

INDEX LEGEND	
LOCATION:	PARCEL "N" (SW1/4 SW1/4 & NW1/4 SW1/4) SEC. 23, T-74-N, R-28-W MADISON COUNTY, IOWA.
PROPRIETOR:	MRD2, LLC, ERVIN YUTZY & KATHERINE YUTZY
REQUESTED BY:	ERVIN YUTZY
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

BK: 2026 PG: 1111
 Recorded: 4/22/2026 at 10:03:57.0 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



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

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

FIELD WORK COMPLETED; APRIL 17, 2026

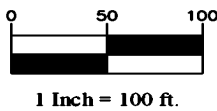
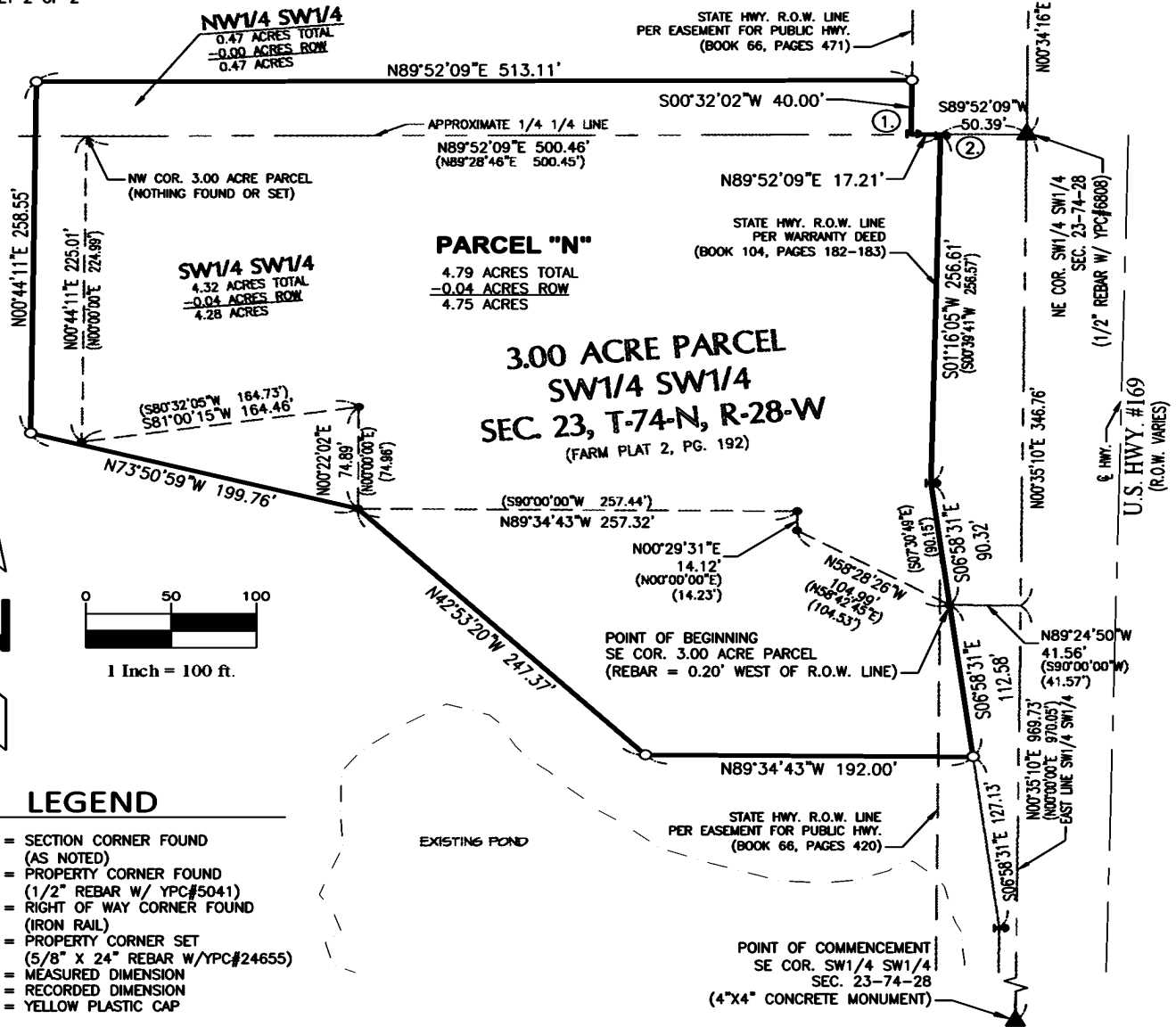
PLAT OF SURVEY

PARCEL "N"
SEC. 23, T-74-N, R-28-W,
MADISON COUNTY, IOWA.

NE COR. NW1/4 SW1/4
 SEC. 23-74-28
 (1/2" REBAR W/ YPC#6808)

DESCRIPTION PARCEL "N" SEC. 23, T-74-N, R-28-W & SURVEYOR'S NOTES:

SEE SHEET 2 OF 2



LEGEND

- ▲ = SECTION CORNER FOUND (AS NOTED)
- = PROPERTY CORNER FOUND (1/2" REBAR W/ YPC#5041)
- ⊕ = RIGHT OF WAY CORNER FOUND (IRON RAIL)
- = PROPERTY CORNER SET (5/8" X 24" REBAR W/ YPC#24655)
- 100.00' = MEASURED DIMENSION
- (100.00') = RECORDED DIMENSION
- YPC = YELLOW PLASTIC CAP

SURVEY FOR: ERVIN YUTZY, 3148 U.S. HWY. #169, LORIMOR, IA 50149

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, 2027
 Pages or sheets covered by this seal: SHEET 1 OF 2 & 2 of 2



ERVIN YUTZY
PARCEL "N"
SEC. 23, T-74-N, R-28-W,
MADISON COUNTY, IOWA.

FLD.BK. 1038

PROJ.NO. 6026681



PLAT OF SURVEY

DESCRIPTION PARCEL "N" SEC. 23, T-74-N, R-28-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF THE SW1/4 OF THE SW1/4 AND THE NW1/4 OF SW1/4 OF SECTION 23, TOWNSHIP 74 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, INCLUDING ALL OF A 3.00 ACRE PARCEL OF LAND LYING IN THE SW1/4 OF THE SW1/4 OF SAID SECTION 23 AS SHOWN AND DESCRIBED BY A PLAT OF SURVEY RECORDED IN FARM PLAT 2 AT PAGE 192 IN THE RECORDS OF THE MADISON COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SE CORNER OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 23, THENCE N00°35'10"E ALONG THE EAST LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 23 A DISTANCE OF 969.73', THENCE N89°24'50"W A DISTANCE OF 41.56' TO THE SE CORNER OF SAID 3.00 ACRE PARCEL OF LAND, ALSO BEING THE POINT OF BEGINNING, THENCE S06°58'31"E ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 169 AS IT PRESENTLY EXISTS A DISTANCE OF 112.58' TO A SET 5/8" REBAR, THENCE N89°34'43"W A DISTANCE OF 192.00' TO A 5/8" REBAR, THENCE N42°53'20"W A DISTANCE OF 247.37' TO A FOUND 1/2" REBAR AT A SOUTHWESTERLY CORNER OF SAID 3.00 ACRE PARCEL OF LAND, THENCE N73°50'59"W A DISTANCE OF 199.76' TO A SET 5/8" REBAR, THENCE N00°44'11"E A DISTANCE OF 258.55' TO A SET 5/8" REBAR, THENCE N89°52'09"E A DISTANCE OF 513.11' TO A SET 5/8" REBAR ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 169 AS IT PRESENTLY EXISTS, THENCE S00°32'02"W ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 169 AS IT PRESENTLY EXISTS A DISTANCE OF 40.00' TO A POINT ON THE NORTH LINE OF SAID 3.00 ACRE PARCEL OF LAND, THENCE N89°52'09"E ALONG THE NORTH LINE OF SAID 3.00 ACRE PARCEL OF LAND A DISTANCE OF 17.21' TO THE NE CORNER OF SAID 3.00 ACRE PARCEL OF LAND, THENCE THE FOLLOWING 2 COURSES ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 169 AS IT PRESENTLY EXISTS, S01°16'05"W A DISTANCE OF 256.61' TO A FOUND IRON RAIL, THENCE S06°58'31"E A DISTANCE OF 90.32' TO THE POINT OF BEGINNING, CONTAINING 4.79 ACRES, SUBJECT TO AN EASEMENT FOR HIGHWAY PURPOSES RECORDED IN BOOK 66 AT PAGE 420 AND ANY OTHER EASEMENTS OF RECORD.

SURVEYOR'S NOTES:

THE CURRENT OWNER OF THE AFOREMENTIONED 3.00 ACRE PARCEL OF LAND IS PURCHASING THE ADDITION 1.79 ACRES OF LAND TO COMBINE INTO ONE PARCEL OF LAND.

- ① FOUND IRON RAIL, 0.5' NORTH & 0.4' EAST OF CORNER
- ② FOUND IRON RAIL, 0.8' SOUTH OF CORNER.

ERVIN YUTZY PARCEL "N" SEC. 23, T-74-N, R-28-W, MADISON COUNTY, IOWA.	
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