

INDEX LEGEND

COUNTY: MADISON
 LOCATION : SW 1/4 SEC. 27 AND NW 1/4 SEC. 34 - T 76 N - R 26 W
 REQUESTOR: ALTERNATIVE EQUITY ADVISORS
 PROPRIETOR: TIM A. ENGNELL, c/o VICTORIA R. ENGNELL
 SURVEYOR: CHAD R. ASBERRY, P.L.S.
 SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
 475 S. 50th STREET, SUITE 800
 WEST DES MOINES, IOWA 50265
 RETURN TO : COOPER CRAWFORD & ASSOCIATES, LLC

BK: 2023 PG: 2330
 Recorded: 9/22/2023 at 1:58:58.0 PM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax:
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

RECORDER'S USE ONLY

PLAT OF SURVEY

SHEET 1 OF 2

PARCEL 'K' LEGAL DESCRIPTION:

AN IRREGULAR TRACT OF LAND LYING SOUTH OF THE CENTERLINE OF HIGHWAY 92 IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AND EAST HALF OF THE WEST HALF OF SECTION 34, ALL IN TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE N00°12'08"E ALONG THE EAST LINE OF SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 271.91 FEET TO THE CENTERLINE OF HIGHWAY 92; THENCE FOLLOWING SAID CENTERLINE WESTERLY ALONG A 22,616.76 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, WITH A CHORD BEARING OF N89°44'00"W, AN ARC DISTANCE OF 305.10 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S89°50'52"W, A DISTANCE OF 643.84 FEET; THENCE CONTINUING ALONG SAID CENTERLINE AND A 12,161.60 FOOT RADIUS CURVE, CONCAVE NORTHERLY, WITH A CHORD BEARING OF N89°17'10"W, AN ARC DISTANCE OF 363.26 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00°14'52"W ALONG SAID WEST LINE, A DISTANCE OF 377.72 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE S00°18'48"W ALONG THE WEST LINE OF THE EAST HALF OF NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2634.51 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE S00°10'39"W ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 725.90 FEET TO THE NORTH LINE OF THE SOUTH 18 ACRES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AS SHOWN ON PLAT OF SURVEY FILED IN BOOK 2014 PAGE 499, THENCE N85°04'40"E ALONG THE NORTH LINE OF SAID SOUTH 18 ACRES, A DISTANCE OF 935.61 FEET TO THE CENTER OF THE MIDDLE RIVER; THENCE N36°01'59"E ALONG THE CENTERLINE OF THE MIDDLE RIVER, A DISTANCE OF 86.96 FEET TO POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE S85°03'12"W, A DISTANCE OF 330.86 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N00°17'16"E, A DISTANCE OF 660.05 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N85°05'32"E, A DISTANCE OF 657.16 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE N00°23'14"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2623.66 FEET TO THE POINT OF BEGINNING, CONTAINING 100.196 ACRES, WHICH INCLUDES 2.108 ACRES OF HIGHWAY RIGHT OF WAY EASEMENT.

INGRESS/EGRESS EASEMENT LEGAL DESCRIPTION:

A 30 FEET WIDE EASEMENT FOR INGRESS/EGRESS ACCESS LYING SOUTH OF THE CENTERLINE OF HIGHWAY 92 AND BEING PARALLEL TO AND EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AND PARALLEL TO AND EAST OF THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND THUS TERMINATING AT THE SOUTH LINE OF THE EAST HALF QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND CONTAINING 2.075 ACRES.

UTILITY EASEMENT LEGAL DESCRIPTION:

A 30 FEET WIDE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITY SERVICE LYING SOUTH OF THE CENTERLINE OF HIGHWAY 92 AND BEING PARALLEL TO AND EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AND PARALLEL TO AND EAST OF THE WEST LINE THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND THUS TERMINATING AT THE SOUTH LINE OF THE EAST HALF QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND CONTAINING 2.075 ACRES.

LEGEND

- ▲ FOUND SECTION CORNER AS NOTED
- △ SECTION CORNER SET 5/8" I.R. W/ PINK CAP #24805
- FOUND 5/8" I.R. W/ I.D.O.T. ALUMINUM CAP, UNLESS NOTED
- SET 5/8" I.R. W/ PINK CAP #24805 OR MAG NAIL
- 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



SITE ADDRESS:

NO ADDRESS
 PROLE, IA 50229

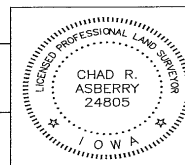
SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITH THE AID OF TITLE ABSTRACT #27762649 PROVIDED BY DICKINSON LAW OF DES MOINES, IOWA.
- THE TITLE ABSTRACT AND DEED DESCRIPTION IN BOOK 2015 PAGE 1922 CONVEY THE GROUND WITH AN EXCEPTION FOR HIGHWAY PURPOSES. THE ABSTRACT AND DOCUMENTS IN THE RECORDER'S OFFICE DO NOT SHOW ANY DEED TRANSFER TO THE STATE OR MADISON COUNTY FOR THE HIGHWAY PORTION, OTHER THAN RIGHT OF WAY EASEMENTS. AFTER REVIEWING ALL OF THE INFORMATION, IT IS THE OPINION OF THIS SURVEYOR THAT THE RIGHT OF WAY EASEMENT DOCUMENT IN BOOK 70 PAGE 257 AS MENTIONED IN THE ABSTRACT WAS MISINTERPRETED AND THE "CONVEY FOR HIGHWAY PURPOSES" PHRASE WAS CONSTRUED AS TRANSFERRING FEE AND SIMPLE TITLE WHEN IT DOES NOT. THE TITLE TO THE LAND HAS ALWAYS REMAINED IN PRIVATE OWNERSHIP, AND THE EXCEPTION FOR HIGHWAY PURPOSES IN THE CURRENT DEED SHOULD NOT BE INCLUDED. THE TRANSFER OF OWNERSHIP SHOULD BE TO THE CENTERLINE OF THE HIGHWAY AND NOT THE RIGHT OF WAY LINE.
- THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD. FOUND EASEMENT DOCUMENTS DESCRIBE LOCATIONS BASED ON CONSTRUCTED LOCATION OF UTILITY PIPES NOT LOCATED DURING THIS SURVEY.
- THE ENTIRE DIRT PATHWAY ALONG THE WEST LINE OF PARCEL 'K' IS ENCRANCHING ON THE ADJACENT PROPERTY TO THE WEST.

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

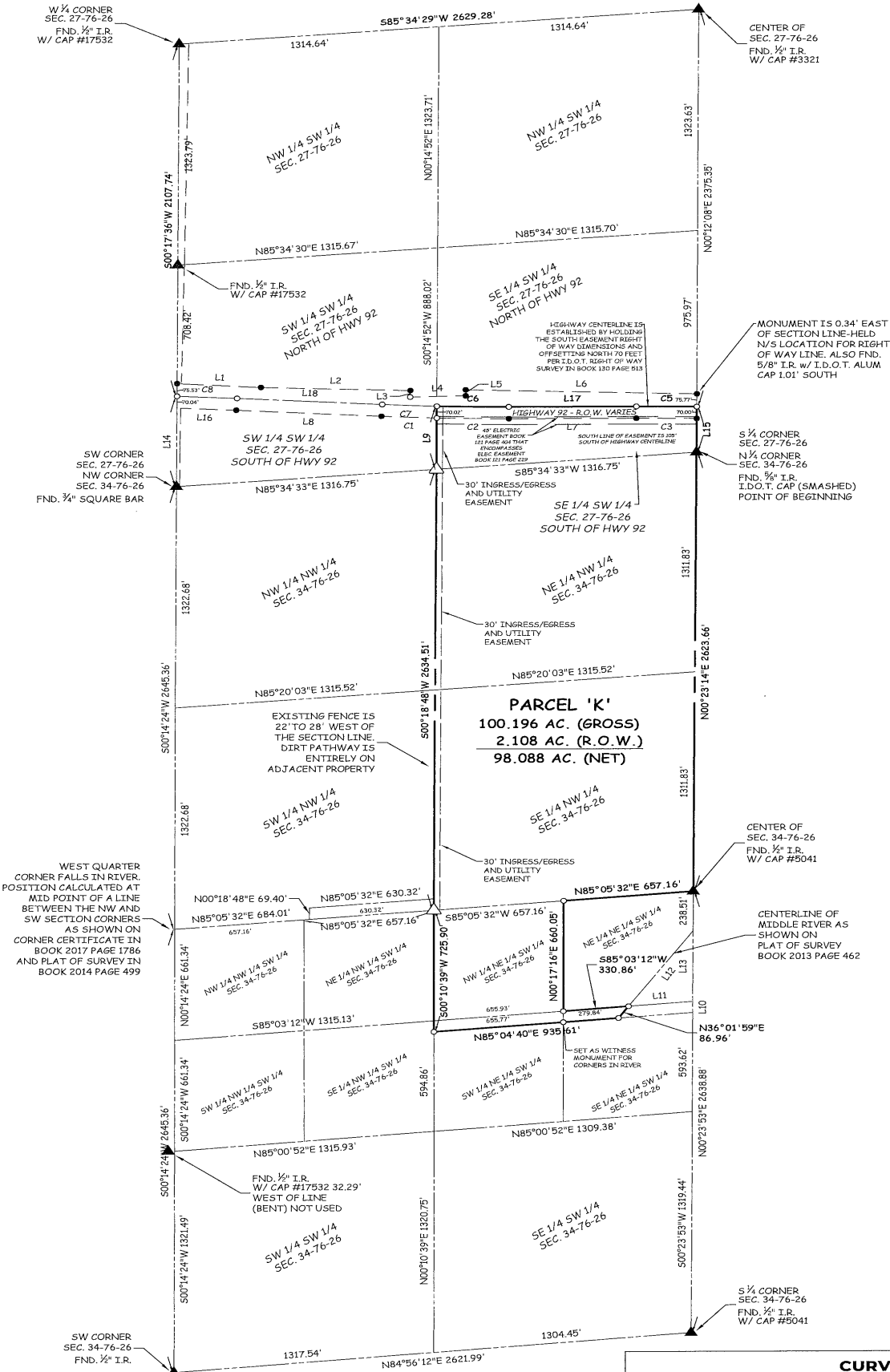
0 300 600
 SCALE: 1"=600'
 DATE: 09-22-2023
 JOB NUMBER
 CC
 2777

BASIS OF BEARING
 IOWA STATE PLANE SOUTH ZONE - IOWA RTN
 DATE OF FIELD WORK
 07-11-2023



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, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 AND 2

PLAT OF SURVEY



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	402.90'	S86°47'13"E
L2	754.92'	S88°36'36"E
L3	39.48'	S02°19'43"W
L4	280.06'	N88°31'55"E
L5	35.59'	N01°15'56"E
L6	1166.53'	S88°44'09"E
L7	643.80'	S89°50'51"W
L8	733.83'	N87°08'35"W
L9	377.72'	S00°14'52"W
L10	66.10'	N00°23'53"E
L11	325.06'	S85°03'12"W
L12	555.51'	N36°01'59"E
L13	421.21'	S00°23'53"W
L14	539.82'	S00°17'36"W
L15	271.91'	N00°12'08"E
L16	281.78'	N87°29'32"W
L17	643.84'	S89°50'52"W
L18	733.85'	N87°08'35"W

PARCEL 'K' IN
SEC. 27-76-26

9.746 AC. (GROSS)
2.108 AC. (R.O.W.)
7.638 AC. (NET)

PARCEL 'K' IN
SEC. 34-76-26

90.450 AC. (GROSS)

LEGEND

- ▲ FOUND SECTION CORNER AS NOTED
- SECTION CORNER SET 5/8" I.R. W/ PINK CAP #24805
- △ FOUND 5/8" I.R. W/ I.D.O.T. ALUMINUM CAP, UNLESS NOTED
- SET 5/8" I.R. W/ PINK CAP #24805 OR MAG NAIL
- IRON ROD
- IRON GAS PIPE
- (XX'XX') RECORDED DISTANCE
- XX'XX' MEASURED DISTANCE
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	001°18'28"	12231.84	279.20	139.61	279.19	S87°47'09"E
C2	001°46'08"	12231.84	363.40	181.71	363.38	S89°17'27"E
C3	000°46'28"	22546.76	304.71	152.36	304.70	N89°43'57"W
C5	000°46'23"	22616.76	305.10	152.55	305.10	N89°44'00"W
C6	001°42'41"	12161.60	363.26	181.64	363.25	N89°17'10"W
C7	001°18'02"	12161.60	276.08	138.05	276.07	S87°46'56"E
C8	000°43'01"	24266.13	303.62	151.81	303.62	N87°29'42"W