

BK: 2024 PG: 1966
 Recorded: 8/14/2024 at 1:05:47.0 PM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax: \$0.00
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the S 1/2 of the SE 1/4 of Section 28
 T 76N, R 26W, Madison County, Iowa

OWNER: Pontier Farms LLC
 1643 West Highway 34, Osceola IA 50213

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 2013 Page 3429

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

SURVEY LEGEND

() - Recorded Distance/Bearing
 --- --- Road Easement
 - . - . - Section line

Monuments

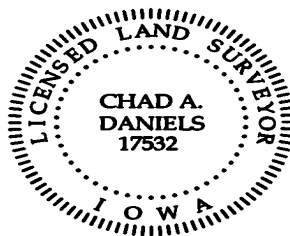
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set Mag Nail w/ brass washer, #17532
- - Found PK Nail
- - Found 5/8" rebar
- ◆ - Found 1/2" red #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL C:

That part of the South Half of the Southeast Quarter of Section 28, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows; Beginning at the Northwest corner of said South Half of the Southeast Quarter; thence North 85 degrees 05 minutes 05 seconds East, 2589.62 feet to the Northeast corner of said South Half of the Southeast Quarter; thence South 00 degrees 09 minutes 05 seconds West, 783.83 feet along the East line of said South Half of the Southeast Quarter to the Centerline of Iowa Highway 92; thence with a non-tangent curve turning to the left with an arc length of 317.49 feet, with a radius of 24145.39 feet, with a chord bearing of North 88 degrees 21 minutes 46 seconds West, with a chord length of 317.49 feet along said Centerline; thence North 88 degrees 44 minutes 22 seconds West, 2259.03 feet along said Centerline to the West line of said South Half of the Southeast Quarter; thence North 00 degrees 14 minutes 54 seconds West, 503.19 feet to the Point of Beginning, having an area of 38.03 Acres including 5.28 Acres of Road Easement.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SE SE	18.16	2.92	21.08
SW SE	14.59	2.36	16.95
TOTAL	32.75	5.28	38.03



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 14 AUG 24
 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

