

Recorded: 1/28/2026 at 8:33:59.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Real Estate Transfer Tax:
File#: 2026-0152
BK: PG:
Selena Humphrey, Recorder
Clarke County, Iowa

THIS PLAT OF SURVEY AMENDS AND REPLACES THE
PLAT OF SURVEY RECORDED FILE # 2026-0081 AND
FILED ON 16 JANUARY 2026. THE PURPOSE OF THIS
AMENDMENT IS TO ADD A SMALL PORTION OF THIS
TRACT LYING IN THE SE ¼ OF NW ¼.

***AMENDED* PLAT OF SURVEY**

INDEX LEGEND

LOCATION: Part of S $\frac{1}{2}$ of NE $\frac{1}{4}$, part of N $\frac{1}{2}$ of SE $\frac{1}{4}$, part of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, and part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, T 73N, R 24W, Clarke County, Iowa

OWNER: Brewbaker Farms Inc.
7798 Geneva Street, Indianola IA 50125

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 99 Pages 413-414

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

- - Set 12" spike
w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 12

DESCRIPTION - PARCEL C:

All of the Southwest Quarter of the Northeast Quarter, that part of the Southeast Quarter of the Northwest Quarter, that part of the Southeast Quarter of the Northeast Quarter, that part of the Northeast Quarter of the Southeast Quarter, all of the Northwest Quarter of the Southeast Quarter, and that part of the Northeast Quarter of the Southwest Quarter of Section 2, Township 73 North, Range 24 West of the 5th P.M., Clarke County, Iowa, described as follows;

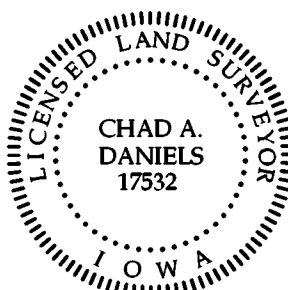
Commencing at the Center of said Section 2; thence North 00 degrees 10 minutes 34 seconds East, 52.50 feet along the West line of said Southwest Quarter of the Northeast Quarter to the Point of Beginning; thence North 00 degrees 10 minutes 34 seconds East, 1264.90 feet to the Northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 88 degrees 58 minutes 55 seconds East, 1854.30 feet along the North lines of said Southwest Quarter of the Northeast Quarter and said Southeast Quarter of the Northeast Quarter to the Northwest corner of a tract of land described on a Warranty Deed recorded 2023-1688; thence South 02 degrees 52 minutes 55 seconds East, 663.66 feet to a corner of said tract; thence South 86 degrees 36 minutes 56 seconds East, 97.00 feet to a corner of said tract; thence North 54 degrees 21 minutes 05 seconds East, 180.00 feet to a corner of said tract; thence South 88 degrees 38 minutes 55 seconds East, 547.50 feet to a corner of said tract with said point being on the East line of said Section 2; thence South 00 degrees 23 minutes 55 seconds East, 1261.45 feet along said East line; thence South 89 degrees 36 minutes 05 seconds West, 146.47 feet; thence North 04 degrees 23 minutes 24 seconds West, 119.46 feet; thence North 82 degrees 59 minutes 13 seconds West, 568.43 feet; thence South 67 degrees 37 minutes 39 seconds West, 65.49 feet; thence South 41 degrees 26 minutes 11 seconds West, 274.75 feet; thence South 57 degrees 28 minutes 36 seconds West, 445.33 feet to the East line of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 39 minutes 45 seconds East, 512.00 feet to the Southeast corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 00 minutes 09 seconds West, 1323.44 feet to the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 14 minutes 07 seconds West, 126.16 feet along the South line of said Northeast Quarter of the Southwest Quarter; thence North 10 degrees 05 minutes 21 seconds West, 311.34 feet; thence North 04 degrees 14 minutes 23 seconds East, 329.79 feet; thence North 41 degrees 38 minutes 29 seconds West, 601.97 feet; thence North 36 degrees 58 minutes 10 seconds East, 349.92; thence North 87 degrees 55 minutes 14 seconds East, 310.56 feet to the Point of Beginning, having an area of 134.10 Acres including 1.62 Acres of Road Easement.

DESCRIPTION - 60' EASEMENT:

A 60 foot wide Easement across that part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 73 North, Range 24 West of the 5th P.M., Clarke County, Iowa, described as follows;

Beginning at the Southeast corner of Parcel C on the East line of said Section 2; thence South 89 degrees 36 minutes 05 seconds West, 146.47 feet to a corner of said Parcel C; thence South 04 degrees 23 minutes 24 seconds East, 60.15 feet; thence North 89 degrees 36 minutes 05 seconds East, 142.28 feet to said East line of Section 2; thence North 00 degrees 23 minutes 55 seconds West, 60.00 feet to the Point of Beginning.

	AREA BY TRACT:		
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SE NW	0.33	0.00	0.33
SW NE	40.47	0.00	40.47
SE NE	28.61	0.92	29.53
NE SE	14.39	0.70	15.09
NW SE	40.61	0.00	40.61
NE SW	8.07	0.00	8.07
TOTAL	132.48	1.62	134.10



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 Chad A. Daniels 27 JAN 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

