PLAT OF SURVEY

SEE PAGE 2 FOR LEGAL DESCRIPTIONS

BASIS OF BEARING

NAD83(2011), IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET.

DATE OF SURVEY

JUNE 26, 2026

SURVEYOR'S NOTES

1. SEE SURVEYOR'S RECORD, PAGE 304, BEING A SURVEY OF THE EAST 1/2 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26, COMPLETED BY THE COUNTY SURVEYOR ON OCTOBER 27, 1868.

INDEX LEGEND

LOCATION: SEC: 26-77-26 - QTR: NE

REQUESTOR: McLaughlin Farms, L.L.C.

PROPRIETOR: McLaughlin Farms, L.L.C.

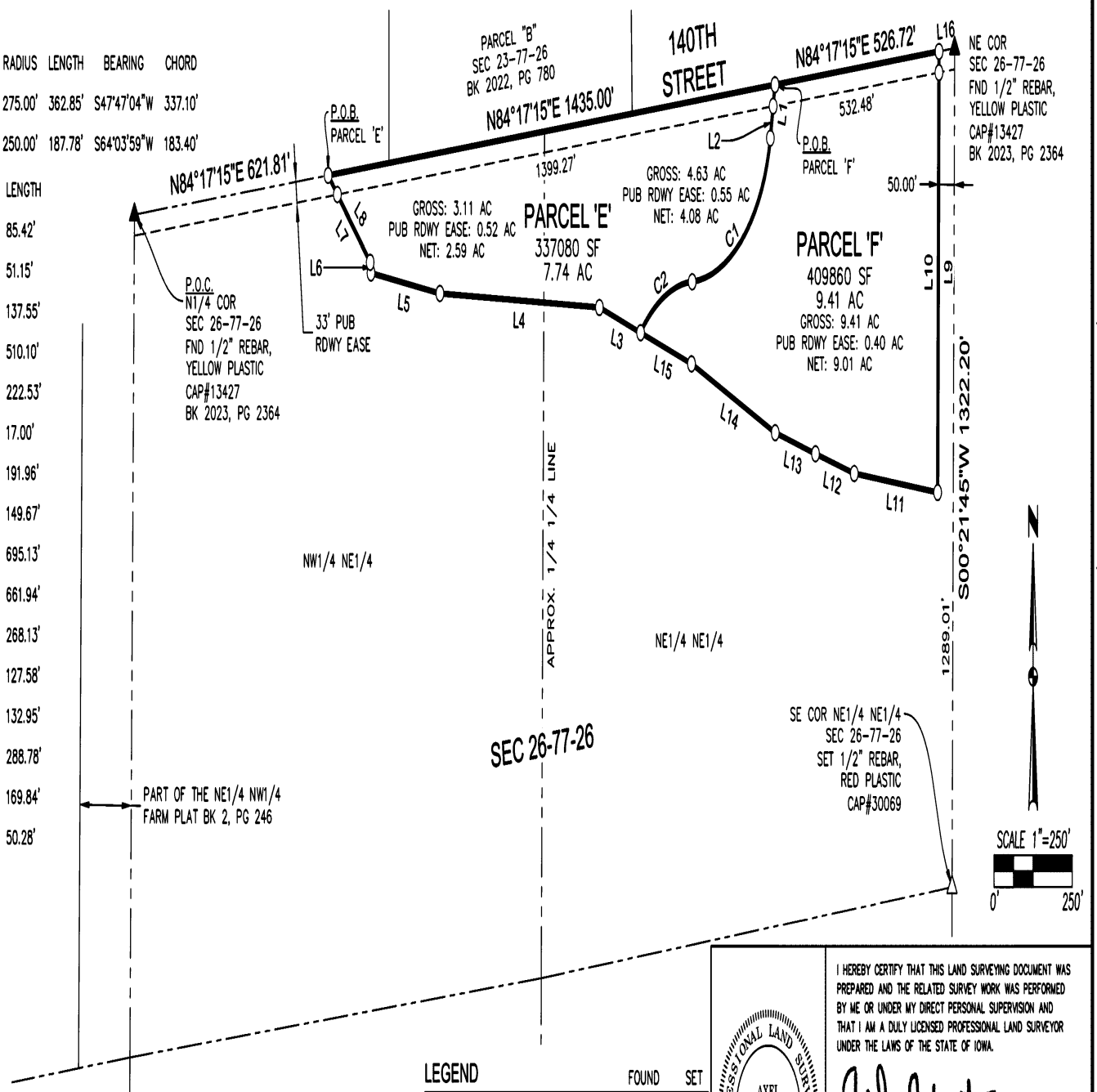
SURVEYOR: AXEL JOHNSTON
COMPANY: CIVIL DESIGN ADVANTAGE

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

BK: 2026 PG: 2486
Recorded: 8/20/2026 at 11:00:23.0 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

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	75°36'00"	275.00'	362.85'	S47°47'04"W	337.10'
C2	43°02'10"	250.00'	187.78'	S64°03'59"W	183.40'

LINE	BEARING	LENGTH
L1	S09°59'04"W	85.42'
L2	S09°59'04"W	51.15'
L3	N73°12'46"W	137.55'
L4	N87°30'47"W	510.10'
L5	N81°39'57"W	222.53'
L6	N08°46'56"W	17.00'
L7	N44°25'44"W	191.96'
L8	N44°25'44"W	149.67'
L9	S00°21'45"W	695.13'
L10	S00°21'45"W	661.94'
L11	N83°36'31"W	268.13'
L12	N75°51'35"W	127.58'
L13	N75°32'58"W	132.95'
L14	N67°54'33"W	288.78'
L15	N73°12'46"W	169.84'
L16	N84°17'15"E	50.28'



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#30069		○
RECORDED DISTANCE	R	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

PROFESSIONAL LAND SURVEYOR
AXEL JOHNSTON
30069
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.

Axel Johnston 08/19/2026
AXEL JOHNSTON, P.L.S. DATE

LICENSE NUMBER 30069
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
2

DATE
8/12/26
7/9/26

REVISIONS
CLIENT COMMENTS
COUNTY COMMENTS

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

MCLAUGHLIN FARMS, L.L.C.
PLAT OF SURVEY
MADISON COUNTY, IOWA

1/2

2605.401

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION FOR PARCEL 'E'

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 84°17'15" EAST ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 621.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 84°17'15" EAST ON SAID NORTH LINE, 1435.00 FEET TO THE NORTHWEST CORNER OF PARCEL 'F' (SIMULTANEOUS SURVEY), THE FOLLOWING THREE COURSES BEING COMMON WITH SAID PARCEL 'F': THENCE SOUTH 09°59'04" WEST, 85.42 FEET; THENCE SOUTHWESTERLY ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 362.85 FEET, AND A CHORD BEARING SOUTH 47°47'04" WEST, 337.10 FEET; THENCE SOUTHWESTERLY ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 187.78 FEET, AND A CHORD BEARING SOUTH 64°03'59" WEST, 183.40 FEET; THENCE NORTH 73°12'46" WEST, 137.55 FEET; THENCE NORTH 87°30'47" WEST, 510.10 FEET; THENCE NORTH 81°39'57" WEST, 222.53 FEET; THENCE NORTH 08°46'56" WEST, 17.00 FEET; THENCE NORTH 44°25'44" WEST, 191.96 FEET TO THE POINT OF BEGINNING, CONTAINING 7.74 ACRES (337,080 SQUARE FEET), OF WHICH 1.07 ACRES (46,765 SQUARE FEET) LIE WITHIN THE EXISTING PUBLIC ROADWAY EASEMENT. SAID PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, WHETHER OF RECORD OR NOT.

LEGAL DESCRIPTION FOR PARCEL 'F'

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 84°17'15" EAST ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 2056.81 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 'E' (SIMULTANEOUS SURVEY); THENCE CONTINUING NORTH 84°17'15" EAST ON SAID NORTH LINE, 526.72 FEET; THENCE SOUTH 00°21'45" WEST, 695.13 FEET; THENCE NORTH 83°36'31" WEST, 268.13 FEET; THENCE NORTH 75°51'35" WEST, 127.58 FEET; THENCE NORTH 75°32'58" WEST, 132.95 FEET; THENCE NORTH 67°54'33" WEST, 288.78 FEET; THENCE NORTH 73°12'46" WEST, 169.84 FEET TO THE SOUTHEAST CORNER OF PARCEL 'E' (SIMULTANEOUS SURVEY), THE FOLLOWING THREE COURSES BEING COMMON WITH SAID PARCEL 'E': THENCE NORTHEASTERLY ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 187.78 FEET, AND A CHORD BEARING NORTH 64°03'59" EAST, 183.40 FEET; THENCE NORTHEASTERLY ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 362.85 FEET, AND A CHORD BEARING NORTH 47°47'04" EAST, 337.10 FEET; THENCE NORTH 09°59'04" EAST, 85.42 FEET TO THE POINT OF BEGINNING, CONTAINING 9.41 ACRES (409,860 SQUARE FEET), OF WHICH 0.40 ACRES (17,477 SQUARE FEET) LIE WITHIN THE EXISTING PUBLIC ROADWAY EASEMENT. SAID PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, WHETHER OF RECORD OR NOT.

DATE
8/12/26
7/9/26
REVISIONS
CLIENT COMMENTS
COUNTY COMMENTS

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

MCLAUGHLIN FARMS, L.L.C.
PLAT OF SURVEY
MADISON COUNTY, IOWA

2605.401