

INDEX LEGEND

LOCATION: PT. SEC 18-75-27, NE1/4 SW1/4

REQUESTOR &
PROPRIETOR:
UTSLER, LARRY H & MICHELLE J FAMILY TRUST
2600 SCENIC VIEW DRIVE
WAUKEE, IOWA 50263

SURVEYOR: MICHAEL A. BROONER

PREPARED BY
& RETURN TO:

NOTE

PARCEL 'N' OF THIS SURVEY IS REQUIRED TO HAVE THE SAME OWNERSHIP AS THE PROPERTY DESCRIBED AS PARCEL 'C' OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE 5 P.M., MADISON COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 3, PAGE 263.

PARCEL 'M' DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°48'48" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1322.25 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°27'38" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 864.12 FEET; THENCE SOUTH 89°32'22" EAST, 486.13 FEET TO THE SOUTHERLY LINE OF CLARK TOWER SUBDIVISION PLAT 2 PHASE 1, AN OFFICIAL PLAT; THENCE SOUTH 71°23'38" EAST ALONG SAID SOUTHERLY LINE, 78.70 FEET; THENCE SOUTH 55°11'09" EAST ALONG SAID SOUTHERLY LINE, 114.45 FEET; THENCE SOUTH 33°51'52" EAST ALONG SAID SOUTHERLY LINE, 130.31 FEET; THENCE SOUTH 33°44'38" EAST ALONG SAID SOUTHERLY LINE, 130.28 FEET; THENCE SOUTH 46°45'27" EAST ALONG SAID SOUTHERLY LINE, 97.30 FEET; THENCE SOUTH 30°34'36" EAST ALONG SAID SOUTHERLY LINE, 104.73 FEET; THENCE SOUTH 17°43'11" EAST ALONG SAID SOUTHERLY LINE, 122.09 FEET; THENCE SOUTH 36°44'46" EAST ALONG SAID SOUTHERLY LINE, 105.72 FEET; THENCE SOUTH 79°58'21" EAST ALONG SAID SOUTHERLY LINE, 81.25 FEET; THENCE NORTH 61°54'06" EAST ALONG SAID SOUTHERLY LINE, 93.85 FEET; THENCE NORTH 41°45'27" EAST ALONG SAID SOUTHERLY LINE, 161.14 FEET; THENCE NORTH 37°26'53" EAST ALONG SAID SOUTHERLY LINE, 36.33 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°10'19" WEST ALONG SAID EAST LINE, 370.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.64 ACRES (812.034 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT BEING THE WEST 75.00 FEET THEREOF. SAID EASEMENTS CONTAINS 1.49 ACRES (64,777 SQUARE FEET).

PARCEL 'N' DESCRIPTION

ALL A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 'C' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 3, PAGE 263; THENCE SOUTH 87°02'59" EAST ALONG THE SOUTH LINE OF SAID PARCEL 'C', 367.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'C'; THENCE SOUTH 29°23'47" EAST ALONG THE SOUTHERLY LINE OF CLARK TOWER SUBDIVISION PLAT 2 PHASE 1, AN OFFICIAL PLAT, 158.60 FEET; THENCE SOUTH 37°53'05" EAST ALONG SAID SOUTHERLY LINE, 65.31 FEET; THENCE NORTH 89°32'22" WEST, 486.13 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°27'38" EAST ALONG SAID WEST LINE, 204.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.90 ACRES (82,648 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT BEING THE WEST 75.00 FEET THEREOF. SAID EASEMENTS CONTAINS 0.35 ACRES (15,231 SQUARE FEET).

BK: 2025 PG: 3012
Recorded: 11/10/2025 at 11:04:10.0 AM
Pages 6
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AREA ABOVE RESERVED FOR RECORDING STAMP

DATE OF SURVEY

SEPTEMBER 19, 2025

PARCELS 'M' AREA SUMMARY

TOTAL 18.64 ACRES (812,034 SF)
ROW EASEMENT 1.49 ACRES (64,777 SF)
NET 17.15 ACRES (747,257 SF)

PARCEL 'N' AREA SUMMARY

TOTAL 1.90 ACRES (82,648 SF)
ROW EASEMENT 0.35 ACRES (15,231 SF)
NET 1.55 ACRES (67,417 SF)

LEGEND

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)

(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE

DEVELOPMENTAL
CENTERLINE

SECTION LINE
EASEMENT LINE

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.

A circular professional seal for Michael A. Brooner, a Licensed Professional Engineer in the State of Iowa. The seal features a double-lined circular border. Between the lines, the text "LAND SURVEYOR" is at the top and "LICENSED PROFESSIONAL ENGINEER" is at the bottom, separated by two stars. In the center of the seal, the name "MICHAEL A. BROONER" is written vertically, and the license number "15980" is written horizontally below it.

Michael A. Brooner
MICHAEL A. BROONER, P.L.S.
DATE 11-10-20

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

