

BK: 2023 PG: 65  
 Recorded: 1/13/2023 at 11:37:09.0 AM  
 Pages 2  
 County Recording Fee: \$12.00  
 Iowa E-Filing Fee: \$3.00  
 Combined Fee: \$15.00  
 Revenue Tax:  
 BRANDY L. MACUMBER, RECORDER  
 Madison County, Iowa

**PLAT OF SURVEY**

**INDEX LEGEND**

LOCATION: S ½ OF NW ¼ & SW ¼ & SW ¼ OF SE ¼ OF SECTION 2  
 NW ¼ OF SECTION 11, T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: TEAMWORK RANCH LLC  
 1459 GRAND AVE., DES MOINES IA 50309

SURVEY FOR: KYLE WALKER - PEOPLES COMPANY

PREPARED BY CHAD A. DANIELS  
 DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210  
 RETURN TO: 515-577-2583

**SURVEY LEGEND**

- ( ) - Recorded Distance/Bearing
- — — — Road Right of Way
- · — · — Section line
- \* — \* — Fence line
- Monuments**
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set Mag Nail w/ brass washer, #17532
- - Found 1/2" red cr #17532
- - Found R.O.W. Rail

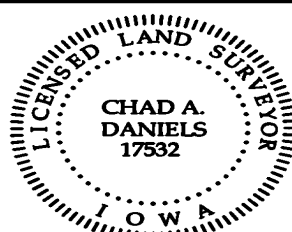
BASIS OF BEARINGS IS IA RCS ZONE 8

**DESCRIPTION - PARCEL F:**

That part of the South Half of the Northwest Quarter and the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 2, and the Northwest Quarter of Section 11, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:  
 Beginning at the Northeast corner of the Southeast Quarter of said Northwest Quarter of Section 2; thence South 00 degrees 52 minutes 38 seconds East, 1340.13 feet to the Center of said Section 2; thence South 00 degrees 24 minutes 06 seconds East, 1312.19 feet to the Northwest corner of said Southwest Quarter of the Southeast Quarter of Section 2; thence North 87 degrees 07 minutes 02 seconds East, 1337.19 feet to the Northeast corner of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 54 minutes 13 seconds East, 998.06 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 06 minutes 59 seconds West, 1670.34 feet; thence South 00 degrees 22 minutes 05 seconds West, 426.55 feet to a point on the South line of said Section 2; thence South 01 degrees 23 minutes 34 seconds East, 1025.59 feet; thence South 10 degrees 08 minutes 30 seconds West, 215.18 feet; thence South 03 degrees 15 minutes 16 seconds East, 1288.74 feet to the North right of way line of Peru Road; thence South 87 degrees 41 minutes 50 seconds West, 8.50 feet to a corner said right of way line; thence North 77 degrees 10 minutes 46 seconds West, 153.31 feet to a corner of said right of way line; thence South 76 degrees 23 minutes 17 seconds West, 152.97 feet to a corner of said right of way line; thence South 87 degrees 41 minutes 50 seconds West, 771.82 feet along said right of way line; thence North 01 degrees 35 minutes 43 seconds East, 532.71 feet; thence North 01 degrees 11 minutes 18 seconds East, 396.86 feet to the West line of the East Half of said Northwest Quarter of Section 11; thence North 00 degrees 19 minutes 17 seconds West, 1569.41 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter of Section 2; thence North 00 degrees 12 minutes 33 seconds West, 1129.84 feet along the West line of said Southeast Quarter of the Southwest Quarter to the Northeast corner of Parcel E, recorded in Book 2020 Page 179; thence South 87 degrees 17 minutes 15 seconds West, 14.50 feet along the North line of said Parcel E; thence North 01 degrees 00 minutes 02 seconds West, 539.38 feet; thence North 72 degrees 02 minutes 40 seconds West, 278.90 feet; thence North 00 degrees 19 minutes 07 seconds West, 652.78 feet; thence North 11 degrees 33 minutes 33 seconds West, 485.73 feet; thence North 59 degrees 06 minutes 02 seconds West, 502.27 feet; thence North 85 degrees 17 minutes 19 seconds West, 390.81 feet to the East right of way line of Truro Road; thence North 00 degrees 02 minutes 27 seconds West, 491.20 feet to a corner of said East right of way line; thence North 51 degrees 27 minutes 34 seconds East, 122.22 feet to a corner of said East right of way line; thence North 00 degrees 02 minutes 27 seconds West, 76.67 feet to a corner of said East right of way line; thence South 51 degrees 27 minutes 34 seconds West, 122.22 feet to a corner of said East right of way line; thence North 00 degrees 02 minutes 27 seconds West, 130.12 feet along said East right of way line to the North line of said South Half of the Northwest Quarter of Section 2; thence North 86 degrees 06 minutes 20 seconds East, 2516.40 feet to the Point of Beginning, having an area of 237.83 Acres, EXCEPT, cemetery site of One-half ( ½ ) acre off the East side of the South Eleven (11) acres of the Southwest Quarter of said Northwest Quarter of Section 2.

**AREA BY TRACT:**

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW NW 2	26.17	0.00	26.17
SE NW 2	40.42	0.00	40.42
NW SW 2	6.25	0.00	6.25
NE SW 2	40.00	0.00	40.00
SW SW 2	0.07	0.00	0.07
SE SW 2	37.02	0.00	37.02
SW SE 2	29.35	0.00	29.35
NE NW 11	29.87	0.00	29.87
SW NW 11	0.28	0.00	0.28
SE NW 11	28.40	0.00	28.40
<b>TOTAL</b>	<b>237.83</b>	<b>0.00</b>	<b>237.83</b>



I hereby certify that this surveying document was prepared by me 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.

Signed *Chad A. Daniels* 13 JAN 23  
 Chad A. Daniels Date

Iowa License No. 17532  
 My license renewal date is 12-31-2024  
 Page No.'s covered by this seal: 1 and 2

