INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
AUSTIN J. DAVENPORT
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020
ADAVENPORT@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. PARCEL A &
PT. W1/2, FRL. NW1/4
SEC. 7-77N-27W
REQUESTED BY:
WILLIAM & SHEILA BIONDI

BK: 2026 PG: 3358
Recorded: 11/10/2026 at 8:42:31.0 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

PLAT OF SURVEY

PARENT TRACT DESCRIPTION

FROM WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2014-2756 IN THE OFFICE OF THE MADISON COUNTY RECORDER:

THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST FRACTIONAL (1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, INCLUDING THAT PART OF PARCEL "A" WHICH LIES THEREIN, AS SHOWN ON AMENDED PLAT OF SURVEY FILED IN BOOK 2005, PAGE 5525 ON NOVEMBER 15, 2005, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA; EXCEPT THAT PART THEREOF DEEDED FOR HIGHWAY PURPOSES.

PARCEL B DESCRIPTION

A PART OF PARCEL A, AS SHOWN ON AMENDED PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2005, PAGE 5525 IN THE OFFICE OF THE MADISON COUNTY RECORDER BEING A PART OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 00°07'59" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, A DISTANCE OF 377.42 FEET; THENCE SOUTH 89°34'18" WEST, 1,272.77 FEET TO THE WEST LINE OF SAID PARCEL A; THENCE NORTH 01°04'54" EAST ALONG SAID WEST LINE, ALSO BEING ALONG THE PRESENTLY ESTABLISHED EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169 AS SHOWN ON EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 80, PAGE 253 IN THE OFFICE OF THE MADISON COUNTY RECORDER, 377.54 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 7; THENCE NORTH 89°34'18" EAST ALONG SAID NORTH LINE, 1,266.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.00 ACRES (479,169 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL C DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7; THENCE SOUTH 89°39'22" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, A DISTANCE OF 1,288.28 FEET TO THE PRESENTLY ESTABLISHED EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169 AS DESCRIBED IN EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 80, PAGE 253 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE NORTH 01°04'54" EAST ALONG SAID PRESENTLY ESTABLISHED EAST RIGHT-OF-WAY LINE, AND ALONG THE WEST LINE OF PARCEL A AS SHOWN ON PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2005-5525 IN THE OFFICE OF THE MADISON COUNTY RECORDER, 938.16 FEET ; THENCE NORTH 89°34'18" EAST, 1,272.77 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7; THENCE SOUTH 00°07'59" WEST ALONG SAID EAST LINE, 939.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.60 ACRES (1,202,152 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

10/14/2026

OWNER

WILLIAM J. BIONDI & SHEILA A. BIONDI

BASIS OF BEARING

THE WEST LINE OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M. IS ASSUMED TO BEAR NORTH 00°07'47" EAST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

FEATURES	FOUND	SET
PLSS Section Corner	▲	△
Land Survey Monument (1/2" Rebar, OPC #P29380 Unless Otherwise Noted)	●	○
R.O.W. Rail	⊢⊣	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Centerline	CL	
Orange Plastic Cap	OPC	
Yellow Plastic Cap	YPC	
Centerline	— - —	
Section Line	— — —	
1/4 Section Line	— — —	
1/4 1/4 Section Line	— - - —	

LICENSED PROFESSIONAL LAND SURVEYOR
AUSTIN J. DAVENPORT
P29380
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.

Austin J. Davenport 11/10/2026

Austin J. Davenport, PLS Date

License Number P29380

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal:

PT. PARCEL A & PT. SW1/4, FRL. NW1/4, SEC. 7-77N-27W

PLAT OF SURVEY

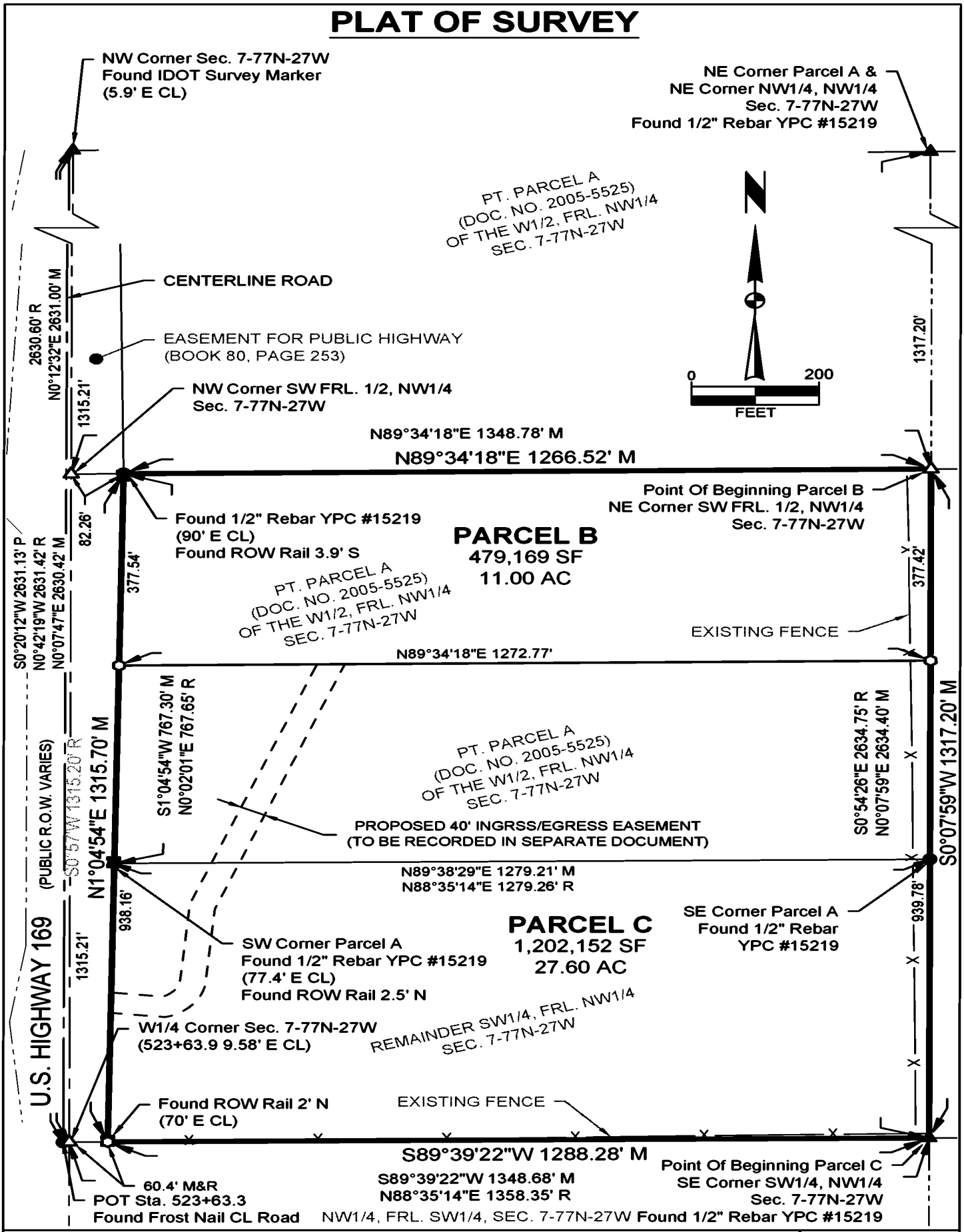
SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020

SHEET 1 OF 2
PN: 126.1241.01
T-R-S:77N-27W-7
DATE: 10/22/2026
PM/TECH: AJD

V:\Projects\2026\126.1241.010\CADD\1261241_CALC.dwg

PLAT OF SURVEY



PT. PARCEL A & PT. SW1/4, FRL. NW1/4, SEC. 7-77N-27W

PLAT OF SURVEY

SNYDER & ASSOCIATES

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SHEET 2 OF 2
PN: 126.1241.01
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