Document 2026 3278
Book 2026 Page 3278 Pages 1
Date 11/04/2026 Time 3:06:16PM
Rec Amt $7.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY

INDEX LEGEND	
LOCATION:	NORTH HALF OF THE SOUTH HALF SECTION 10 T77N R28W MADISON COUNTY IOWA
REQUESTOR:	STEVE ORY
PROPRIETOR:	GODBY ISENBERG FAMILY FARM LLC
SURVEYOR:	JOEL R. ROMEY
COMPANY & RETURN TO:	RACCOON VALLEY LAND SURVEYING LLC 33235 L AVENUE ADEL IOWA 50003

PARCEL DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF SECTION 10, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/1/4) OF SAID SECTION 10; THENCE S89°10'00"E ALONG THE NORTH LINE OF THE SW.1/4, SAID LINE ALSO BEING THE NORTH LINE OF PARCEL "C" IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AS SHOWN ON THE AMENDED PLAT OF SURVEY IN BOOK 2023 AT PAGE 2163 IN THE OFFICE OF THE MADISON COUNTY RECORDER, A DISTANCE OF 820.09 TO THE NORTHEAST CORNER OF SAID PARCEL "C' AND TO THE POINT OF BEGINNING; THENCE CONTINUING S89°10'00"E ALONG THE NORTH LINE OF THE SW.1/4, A DISTANCE OF 1816.21 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE.1/4) OF SAID SECTION 10; THENCE S88°56'45"E ALONG THE NORTH LINE OF THE SE.1/4 OF SAID SECTION 10, A DISTANCE OF 605.00 FEET; THENCE S04°39'15"W, A DISTANCE OF 389.25 FEET; THENCE S67°30'30"W, A DISTANCE OF 623.63 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER (NE.1/4) OF THE SW.1/4 OF SAID SECTION 10; THENCE CONTINUING S67°30'30"W, A DISTANCE OF 1109.54 FEET; THENCE S00°00'00"E, A DISTANCE OF 241.45 FEET TO THE SOUTH LINE OF THE NE.1/4 OF THE SW.1/4 OF SAID SECTION 10; THENCE N89°04'35"W ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SW.1/4 OF SAID SECTION 10, A DISTANCE OF 788.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "C"; THENCE N00°00'00"E ALONG THE EAST LINE OF SAID PARCEL "C", A DISTANCE OF 1317.28 FEET TO THE POINT OF BEGINNING.

NOTES:

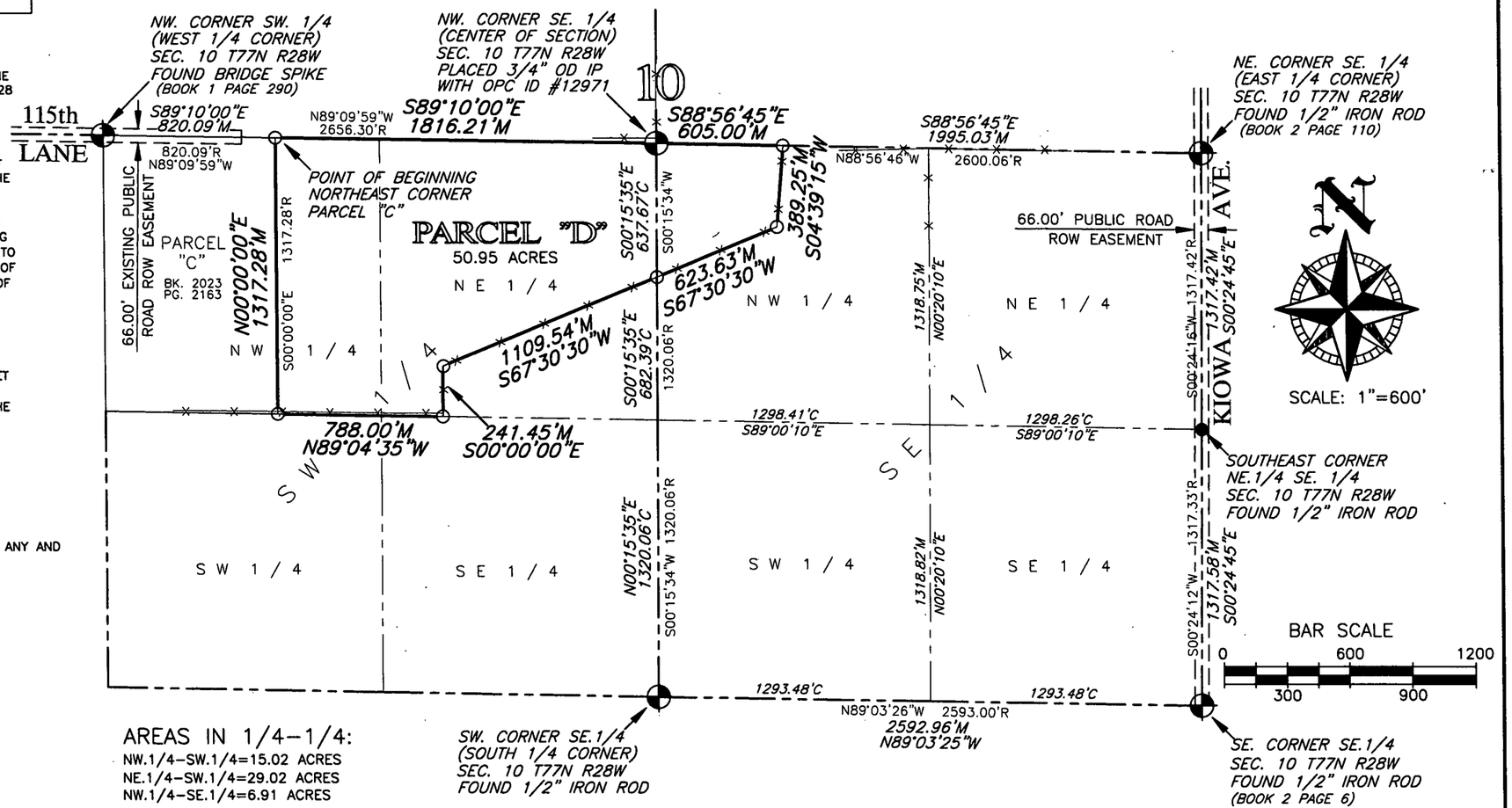
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS OR RECORD.

DATE OF FIELD WORK: OCTOBER 2026

BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.

LEGEND:

- ⊕ INDICATES USPLSS CORNER FOUND UNLESS OTHERWISE NOTED
- ○ INDICATES PROPERTY CORNER PLACED 3/4" OD IRON PIPE WITH ORANGE PLASTIC CAP #12971
- ● INDICATES PROPERTY CORNER FOUND 3/4" OD IRON PIPE WITH ORANGE PLASTIC CAP #6808
- M MEASURED DISTANCE
- R RECORD DISTANCE
- C CALCULATED DISTANCE
- IP IRON PIPE
- ROW RIGHT-OF-WAY
- —x— EXISTING FENCE REMENANTS



AREAS IN 1/4-1/4:

NW.1/4-SW.1/4=15.02 ACRES
NE.1/4-SW.1/4=29.02 ACRES
NW.1/4-SE.1/4=6.91 ACRES

Raccoon—Valley Land Surveying
33235 L Avenue Adel Iowa 50003 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS RERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2027 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: Joel R Romey DATE: 11/04/26
JOEL R. ROMEY P.L.S. 12971

PAGE 1 OF 1

PN:26030

JOEL R. ROMEY
IOWA
12971
LICENSED
PROFESSIONAL LAND SURVEYOR