

Number: 2026-0363
 Recorded: 3/16/2026 at 8:16:35.0 AM
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax:
 Erica Cook, RECORDER
 Decatur County, Iowa

SURVEY NOTES:

1. The Eastern boundary of Parcel B is also the Eastern boundary of the current deeded property as fenced and occupied.
2. The Thalweg of both the current and former Steel Creek is the boundary line. The location shown on this Plat is the location as of this date. The boundary line shall wander with natural changes to said Creek.

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the S 1/2 of the NW 1/4, part of the SW 1/4 of Sec. 1, part of the E 1/2 of the SE 1/4 of Sec. 2, T 68N, R 24W, Decatur County, Iowa

OWNER: Legacy Landscape LLC
 1382 NW 122nd Street, Clive IA 50325

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deeds: 2019-1118, 2019-1119, 2019-1120

PREPARED BY: CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- — — — Road Easement
- · — · — Section line
- * — * — Fence line
- Monuments**
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532

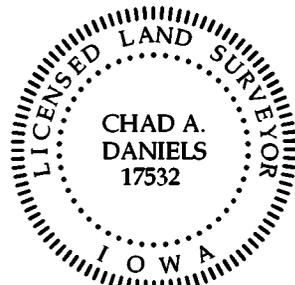
BASIS OF BEARINGS IS IA RCS ZONE 12

DESCRIPTION - PARCEL B:

That part of the Southwest Quarter of the Northwest Quarter, all of the West 11 acres of the Southeast Quarter of the Northwest Quarter, that part of the West 30 acres of the Northwest Quarter of the Southwest Quarter, all of the North 4 acres of the East Quarter of the Northwest Quarter of the Southwest Quarter, all of the West 5 acres of the North two-fifths of the Northeast Quarter of the Southwest Quarter, that part of the Southwest Quarter of the Southwest Quarter all being of Section 1, and that part of the East Half of the Southeast Quarter of Section 2, Township 68 North, Range 24 West of the 5th P.M., Decatur County, Iowa, described as follows;
 Beginning at the Southwest corner of said Section 1 also being the Southeast corner of said Section 2; thence South 89 degrees 30 minutes 54 seconds West, 188.84 feet along the South line of said Section 2 to the current Centerline of Steel Creek; thence North 00 degrees 22 minutes 05 seconds West, 525.33 feet along said Centerline and following said Centerline for the following courses until the centerline intersects the North line of said Southwest Quarter of the Northwest Quarter; thence North 04 degrees 08 minutes 52 seconds East, 683.20 feet; thence North 05 degrees 17 minutes 34 seconds West, 373.99 feet; thence North 08 degrees 43 minutes 16 seconds East, 399.65 feet; thence North 05 degrees 38 minutes 13 seconds East, 515.75 feet; thence North 04 degrees 24 minutes 10 seconds East, 1233.51 feet; thence North 11 degrees 56 minutes 46 seconds East, 291.85 feet to said North line of the Southwest Quarter of the Northwest Quarter; thence North 88 degrees 22 minutes 18 seconds East, 1437.48 feet along said North line to the current Eastern property line; thence South 03 degrees 09 minutes 14 seconds East, 1332.15 feet to a corner of said Eastern property line; thence South 01 degrees 01 minutes 58 seconds East, 551.11 feet to a corner of said Eastern property line; thence South 88 degrees 32 minutes 59 seconds West, 704.92 feet to a corner of said Eastern property line; thence South 02 degrees 16 minutes 21 seconds East, 784.15 feet to a corner of said Eastern property line; thence South 88 degrees 47 minutes 01 seconds West, 117.25 feet to the former Centerline of Steel Creek; thence South 02 degrees 22 minutes 33 seconds East, 150.38 feet along said Centerline and following said Centerline until it intersects the South line of said Section 1; thence with a curve turning to the left with an arc length of 11.15 feet, with a radius of 100.00 feet, with a chord bearing of South 05 degrees 34 minutes 17 seconds East, with a chord length of 11.15 feet; thence South 08 degrees 46 minutes 01 seconds East, 143.27 feet; thence with a curve turning to the right with an arc length of 160.50 feet, with a radius of 100.00 feet, with a chord bearing of South 37 degrees 12 minutes 45 seconds West, with a chord length of 143.82 feet; thence South 83 degrees 11 minutes 30 seconds West, 78.87 feet; thence with a curve turning to the left with an arc length of 37.83 feet, with a radius of 100.00 feet, with a chord bearing of South 72 degrees 21 minutes 20 seconds West, with a chord length of 37.60 feet; thence South 61 degrees 31 minutes 09 seconds West, 286.39 feet; thence with a curve turning to the left with an arc length of 100.00 feet, with a radius of 100.00 feet, with a chord bearing of South 32 degrees 52 minutes 13 seconds West, with a chord length of 95.89 feet; thence South 04 degrees 13 minutes 18 seconds West, 60.44 feet; thence with a curve turning to the left with an arc length of 33.94 feet, with a radius of 100.00 feet, with a chord bearing of South 05 degrees 30 minutes 08 seconds East, with a chord length of 33.78 feet; thence South 15 degrees 13 minutes 34 seconds East, 208.09 feet; thence with a curve turning to the right with an arc length of 111.82 feet, with a radius of 100.00 feet, with a chord bearing of South 16 degrees 48 minutes 29 seconds West, with a chord length of 106.08 feet; thence South 48 degrees 50 minutes 32 seconds West, 160.53 feet; thence with a curve turning to the left with an arc length of 47.04 feet, with a radius of 100.00 feet, with a chord bearing of South 35 degrees 21 minutes 55 seconds West, with a chord length of 46.61 feet; thence South 21 degrees 53 minutes 18 seconds West, 170.72 feet to said South line of Section 1; thence South 88 degrees 44 minutes 16 seconds West, 153.94 feet to the Point of Beginning, having an area of 108.73 Acres including 1.00 Acres of Road Easement.

AREA BY TRACT:

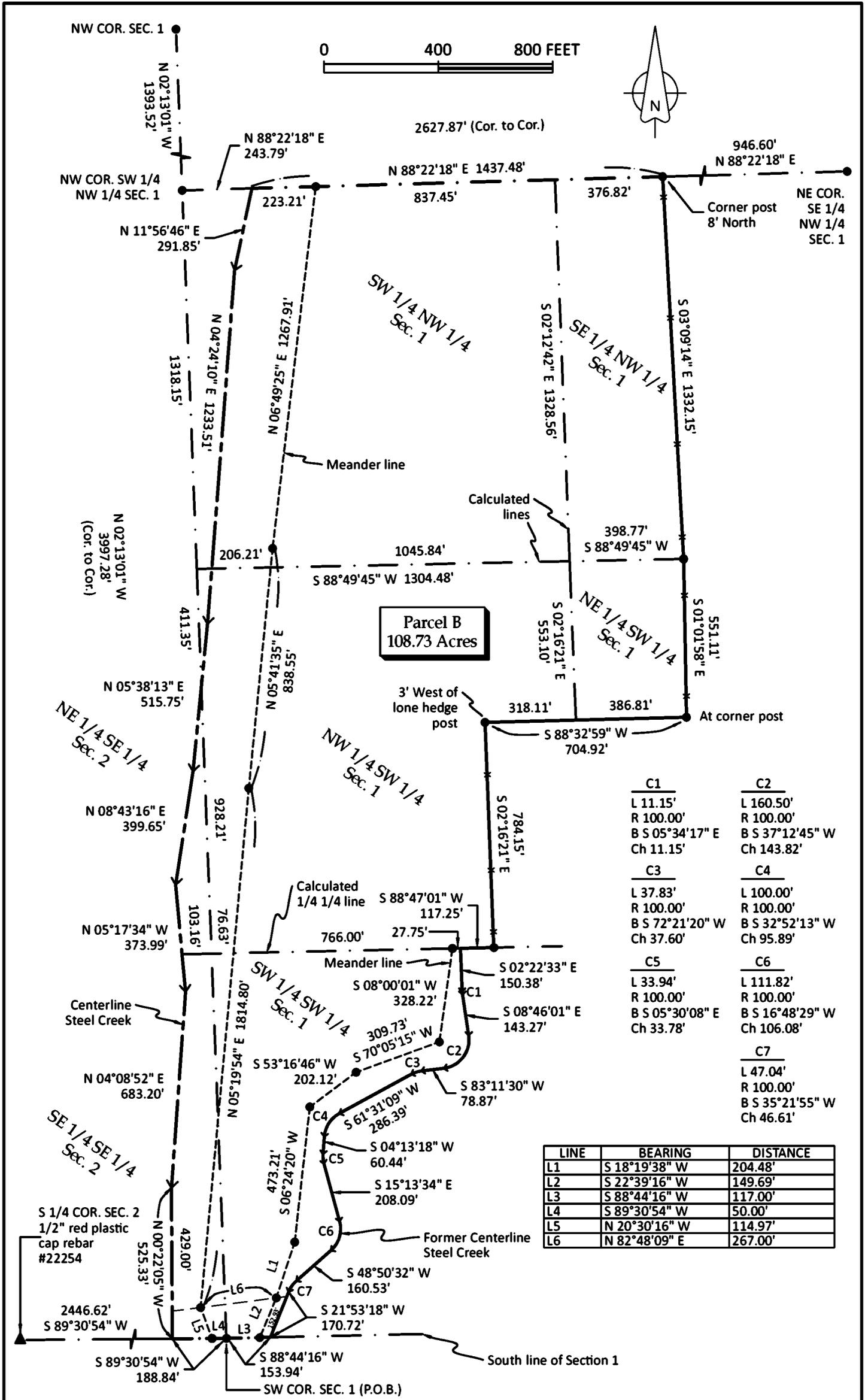
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW NW 1	35.60	0.00	35.60
SE NW 1	11.84	0.00	11.84
NE SW 1	4.98	0.00	4.98
NW SW 1	34.12	0.00	34.12
SW SW 1	15.63	0.54	16.17
SE SE 2	4.11	0.46	4.57
NE SE 2	1.45	0.00	1.45
TOTAL	107.73	1.00	108.73



I hereby certify that this surveying document was prepared by me 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.

Signed  13 MAR 26
 Chad A. Daniels Date

Iowa License No. 17532
 My license renewal date is 12-31-2026
 Page No.'s covered by this seal: 1 and 2



Parcel B
108.73 Acres

C1	C2
L 11.15'	L 160.50'
R 100.00'	R 100.00'
B S 05°34'17" E	B S 37°12'45" W
Ch 11.15'	Ch 143.82'
C3	C4
L 37.83'	L 100.00'
R 100.00'	R 100.00'
B S 72°21'20" W	B S 32°52'13" W
Ch 37.60'	Ch 95.89'
C5	C6
L 33.94'	L 111.82'
R 100.00'	R 100.00'
B S 05°30'08" E	B S 16°48'29" W
Ch 33.78'	Ch 106.08'
C7	
L 47.04'	
R 100.00'	
B S 35°21'55" W	
Ch 46.61'	

LINE	BEARING	DISTANCE
L1	S 18°19'38" W	204.48'
L2	S 22°39'16" W	149.69'
L3	S 88°44'16" W	117.00'
L4	S 89°30'54" W	50.00'
L5	N 20°30'16" W	114.97'
L6	N 82°48'09" E	267.00'