE E1/2 SE1/4 OF SEC. 12-74-26 AND THE N1/2 NE1/4 OF SEC. 13-74-26  
 4.77 ACRES (NE1/4 SE1/4 - 12-74-26)  
 37.79 ACRES (SE1/4 SE1/4 - 12-74-26)  
 39.60 ACRES (NE1/4 NE1/4 - 13-74-26)  
 39.20 ACRES (NW1/4 NE1/4 - 13-74-26)  
 121.36 ACRES TOTAL

NW1/4 NE1/4 SECTION 13-74-26  
 39.20 ACRES

NE1/4 NE1/4 SECTION 13-74-26  
 39.60 ACRES

N1/4 COR. SEC. 13-74-26  
 FD. 2"x6" POINTED STONE

N00°03'50"E 1,310.57'

S83°21'09"W

SW COR. NW1/4 NE1/4 SEC. 13-74-26  
 FD. 15"x12"x8" STONE

SW COR. SE1/4 SE 1/4 SEC. 12-74-26  
 FD. YELLOW CAPPED 1/2" REBAR #11808

N83°12'45"E 1,321.44'

SE COR. NE1/4 NE1/4 SEC. 13-74-26  
 FD. 15"x10"x6" STONE

NE COR. SEC. 13-74-26  
 FD. HEDGE TREE

SEE DOCUMENT # 2013-899 FOR GRANT OF EASEMENT AND ASSIGNMENT OF LEASE

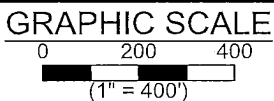
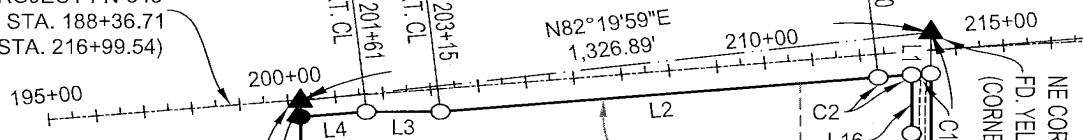
NE COR. NE1/4 SE 1/4 SEC. 12-74-26  
 FD. YELLOW CAPPED 1/2" REBAR #5041  
 (CORNER IS 46.98' NORTH OF STA. 213+18.78)

NE1/4 SE1/4 SECTION 12-74-26  
 40.07 ACRES

SE1/4 SE1/4 SECTION 12-74-26  
 39.90 ACRES

2,668.38'

N00°04'52.10S 1,330.71'



LEGEND	
●	FOUND YELLOW CAPPED 1/2" REBAR #11808
○	SET BLUE CAPPED 1/2" x 24" REBAR #10315