

| INDEX LEGEND | |
|---------------|--|
| LOCATION: | PARCEL "J" (SE1/4) SEC. 28, T-74-N, R-27-W MADISON COUNTY, IOWA. |
| PROPRIETOR: | CARL EARNEST MILLER & MARY MILLER |
| REQUESTED BY: | CARL MILLER |
| PREPARED BY: | JOSHUA E. SCHNEIDER |
| COMPANY: | GARDEN & ASSOCIATES, LTD. |
| RETURN TO: | 806 WYOMING AVENUE, CRESTON, IOWA 50801 |

BK: 2024 PG: 2452
 Recorded: 10/8/2024 at 8:18:03.0 AM
 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



GARDEN & ASSOC.

806 Wyoming Ave., Creston, Iowa 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (NAD83 ZONE 08 DES MOINES-AMES)

PLAT OF SURVEY

PARCEL "J"
 SEC. 28, T-74-N, R-27-W,
 MADISON COUNTY, IOWA.

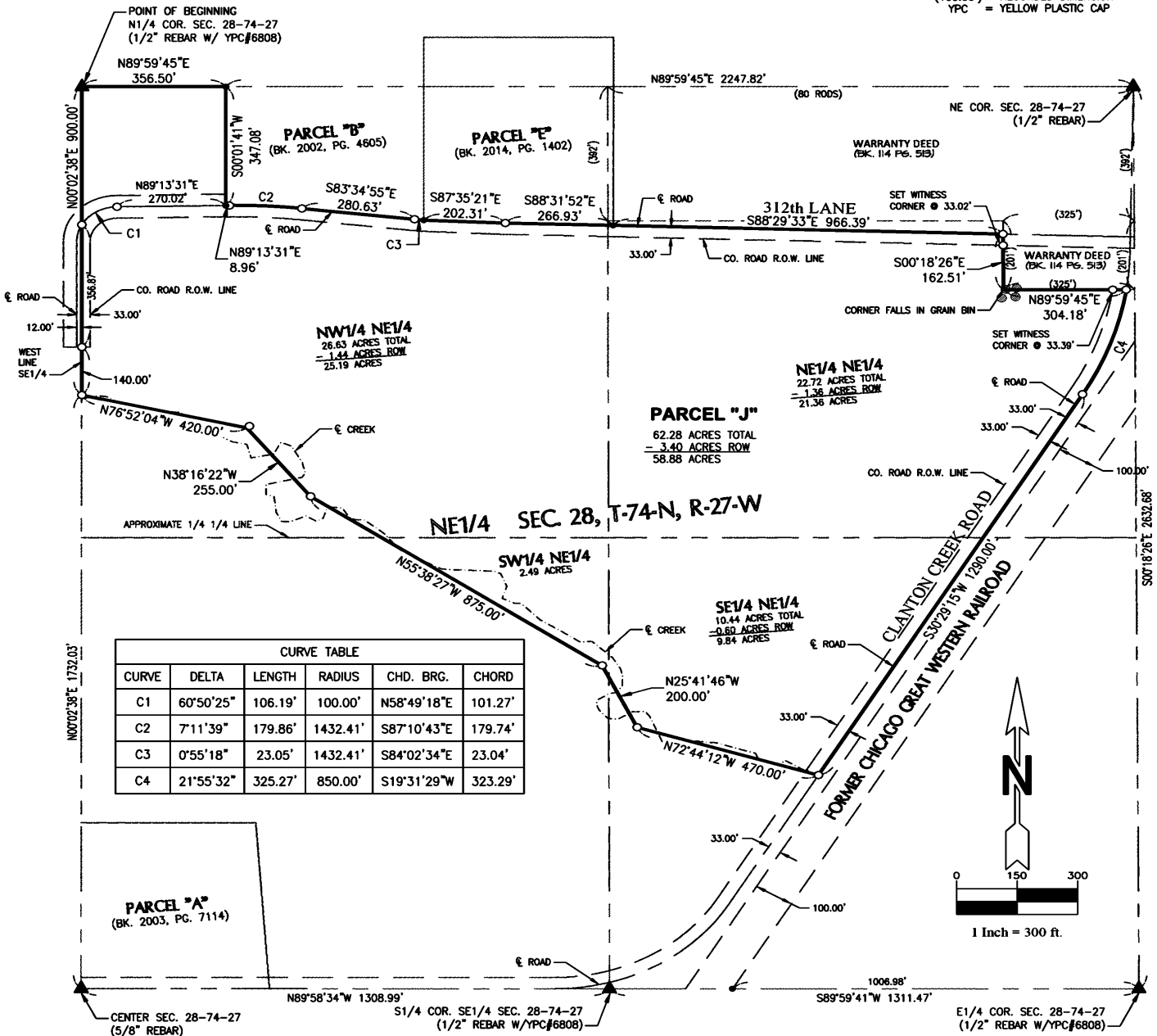
FIELD WORK COMPLETED; OCTOBER 3, 2024

DESCRIPTION PARCEL "J"
 SEC. 28, T-74-N, R-27-W
 & SURVEYOR'S NOTES:

SEE SHEET 2 OF 2

LEGEND

- ▲ = SECTION CORNER FOUND (AS NOTED)
- = PROPERTY CORNER FOUND (1/2" REBAR W/ YPC#6808)
- = PROPERTY CORNER SET (5/8" X 24" REBAR W/ YPC#24655)
- 100.00' = MEASURED DIMENSION
- (100.00') = RECORDED DIMENSION
- YPC = YELLOW PLASTIC CAP



| CURVE TABLE | | | | | |
|-------------|-----------|---------|----------|-------------|---------|
| CURVE | DELTA | LENGTH | RADIUS | CHD. BRG. | CHORD |
| C1 | 60°50'25" | 106.19' | 100.00' | N58°49'18"E | 101.27' |
| C2 | 7°11'39" | 179.86' | 1432.41' | S87°10'43"E | 179.74' |
| C3 | 0°55'18" | 23.05' | 1432.41' | S84°02'34"E | 23.04' |
| C4 | 21°55'32" | 325.27' | 850.00' | S19°31'29"W | 323.29' |

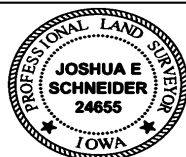
SURVEY FOR: CARL MILLER, 2463 321st LANE, PERU, IA 50222

SHEET 1 OF 2

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.

Joshua E. Schneider
 Joshua E. Schneider, P.L.S.
 License number: 24655
 My license renewal date is December 31, 2025
 Pages or sheets covered by this seat: SHEET 1 OF 2 & 2 OF 2

10-4-2024
 Date



CARL MILLER
PARCEL "J"
 SEC. 28, T-74-N, R-27-W,
 MADISON COUNTY, IOWA.

FLD.BK. 1038

PROJ.NO. 6024795



PLAT OF SURVEY

DESCRIPTION PARCEL "J" SEC. 28, T-74-N, R-27-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE NE1/4 OF SECTION 28, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2" REBAR AT THE N1/4 CORNER OF SAID SECTION 28, THENCE N89°59'45"E ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 28 A DISTANCE OF 356.50' TO FOUND 1/2" REBAR AT THE NW CORNER OF PARCEL "B" IN THE NE1/4 OF SAID SECTION 28, THENCE S00°01'41"W ALONG THE WEST LINE OF PARCEL "B" IN THE NE1/4 OF SAID SECTION 28 A DISTANCE OF 347.08' TO A FOUND 1/2" REBAR AT THE SW CORNER OF PARCEL "B" IN THE NE1/4 OF SAID SECTION 28, ALSO BEING ON THE CENTERLINE OF 312TH LANE AS IT PRESENTLY EXISTS, THENCE THE FOLLOWING 7 COURSES ALONG CENTERLINE OF 312TH LANE AS IT PRESENTLY EXISTS, N89°13'31"E A DISTANCE OF 8.96' TO A SET 5/8" REBAR AT THE BEGINNING OF A 1432.41' RADIUS CURVE TO THE RIGHT, THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 179.86' TO A SET 5/8" REBAR, SAID CURVE HAVING A CHORD WHICH BEARS S87°10'43"E AND A LENGTH OF 179.74', THENCE S83°34'55"E A DISTANCE OF 280.63' TO A SET 5/8" REBAR AT THE BEGINNING OF A 1432.41' RADIUS CURVE TO THE LEFT, THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 23.05' TO A FOUND 1/2" REBAR, SAID CURVE HAVING A CHORD WHICH BEARS S84°02'34"E AND A LENGTH OF 23.04', THENCE S87°35'21"E AND A DISTANCE OF 202.31' TO A SET 5/8" REBAR, THENCE S88°31'52"E AND A DISTANCE OF 266.93' TO A FOUND 1/2" REBAR AT THE SE CORNER OF PARCEL "E" IN THE NE1/4 OF SAID SECTION 28, THENCE S88°29'33"E A DISTANCE OF 966.39' TO A SET 5/8" REBAR ON THE WEST LINE OF THE SOUTHERN PORTION OF A TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 114 AT PAGE 513 IN THE RECORDS OF THE MADISON COUNTY RECORDER, THENCE S00°18'26"E ALONG THE WEST LINE OF THE SOUTHERN PORTION OF SAID TRACT OF LAND A DISTANCE OF 162.51' TO THE SW CORNER OF THE SOUTHERN PORTION OF SAID TRACT OF LAND, THENCE N89°59'45"E ALONG THE SOUTH LINE OF THE SOUTHERN PORTION OF SAID TRACT OF LAND A DISTANCE OF 304.18' TO A SET 5/8" REBAR ON THE CENTERLINE OF CLANTON CREEK ROAD AS IT PRESENTLY EXISTS, BEING A 850.00' RADIUS CURVE CONCAVED NORTHWESTERLY, THENCE THE FOLLOWING 2 COURSES ALONG THE CENTERLINE OF CLANTON CREEK ROAD AS IT PRESENTLY EXISTS, SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 323.29' TO A SET 5/8" REBAR, SAID CURVE HAVING A CHORD WHICH BEARS S19°31'29"W AND A LENGTH OF 323.29', THENCE S30°29'15"W A DISTANCE OF 1290.00' TO A SET 5/8" REBAR, THENCE N72°44'12"W A DISTANCE OF 470.00' TO A SET 5/8" REBAR, THENCE N25°41'46"W A DISTANCE OF 200.00' TO A SET 5/8" REBAR, THENCE N55°38'27"W A DISTANCE OF 875.00' TO A SET 5/8" REBAR, THENCE N38°16'22"W A DISTANCE OF 255.00' TO A SET 5/8" REBAR, THENCE N76°52'04"W A DISTANCE OF 420.00' TO A SET 5/8" REBAR ON THE WEST LINE OF THE NE1/4 OF SAID SECTION 28, THENCE N00°02'38"E ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 28 A DISTANCE OF 900.00' TO THE POINT OF BEGINNING, CONTAINING 62.28 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

SURVEYOR'S NOTES:

SEE REFERENCED RECORDED SURVEYS FOR BEARING AND DISTANCES OF RECORD.

CENTERLINE OF CURVE DATA:

WEST END OF 312TH LANE

DELTA = 89°10'53"
DEGREE = 57°17'45"
LENGTH = 155.65'
TANGENT = 98.58'
RADIUS = 100.00'

NORTH END OF CLANTON CREEK ROAD

DELTA = 29°30'00"
DEGREE = 6°44'26"
LENGTH = 437.64'
TANGENT = 223.79'
RADIUS = 850.00'

**CARL MILLER
PARCEL "J"
SEC. 28, T-74-N, R-27-W,
MADISON COUNTY, IOWA.**