

INDEX LEGEND	
LOCATION:	PARCEL "N" SW1/4 SE1/4 SEC. 33-77-28 PARCEL "N" NW1/4 NE1/4 SEC. 4-76-28 PARCEL "O" NE1/4 NE1/4, NW1/4 NE1/4 SEC. 4-76-28 MADISON COUNTY, IOWA.
PROPRIETOR:	DAVID C. BERVEN
REQUESTED BY:	DAVE BERVEN
PREPARED BY:	JOSHUA E. SCHNEIDER
COMPANY:	GARDEN & ASSOCIATES, LTD.
RETURN TO:	806 WYOMING AVENUE, CRESTON, IOWA 50801

BK: 2026 PG: 837
 Recorded: 3/27/2026 at 9:14:45.0 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

G GARDEN & ASSOC. 806 Wyoming Ave., Creston, Iowa 50801 Phone: (641)782-4005

NOTE: THE BEARINGS ON THIS SURVEY ARE TAKEN FROM GPS OBSERVATIONS (NAD83 ZONE 12 RED OAK-OTTUMWA)

FIELD WORK COMPLETED; MARCH 18, 2026

PLAT OF SURVEY

PARCEL "N" SEC. 33, T-77-N, R-28-W & SEC. 4, T-76-N, R-28-W
PARCEL "O" SEC. 4, T-76-N, R-28-W
 MADISON COUNTY, IOWA.

PARCEL "N" AREA COMPUTATIONS:

1/4 1/4	SECTION	ACRES
SW1/4 SE1/4	SEC 33	1.39
NW1/4 NE1/4	SEC 4	33.47
TOTALS		34.86

PARCEL "O" AREA COMPUTATIONS:

1/4 1/4	SECTION	ACRES
NE1/4 NE1/4	SEC 4	7.65
NW1/4 NE1/4	SEC 4	1.97
TOTALS		9.62

PARCEL "B" REMAINDER AREA COMPUTATIONS:

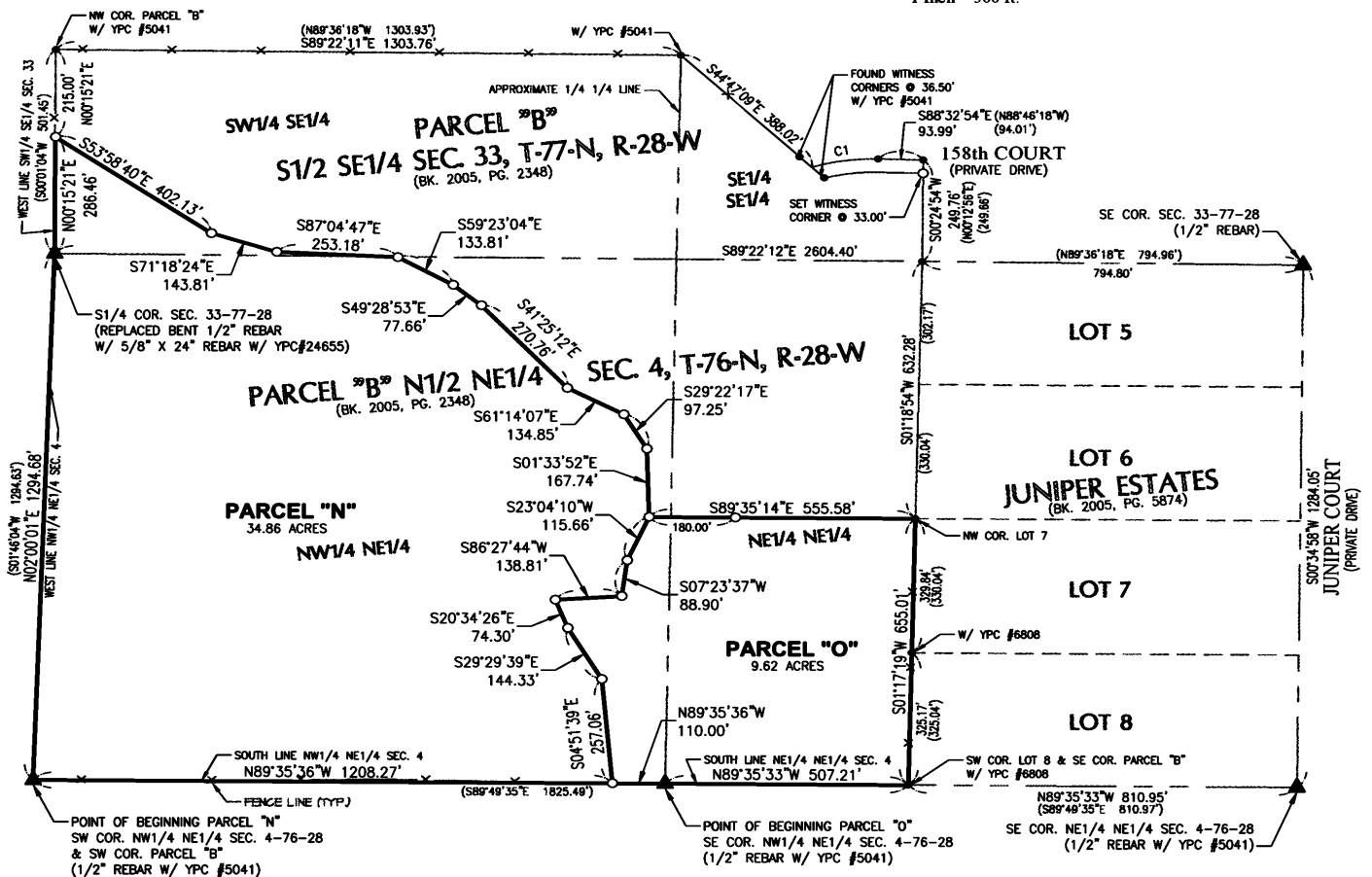
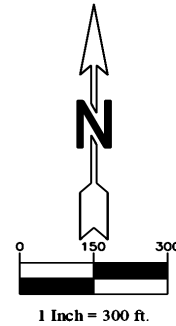
1/4 1/4	SECTION	ACRES
SW1/4 SE1/4	SEC 33	13.57
SE1/4 SE1/4	SEC 33	3.65
NW1/4 NE1/4	SEC 4	3.34
NE1/4 NE1/4	SEC 4	7.43
TOTALS		27.99

DESCRIPTION PARCEL "N" SEC. 33, T-77-N, R-28-W & SEC. 4, T-76-N, R-28-W & PARCEL "O" SEC. 4, T-76-N, R-28-W.

SEE SHEET 2 OF 2

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHD. BRG.	CHORD
C1	19°41'35"	140.28'	408.14'	S81°32'51"W	139.59'
	(19°40'46")	(140.18')	(408.14')	(S81°23'19"W)	(139.50')

- LEGEND**
- ▲ = SECTION CORNER FOUND (AS NOTED)
 - = PROPERTY CORNER FOUND (1/2" REBAR, AS NOTED)
 - = PROPERTY CORNER SET (5/8" X 24" REBAR W/YPC#24655)
 - 100.00' = MEASURED DIMENSION (100.00') = RECORDED DIMENSION
 - YPC = YELLOW PLASTIC CAP

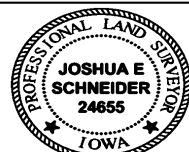


SURVEY FOR: DAVE BERVEN, 1878 158th CT., EARLHAM, IA 50072

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 seat: SHEET 1 OF 2 & 2 OF 2



DAVE BERVEN
PARCEL "N" SEC. 33, T-77-N, R-28-W & SEC. 4, T-76-N, R-28-W,
PARCEL "O" & SEC. 4, T-76-N, R-28-W,
MADISON COUNTY, IOWA.

FLD.BK. 1038

PROJ.NO. 6026661



PLAT OF SURVEY

DESCRIPTION PARCEL "N" SEC. 33, T-77-N, R-28-W & SEC. 4, T-76-N, R-28-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF PARCEL "B" OF THE S1/2 OF THE SE1/4 OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 28 WEST AND THE N1/2 OF THE NE1/4 OF SECTION 4, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA AS SHOWN ON A PLAT OF SURVEY RECORDED IN BOOK 2005 AT PAGE 2348, THE AFOREMENTIONED PARCEL "X" IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2" REBAR AT THE SW CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 4, ALSO BEING THE SW CORNER OF THE SAID PARCEL "B", THENCE N02°00'01"E ALONG THE WEST LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 4 A DISTANCE OF 1294.68' TO A SET 5/8" REBAR AT THE S1/4 CORNER OF SAID SECTION 33, THENCE N00°15'21"E ALONG THE WEST LINE OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 33 A DISTANCE OF 286.46' TO A SET 5/8" REBAR, THENCE S53°58'40"E A DISTANCE OF 402.13' TO A SET 5/8" REBAR, THENCE S71°18'24"E A DISTANCE OF 143.81' TO A SET 5/8" REBAR, THENCE S87°04'47"E A DISTANCE OF 253.18' TO A SET 5/8" REBAR, THENCE S59°23'04"E A DISTANCE OF 133.81' TO A SET 5/8" REBAR, THENCE S49°28'53"E A DISTANCE OF 77.66' TO A SET 5/8" REBAR, THENCE S41°25'12"E A DISTANCE OF 270.76' TO A SET 5/8" REBAR, THENCE S61°14'07"E A DISTANCE OF 134.85' TO A SET 5/8" REBAR, THENCE S29°22'17"E A DISTANCE OF 97.25' TO A SET 5/8" REBAR, THENCE S01°33'52"E A DISTANCE OF 167.74' TO A SET 5/8" REBAR, THENCE S23°04'10"W A DISTANCE OF 115.66' TO A SET 5/8" REBAR, THENCE S07°23'37"W A DISTANCE OF 88.90' TO A SET 5/8" REBAR, THENCE S86°27'44"W A DISTANCE OF 138.81' TO A SET 5/8" REBAR, THENCE S20°34'26"E A DISTANCE OF 74.30' TO A SET 5/8" REBAR, THENCE S29°29'39"E A DISTANCE OF 144.33' TO A SET 5/8" REBAR, THENCE S04°51'39"E A DISTANCE OF 257.06' TO A SET 5/8" REBAR ON THE SOUTH LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 4, THENCE N89°35'36"W ALONG THE SOUTH LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 4 A DISTANCE OF 1208.27' TO THE POINT OF BEGINNING, CONTAINING 34.86 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

DESCRIPTION PARCEL "O" SEC. 4, T-76-N, R-28-W:

A PARCEL OF LAND LOCATED IN THAT PORTION OF PARCEL "B" OF THE N1/2 OF THE NE1/4 OF SECTION 4, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA, AS SHOWN ON A PLAT OF SURVEY RECORDED IN BOOK 2005 AT PAGE 2348, THE AFOREMENTIONED PARCEL "Y" MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2" REBAR AT THE SE CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 4, THENCE N89°35'36"W ALONG THE SOUTH LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 4 A DISTANCE OF 110.00', THENCE N04°51'39"W A DISTANCE OF 257.06' TO A SET 5/8" REBAR, THENCE N29°29'39"W A DISTANCE OF 144.33' TO A SET 5/8" REBAR, THENCE N20°34'26"W A DISTANCE OF 74.30' TO A SET 5/8" REBAR, THENCE N86°27'44"E A DISTANCE OF 138.81' TO A SET 5/8" REBAR, THENCE N07°23'37"E A DISTANCE OF 88.90' TO A SET 5/8" REBAR, THENCE N23°04'10"E A DISTANCE OF 115.66' TO A SET 5/8" REBAR, THENCE N89°35'14"E A DISTANCE OF 555.58' TO A FOUND 1/2" REBAR AT THE NW CORNER OF LOT 7 OF JUNIPER ESTATES A SUBDIVISION OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 4, THENCE S01°17'19"W ALONG THE WEST LINES OF LOT 7 AND LOT 8 OF SAID JUNIPER ESTATES A DISTANCE OF 655.01' TO THE SW CORNER OF LOT 8 OF SAID JUNIPER ESTATES, ALSO BEING THE SE CORNER OF SAID PARCEL "B", THENCE N89°35'33"W ALONG THE SOUTH LINE OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 4 A DISTANCE OF 507.21' TO THE POINT OF BEGINNING, CONTAINING 9.62 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD.

DAVE BERVEN PARCEL "N" & "O" SEC. 33, T-77-N, R-28-W, SEC. 4, T-76-N, R-28-W MADISON COUNTY, IOWA.	
FLD.BK. 1038	PROJ.NO. 6026661