INDEX LEGEND

COUNTY: MADISON

N 1/4 CORNER SEC. 13-77-27

FND 3/4" SQ. BOLT

1/2" TR -

NW COR. SW 1/4 NE 1/4

SEC. 13-77-27 FND 5/8" I.R. W/

PINK CAP #24805

LOCATION: 5 1/2 NE 1/4, NE 1/4 SE 1/4 SEC, 13-77-27 AND W 1/2 OF

GOV'T LOT 3 OF SEC. 18-77-26

REQUESTOR: ALTERNATIVE EQUITY ADVISORS
PROPRIETOR: CFH, LLC & SARATOGA FARMS, LLC & HCN FARMS, LLC

SURVEYOR: CHAD R. ASBERRY, L.S.

SURVEY

PG 293

NOTF #4

DIMENSION SHOWN IS TO THE CENTER OF

PROPOSED DRIVE ENTRANCE. DRIVEWAY

MUST BE A MINIMUM OF 24' WIDE PER

MADISON COUNTY ORDINANCE.

SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC

475 S. 50th STREET, SUITE 800 WEST DES MOINES, IOWA 50265

N89°56'44"F 1303 05'

1302,23

N89°38'38"W 1301.94'

RETURN TO: COOPER CRAWFORD & ASSOCIATES, LLC

– *C*UT 'X

PLAT OF SURVEY

SITE ADDRESS:

N89°56'44"E 1303.05'

1302.23

NE COR. SE 1/4 NE 1/4

SEC. 13-77-27 SET 5/8" I.R. W/

PTNK CAP #24805

19' TO CENTER OF

ELEC. EASEMENT

556.83

N88°16'57"W 1512.56

NO ADDRESS VAN METER, IA 50261

BASIS OF BEARINGS:

IOWA STATE PLANE SOUTH ZONE #1402 I.D.O.T. REAL-TIME NETWORK

NF CORNER

FND 1" SQ BOLT

FIELD WORK:

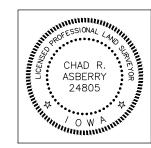
JUNE 19, 2023 SEPTEMBER 29, 2023

RECORDER'S USE ONLY

PARCEL 'F' LEGAL DESCRIPTION:

AN IRREGULAR TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AND PART OF THE WEST HALF OF GOVERNMENT LOT 3 OF SECTION 18, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, THENCE N89°59'41"E ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 13, A DISTANCE OF 2604.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SO0°25'39"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1317.16' TO THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE N83°21'07"E ALONG THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 18, A DISTANCE OF 876.40 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF GOVERNMENT LOT 3 OF SAID SECTION 18: THENCE S00°01'24"E ALONG THE EAST LINE OF THE WEST HALF OF SAID GOVERNMENT LOT 3. A DISTANCE OF 1313.17 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID GOVERNMENT LOT 3, SAID CORNER ALSO BEING COMMON TO PARCEL 'E' AS SHOWN ON AN AMENDED PLAT OF SURVEY RECORDED IN BOOK 2024 PAGE 1915 IN THE COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID PARCEL 'E' AS FOLLOWS: THENCE N88°16'57"W, A DISTANCE OF 1512,56 FEET; THENCE N00°37'54"W, A DISTANCE OF 626,04 FEET; THENCE N39°56'22"W, A DISTANCE OF 706.67 FEET; THENCE N89°57'21"W, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NO0°23'31"E ALONG THE EASTERN LINE OF SAID PARCEL 'E' AND EAST LINE OF PARCEL 'A' AS SHOWN ON A PLAT OF SURVEY RECORDED IN BOOK 2002 PAGE 1915 IN THE COUNTY RECORDER'S OFFICE, SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 900.40 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE N89°38'38"W ALONG THE NORTH LINE OF SAID PARCEL 'A', A DISTANCE OF 1301.94 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13: THENCE NO0°21'23"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 407.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 96.903 ACRES, WHICH INCLUDES 0.327 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT.



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

CHAD R. ASBERRY, PLS IOWA LICENSE NO. 24805 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

LEGEND

SECTION CORNER AS NOTED

FOUND 5/8" I.R. W/ PINK CAP #24805 UNLESS NOTED

O SET 5/8" I.R. W/ PINK CAP #24805

I.R. IRON ROD G.P. IRON GAS PIPE

(XX.XX') RECORDED DISTANCE

XX.XX' MEASURED DISTANCE

R.O.W. RIGHT OF WAY

P.U.E. PUBLIC UTILITY EASEMENT

PROPOSED DRIVE ENTRANCE





COOPER CRAWFORD& Associates

Civil Engineers & Land Surveyors

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265 PHONE: (515) 224-1344 FAX: (515) 224-1345 DATE: 8-15-2024

JOB NUMBER

CC

2761

SCALE: 1"=400'

200 400

1/2" I.R. (0.13' EAST-HELD FOR LINE EAST) EXISTING ACCESS R.O. FASEMENT FROM BK 2002 PG 1915 PARCEL 'F' ,99 BADGER CREEK ROAD - 533°59'33"E 168.23 96.903 ACRES (GROSS) 587°39'08"E 646.99 0.327 ACRES (R.O.W.) 1/2" I.R. W. N88°14'21"E 560.46' 96.576 ACRES (NET) 1/2" I.R. W EAST 1/4 SEC. 13-77-27 FND 1/2" I.R. W / CAP #13427 N83°21'07"E 876.40" -N89°57'21"W 200.00' 30 ELECTRIC LINE EASEMENT BOOK 2005 PAGE 4983 589°57'21"E 1301.40 NW COR SE 1/4 589°57'21"F 1101 40 SEC. 13-77-27 FND 3/8" I.R SEC. 13-77-27 FND 5/8" I.R. W/ CAP #24805 19' TO CENTER OF ELEC. EASEMENT 150' ELEC. EASEMENT HELD ANCIENT FENCE LINE AND CORRIDOR OCCUPATION AS SHOWN IN **BOOK 112 PAGE 310** HISTORICAL AERIAL PHOTOS DATING BACK TO THE 1930'S AS REST EVIDENCE OF THE INTENDED HALF LINE SPLIT OF GOV'T LOTS 3 AND 4 **SURVEY NOTES:** 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. 2. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD. 3. MONUMENTS TO BE SET ONCE THE CROPS HAVE BEEN HARVESTED. 4. NEW DRIVEWAY TO BE INSTALLED FOR ACCESS OFF OF BADGER CREEK ROAD.

NE COR, SW 1/4 NE 1/4

SEC. 13-77-27

1/2" I R W/

N89°59'41"E 2604.45