AMENDED PLAT OF SURVEY

INDEX LEGEND

LOCATION: PT. SEC 18–75–27, SE1/4 NW1/4
PT. SEC 18–75–27, SW1/4 NE1/4
PT. SEC 18–75–27, NW1/4 SE1/4
LOTS 6 & 7, CLARK TOWER SUBDIVISION PHASE 1
LOTS 3 – 5, CLARK TOWER SUBDIVISION PHASE 2

REQUESTOR & PROPRIETOR: HINDMAN, CARRIE J. REVOCABLE TRUST
10505 160TH ST
DAVENPORT, IA 52804

SURVEYOR: MICHAEL A. BROONER

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515–369–4400

BK: 2026 PG: 2457
Recorded: 8/18/2026 at 8:15:55.0 AM
Pages 2
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AREA ABOVE RESERVED FOR RECORDING STAMP

PARCEL 'L' DESCRIPTION

ALL OF LOTS 6 AND 7, CLARK TOWER SUBDIVISION PLAT 2 PHASE 1, AN OFFICIAL PLAT, AND LOTS 3 THROUGH 5, CLARK TOWER SUBDIVISION PLAT 2 PHASE 2, AN OFFICIAL PLAT, AND PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°06'12" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1311.63 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°05'23" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 358.35 FEET; THENCE NORTH 87°30'59" WEST, 624.37 FEET; THENCE SOUTH 00°10'49" EAST, 983.77 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°49'11" WEST ALONG SAID SOUTH LINE, 697.82 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°10'19" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 370.16 FEET TO THE SOUTHERLY LINE OF SAID CLARK TOWER SUBDIVISION PLAT 2 PHASE 1; THENCE SOUTH 37°26'53" WEST ALONG SAID SOUTHERLY LINE, 36.33 FEET; THENCE SOUTH 41°45'27" WEST ALONG SAID SOUTHERLY LINE, 161.14 FEET; THENCE SOUTH 61°54'06" WEST ALONG SAID SOUTHERLY LINE, 93.85 FEET; THENCE NORTH 79°58'21" WEST ALONG SAID SOUTHERLY LINE, 81.25 FEET; THENCE NORTH 36°44'46" WEST ALONG SAID SOUTHERLY LINE, 105.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 14°43'08" EAST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 581.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 05°29'09" EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 325.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 05°28'03" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 219.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 85°53'14" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 129.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 04°06'46" EAST ALONG THE WESTERLY LINE OF SAID LOT 3, 33.00 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 38.67 FEET AND WHOSE CHORD BEARS NORTH 63°43'41" WEST, 37.71 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 66.00 FEET, WHOSE ARC LENGTH IS 55.23 FEET AND WHOSE CHORD BEARS NORTH 65°32'41" WEST, 53.63 FEET; THENCE NORTH 00°29'42" EAST ALONG SAID WESTERLY LINE, 478.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°07'28" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 321.04 FEET TO THE SOUTHEAST CORNER OF LOT 4, CLARK TOWER SUBDIVISION, AN OFFICIAL PLAT; THENCE NORTH 09°52'53" EAST ALONG THE EASTERLY LINE OF SAID CLARK TOWER SUBDIVISION, 181.89 FEET; THENCE NORTH 09°44'15" WEST ALONG SAID EASTERLY LINE, 161.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 09°42'51" WEST ALONG SAID EASTERLY LINE, 340.35 FEET TO THE NORTHEAST CORNER OF LOT 5 SAID CLARK TOWER SUBDIVISION; THENCE NORTH 89°34'29" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 100.31 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°33'50" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1313.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 76.96 ACRES (3,352,489 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

FIELDWORK: SEPTEMBER 2025

AREA SUMMARY

SE1/4 NW1/4:	0.78 AC (33,771 SF)
SW1/4 NE1/4:	33.23 AC (1,447,678 SF)
NW1/4 SE1/4:	19.46 AC (847,597 SF)
LOTS 6 & 7:	15.09 AC (657,452 SF)
LOTS 3 – 5:	8.40 AC (365,991 SF)
TOTAL AREA:	76.96 AC (3,352,489 SF)

NOTE

1. THIS SURVEY SUPERCEDES THE PREVIOUSLY RECORDED PLAT OF SURVEY IN BOOK 2025 PAGE 3011.

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL A. BROONER
15980
IOWA

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.

MICHAEL A. BROONER, P.L.S. — 08/17/26 DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 & 2

REVISIONS	DATE
REVISED	09/03/26
AMENDED PLAT OF SURVEY	07/08/26
PARCEL LETTERS	10/31/25
PREPARED	09/24/25

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
WINTERSET, IOWA

PARCEL 'L' - SEC 18-75-27
AMENDED PLAT OF SURVEY

1/2

2509.681

AMENDED PLAT OF SURVEY

N89°34'29"E 100.31'M
N89°07'08"E 100.37'R

PT. LOT 8
N1/2 NW1/4
SEC 18-75-27

FND 1/2" REBAR W/ YPC #6808
NW COR SW1/4 NE1/4 SEC 18-75-27

N89°33'50"E 1313.50'M
N89°06'50"E 1313.51'R

NW1/4 NE1/4
SEC 18-75-27

LOT 4
MILLSTREAM
COUNTRY
ESTATES

NE COR LOT 5
FND 1/2"
REBAR W/ YPC

PT. SE1/4 NW1/4
SEC 18-75-27

LOT 5
CLARK TOWER
SUBDIVISION

N09°42'51"W 340.35'M
N10°11'00"W 340.55'R

POINT OF BEGINNING
FND 1/2" REBAR
NE COR SW1/4 NE1/4
SEC 18-75-27

NE COR LOT 4
FND 1/2" REBAR
W/ YPC #6808

N00°10'36"E 682.76'M
N00°16'40"W 682.86'R

LOT 4
CLARK TOWER
SUBDIVISION

N09°44'15"W 161.59'M
N10°11'00"W 162.09'R

N09°52'53"E 181.89'M
N08°29'50"E 182.49'R
N89°07'28"E 321.04'M
N88°45'09"E 321.27'R
N00°29'42"E 478.95'M
N00°00'00"E 479.67'R
Δ=47°56'37"
L=55.23'
R=66.00'
CH=53.63'
CHB=N65°32'41"W
Δ=44°18'30"
L=38.67'
R=50.00'
CH=37.71'
CHB=N63°43'41"W
N04°06'46"E 33.00'M
N03°38'00"E 33.00'R
N85°53'14"W 129.23'M
N86°22'00"W 129.52'R
N05°28'03"E 219.02'M
N05°02'59"E 219.02'R
N05°29'09"E 325.00'M
N05°02'59"E 325.00'R
N14°43'08"E 581.06'M
N14°16'29"E 580.99'R

SEE DETAIL THIS SHEET

PARCEL 'L'
3352489 SF
76.96 AC

PT. SW1/4 NE1/4
SEC 18-75-27

S00°06'12"W 1311.63'

SE1/4 NE1/4
SEC 18-75-27

NW COR
LOT 3

N00°10'36"E 619.58'M
N00°16'40"W 619.72'R

LOT 2
CLARK TOWER
SUB PLAT 2
PHASE 1

LOT 3
CLARK TOWER
SUB PLAT 2
PHASE 2

LOT 4
CLARK TOWER SUB
PLAT 2
PHASE 2

FND 5/8" REBAR
W/ YPC #14672
CENTER SEC18-75-27

FND 5/8" REBAR
W/ YPC #14672
SE COR SW1/4 NE1/4
SEC 18-75-27

SW
COR
LOT 3

NW COR
LOT 5

N89°58'10"E 1315.12'M
N89°30'30"E 1315.24'R

SW COR LOT 5
FALLS IN POND

LOT 10
CLARK TOWER SUB
PLAT 2 PHASE 1

LOT 5
CLARK TOWER SUB
PLAT 2
PHASE 2

N00°10'19"E 1316.55'M
N00°16'40"W 1316.64'R

S00°05'23"W 358.35'

N87°30'59"W 624.37'

LOT 9
CLARK TOWER SUB
PLAT 2
PHASE 1

LOT 8
CLARK TOWER SUB
PLAT 2
PHASE 1

LOT 6
CLARK TOWER SUB
PLAT 2
PHASE 1

SW
COR
LOT 6

PT. NW1/4 SE1/4
SEC 18-75-27

PT. NE1/4 SE1/4
SEC 18-75-27

N37°26'53"E 233.09'M
N36°58'52"E 233.10'R

PT. NE1/4 SW1/4
SEC 18-75-27

N36°44'46"W 105.72'M
N37°21'28"W 105.72'R

LOT 7
CLARK TOWER SUB
PLAT 2
PHASE 1

S00°10'49"E 983.77'

PT. NW1/4 SE1/4
SEC 18-75-27

N00°05'23"E 1313.11'

N79°58'21"W 81.25'M
N80°15'00"W 81.25'R

S61°54'06"W 93.85'M
S61°23'51"W 93.86'R

N00°10'19"E 370.16'

FND 5/8" REBAR
W/ YPC #14672
SW COR NW1/4 SE1/4
SEC 18-75-27

FND 5/8" REBAR
SW COR NE1/4 SE1/4
SEC 18-75-27

S41°45'27"W 161.14'M
S41°19'28"W 161.13'R

S89°49'11"W 697.82'

N89°49'11"E 1317.02'M
N89°21'50"E 1317.05'R

PT. SE1/4 SW1/4
SEC 18-75-27

S37°26'53"W 36.33'

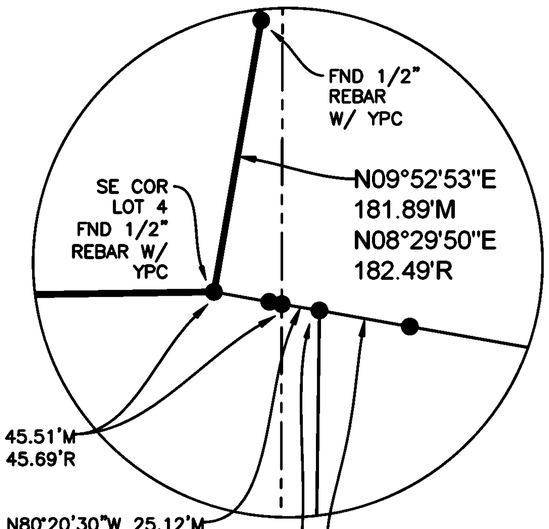
SW1/4 SE1/4
SEC 18-75-27

SE1/4 SE1/4
SEC 18-75-27

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)		○
5/8" REBAR, RED PLASTIC CAP#14672 (UNLESS OTHERWISE NOTED)	●	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

DETAIL



N

SCALE 1"=300'
0' 300'

REVISIONS	DATE
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AMENDED PLAT OF SURVEY
WINTERSET, IOWA

2/2

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