

**INDEX LEGEND**

COUNTY: MADISON  
 LOCATION: SE 1/4 OF SEC. 13-77-27 AND W 1/2 OF GOV'T LOTS 3 & 4 OF SEC. 18-77-26  
 REQUESTOR: ALTERNATIVE EQUITY ADVISORS  
 PROPRIETOR: DOUBLE T VENTURES, LLC  
 SURVEYOR: CHAD R. ASBERRY, 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

**PLAT OF SURVEY**

**SITE ADDRESS:**

NO ADDRESS  
 VAN METER, IA 50261

**BASIS OF BEARINGS:**

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

**FIELD WORK:**

JUNE 19, 2023  
 SEPTEMBER 29, 2023

BK: 2023 PG: 2563  
 Recorded: 10/19/2023 at 8:25:42.0 AM  
 Pages 3  
 County Recording Fee: \$17.00  
 Iowa E-Filing Fee: \$3.32  
 Combined Fee: \$20.32  
 Revenue Tax:  
 BRANDY L. MACUMBER, RECORDER  
 Madison County, Iowa

RECORDER'S USE ONLY

**PARCEL 'C' LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, THENCE S00° 14' 16"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 342.75 FEET; THENCE S89° 45' 44"E, A DISTANCE OF 492.65 FEET; THENCE N46° 10' 27"E, A DISTANCE OF 189.89 FEET; THENCE N61° 47' 06"E, A DISTANCE OF 190.96 FEET; THENCE N73° 12' 23"E, A DISTANCE OF 250.78 FEET; THENCE S85° 59' 32"E, A DISTANCE OF 244.15 FEET; THENCE N22° 14' 00"E, A DISTANCE OF 83.68 FEET TO THE CENTERLINE OF BADGER CREEK; THENCE ALONG THE CENTERLINE OF BADGER CREEK AS FOLLOWS: THENCE N47° 12' 19"W, A DISTANCE OF 39.70 FEET; THENCE N37° 21' 28"W, A DISTANCE OF 56.19 FEET; THENCE N51° 14' 28"W, A DISTANCE OF 62.19 FEET; THENCE N53° 50' 44"W, A DISTANCE OF 53.91 FEET; THENCE S82° 25' 21"W, A DISTANCE OF 42.28 FEET; THENCE S88° 25' 55"W, A DISTANCE OF 47.89 FEET; THENCE N29° 28' 28"W, A DISTANCE OF 37.13 FEET; THENCE N03° 44' 38"W, A DISTANCE OF 128.90 FEET; THENCE N10° 03' 30"E, A DISTANCE OF 150.45 FEET; THENCE N23° 57' 11"E, A DISTANCE OF 84.90 FEET; THENCE N26° 49' 57"W, A DISTANCE OF 69.07 FEET; THENCE N41° 54' 19"W, A DISTANCE OF 89.58 FEET; THENCE N63° 10' 58"W, A DISTANCE OF 74.90 FEET; THENCE N70° 45' 32"W, A DISTANCE OF 81.74 FEET; THENCE S89° 33' 04"W, A DISTANCE OF 312.31 FEET; THENCE S62° 28' 21"W, A DISTANCE OF 63.53 FEET; THENCE S32° 01' 16"W, A DISTANCE OF 75.98 FEET; THENCE S33° 55' 50"W, A DISTANCE OF 58.03 FEET; THENCE N74° 40' 11"W, A DISTANCE OF 57.51 FEET; THENCE N16° 02' 59"W, A DISTANCE OF 78.68 FEET; THENCE N35° 45' 12"W, A DISTANCE OF 63.53 FEET; THENCE S27° 49' 54"W, A DISTANCE OF 107.93 FEET; THENCE S61° 24' 07"W, A DISTANCE OF 45.94 FEET; THENCE N61° 12' 49"W, A DISTANCE OF 65.41 FEET; THENCE N34° 16' 03"W, A DISTANCE OF 103.90 FEET; THENCE N39° 04' 01"W, A DISTANCE OF 169.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE S00° 14' 16"W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 AND LEAVING THE CENTERLINE OF BADGER CREEK, A DISTANCE OF 861.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.848 ACRES, WHICH INCLUDES 0.897 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT.

**SURVEY NOTES:**

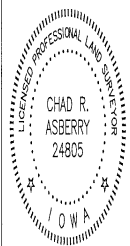
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD.
3. MONUMENTS TO BE SET ONCE THE CROPS HAVE BEEN HARVESTED.
4. THE CENTERLINE OF BADGER CREEK IS THE LEGAL BOUNDARY BETWEEN THE PARCELS. THE CURRENT CENTERLINE DESCRIPTION WAS ESTABLISHED FROM FIELD WORK ON SEPTEMBER 29, 2023.

**PARCEL 'D' LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 27 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 13, THENCE S89° 55' 33"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2394.59 FEET TO THE CENTERLINE OF BADGER CREEK; THENCE ALONG THE CENTERLINE OF BADGER CREEK AS FOLLOWS: THENCE N80° 02' 33"W, A DISTANCE OF 59.89 FEET; THENCE N31° 42' 18"W, A DISTANCE OF 125.85 FEET; THENCE N16° 20' 26"W, A DISTANCE OF 138.97 FEET; THENCE N68° 17' 38"W, A DISTANCE OF 97.40 FEET; THENCE N36° 10' 07"W, A DISTANCE OF 68.12 FEET; THENCE N57° 11' 31"W, A DISTANCE OF 43.22 FEET; THENCE N79° 37' 40"W, A DISTANCE OF 43.98 FEET; THENCE S87° 01' 50"W, A DISTANCE OF 38.31 FEET; THENCE N50° 49' 47"W, A DISTANCE OF 54.42 FEET; THENCE N02° 39' 35"E, A DISTANCE OF 38.18 FEET; THENCE N37° 54' 52"E, A DISTANCE OF 20.14 FEET; THENCE N30° 46' 51"E, A DISTANCE OF 27.96 FEET; THENCE N03° 28' 31"E, A DISTANCE OF 36.59 FEET; THENCE N49° 04' 22"W, A DISTANCE OF 30.94 FEET; THENCE N71° 22' 39"W, A DISTANCE OF 54.89 FEET; THENCE N65° 27' 56"W, A DISTANCE OF 63.34 FEET; THENCE N36° 21' 47"W, A DISTANCE OF 43.70 FEET; THENCE N14° 42' 12"W, A DISTANCE OF 34.71 FEET; THENCE N12° 05' 34"E, A DISTANCE OF 52.91 FEET; THENCE N07° 43' 20"W, A DISTANCE OF 25.64 FEET; THENCE N31° 41' 17"W, A DISTANCE OF 47.52 FEET; THENCE N63° 36' 43"W, A DISTANCE OF 59.34 FEET; THENCE N71° 28' 16"W, A DISTANCE OF 70.69 FEET; THENCE N78° 35' 41"W, A DISTANCE OF 22.22 FEET; THENCE N15° 34' 18"W, A DISTANCE OF 25.87 FEET; THENCE N24° 51' 12"E, A DISTANCE OF 37.04 FEET; THENCE N64° 58' 04"E, A DISTANCE OF 76.94 FEET; THENCE N00° 36' 50"W, A DISTANCE OF 42.79 FEET; THENCE N38° 31' 40"W, A DISTANCE OF 40.97 FEET; THENCE N49° 27' 31"W, A DISTANCE OF 72.46 FEET; THENCE N27° 21' 47"W, A DISTANCE OF 53.78 FEET; THENCE N21° 23' 20"W, A DISTANCE OF 89.35 FEET; THENCE N51° 10' 45"W, A DISTANCE OF 44.92 FEET; THENCE N79° 30' 28"W, A DISTANCE OF 77.90 FEET; THENCE N27° 11' 23"W, A DISTANCE OF 108.24 FEET; THENCE S70° 22' 02"W, A DISTANCE OF 104.72 FEET; THENCE N88° 19' 41"W, A DISTANCE OF 40.74 FEET; THENCE S22° 14' 00"W AND LEAVING THE CENTERLINE OF BADGER CREEK, A DISTANCE OF 83.68 FEET; THENCE N85° 59' 32"W, A DISTANCE OF 244.15 FEET; THENCE S73° 12' 23"W, A DISTANCE OF 250.78 FEET; THENCE S61° 47' 06"W, A DISTANCE OF 190.96 FEET; THENCE S46° 10' 27"W, A DISTANCE OF 189.89 FEET; THENCE N89° 45' 44"W, A DISTANCE OF 492.65 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE S00° 14' 16"W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 967.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.857 ACRES, WHICH INCLUDES 0.733 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT.

**CERTIFICATION**

	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 1-3

**LEGEND**

- ▲ SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- O SET 5/8" I.R. W/ PINK CAP #24805
- I.R. IRON ROD
- G.P. IRON GAS PIPE
- (XXXX) RECORDED DISTANCE
- XXXX MEASURED DISTANCE
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT



	<b>COOPER CRAWFORD &amp; Associates</b> Civil Engineers & Land Surveyors	0 200 400 SCALE: 1"=400' DATE: 10-17-2023
	475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265 PHONE: (515) 224-1344 FAX: (515) 224-1345	JOB NUMBER CC 2761

**PARCEL 'E' LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M. AND THE WEST HALF OF GOVERNMENT LOT 3 AND WEST HALF OF GOVERNMENT LOT 4 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 SOUTHEAST QUARTER OF SAID SECTION 13, THENCE S89° 57' 21"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2602.81 FEET 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; THENCE S00° 01' 24"E, A DISTANCE OF 2627.53 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 18; THENCE S83° 44' 34"W ALONG THE SOUTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 18, A DISTANCE OF 870.25 FEET TO THE SOUTHEAST CORNER SAID SECTION 13; THENCE N89° 55' 33"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 225.60 FEET TO THE CENTERLINE OF BADGER CREEK; THENCE ALONG THE CENTERLINE OF BADGER CREEK AS FOLLOWS: THENCE N30° 02' 33"W, A DISTANCE OF 59.89 FEET; THENCE N31° 42' 18"W, A DISTANCE OF 125.85 FEET; THENCE N16° 20' 26"W, A DISTANCE OF 138.97 FEET; THENCE N68° 17' 38"W, A DISTANCE OF 97.40 FEET; THENCE N36° 10' 07"W, A DISTANCE OF 68.12 FEET; THENCE N57° 11' 31"W, A DISTANCE OF 43.22 FEET; THENCE N79° 37' 40"W, A DISTANCE OF 43.98 FEET; THENCE S87° 01' 50"W, A DISTANCE OF 38.31 FEET; THENCE N50° 49' 47"W, A DISTANCE OF 54.42 FEET; THENCE N02° 39' 35"E, A DISTANCE OF 38.18 FEET; THENCE N37° 54' 52"E, A DISTANCE OF 20.14 FEET; THENCE N30° 46' 51"E, A DISTANCE OF 27.96 FEET; THENCE N03° 28' 31"E, A DISTANCE OF 36.59 FEET; THENCE N49° 04' 22"W, A DISTANCE OF 30.94 FEET; THENCE N71° 22' 39"W, A DISTANCE OF 54.89 FEET; THENCE N65° 27' 56"W, A DISTANCE OF 63.34 FEET; THENCE N36° 21' 47"W, A DISTANCE OF 43.70 FEET; THENCE N14° 42' 12"W, A DISTANCE OF 34.71 FEET; THENCE N12° 05' 34"E, A DISTANCE OF 52.91 FEET; THENCE N07° 43' 20"W, A DISTANCE OF 25.64 FEET; THENCE N31° 41' 17"W, A DISTANCE OF 47.52 FEET; THENCE N53° 36' 43"W, A DISTANCE OF 59.34 FEET; THENCE N71° 28' 16"W, A DISTANCE OF 70.69 FEET; THENCE N78° 35' 41"W, A DISTANCE OF 22.22 FEET; THENCE N15° 34' 18"W, A DISTANCE OF 25.87 FEET; THENCE N24° 51' 12"E, A DISTANCE OF 37.04 FEET; THENCE N64° 58' 04"E, A DISTANCE OF 76.94 FEET; THENCE N00° 36' 50"W, A DISTANCE OF 42.79 FEET; THENCE N38° 31' 40"W, A DISTANCE OF 40.97 FEET; THENCE N49° 27' 31"W, A DISTANCE OF 72.46 FEET; THENCE N27° 21' 47"W, A DISTANCE OF 53.78 FEET; THENCE N21° 23' 20"W, A DISTANCE OF 89.35 FEET; THENCE N51° 10' 45"W, A DISTANCE OF 44.92 FEET; THENCE N79° 30' 28"W, A DISTANCE OF 77.90 FEET; THENCE N27° 11' 23"W, A DISTANCE OF 108.24 FEET; THENCE S70° 22' 02"W, A DISTANCE OF 104.72 FEET; THENCE N88° 19' 41"W, A DISTANCE OF 40.74 FEET; THENCE N47° 12' 19"W, A DISTANCE OF 39.70 FEET; THENCE N37° 21' 28"W, A DISTANCE OF 56.19 FEET; THENCE N51° 14' 28"W, A DISTANCE OF 62.19 FEET; THENCE N53° 50' 44"W, A DISTANCE OF 53.91 FEET; THENCE S82° 25' 21"W, A DISTANCE OF 42.28 FEET; THENCE S88° 25' 55"W, A DISTANCE OF 47.89 FEET; THENCE N29° 28' 28"W, A DISTANCE OF 37.13 FEET; THENCE N03° 44' 38"W, A DISTANCE OF 128.90 FEET; THENCE N10° 03' 30"E, A DISTANCE OF 150.45 FEET; THENCE N23° 57' 11"E, A DISTANCE OF 84.90 FEET; THENCE N26° 49' 57"W, A DISTANCE OF 69.07 FEET; THENCE N41° 54' 19"W, A DISTANCE OF 89.58 FEET; THENCE N53° 10' 58"W, A DISTANCE OF 74.90 FEET; THENCE N70° 45' 32"W, A DISTANCE OF 81.74 FEET; THENCE S89° 33' 04"W, A DISTANCE OF 75.98 FEET; THENCE S33° 55' 50"W, A DISTANCE OF 58.03 FEET; THENCE N74° 40' 11"W, A DISTANCE OF 57.51 FEET; THENCE N16° 02' 59"W, A DISTANCE OF 78.68 FEET; THENCE N35° 45' 12"W, A DISTANCE OF 63.53 FEET; THENCE N35° 45' 12"W, A DISTANCE OF 63.53 FEET; THENCE N35° 45' 12"W, A DISTANCE OF 63.53 FEET; THENCE S32° 01' 16"W, A DISTANCE OF 75.98 FEET; THENCE S33° 55' 50"W, A DISTANCE OF 58.03 FEET; THENCE N74° 40' 11"W, A DISTANCE OF 57.51 FEET; THENCE N16° 02' 59"W, A DISTANCE OF 78.68 FEET; THENCE N35° 45' 12"W, A DISTANCE OF 63.53 FEET; THENCE S27° 49' 54"W, A DISTANCE OF 107.93 FEET; THENCE S61° 24' 07"W, A DISTANCE OF 45.94 FEET; THENCE N61° 12' 49"W, A DISTANCE OF 65.41 FEET; THENCE N34° 16' 03"W, A DISTANCE OF 103.90 FEET; THENCE N39° 04' 01"W, A DISTANCE OF 169.59 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE N00° 14' 16"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 AND LEAVING THE CENTERLINE OF BADGER CREEK, A DISTANCE OF 448.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 133.670 ACRES, WHICH INCLUDES 0.355 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	169.59'	N39°04'01"W
L2	103.90'	N34°16'03"W
L3	65.41'	N61°12'49"W
L4	45.94'	S61°24'07"W
L5	107.93'	S27°49'54"W
L6	63.53'	N35°45'12"W
L7	78.68'	N16°02'59"W
L8	57.51'	N74°40'11"W
L9	58.03'	S33°55'50"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L10	75.98'	S32°01'16"W
L11	63.53'	S62°28'21"W
L12	312.31'	S89°33'04"W
L13	81.74'	N70°45'32"W
L14	74.90'	N53°10'58"W
L15	89.58'	N41°54'19"W
L16	69.07'	N26°49'57"W
L17	84.90'	N23°57'11"E
L18	150.45'	N10°03'30"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L19	128.90'	N03°44'38"W
L20	37.13'	N29°28'28"W
L21	47.89'	S88°25'55"W
L22	42.28'	S82°25'21"W
L23	53.91'	N53°50'44"W
L24	62.19'	N51°14'28"W
L25	56.19'	N37°21'28"W
L26	39.70'	N47°12'19"W
L27	40.74'	N88°19'41"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L28	104.72'	S70°22'02"W
L29	108.24'	N27°11'23"W
L30	77.90'	N79°30'28"W
L31	44.92'	N51°10'45"W
L32	89.35'	N21°23'20"W
L33	53.78'	N27°21'47"W
L34	72.46'	N49°27'31"W
L35	40.97'	N38°31'40"W
L36	42.79'	N00°36'50"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L37	76.94'	N64°58'04"E
L38	37.04'	N24°51'12"E
L39	25.87'	N15°34'18"W
L40	22.22'	N78°35'41"W
L41	70.69'	N71°28'16"W
L42	59.34'	N53°36'43"W
L43	47.52'	N31°41'17"W
L44	25.64'	N07°43'20"W
L45	52.91'	N12°05'34"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L46	34.71'	N14°42'12"W
L47	43.70'	N36°21'47"W
L48	63.34'	N65°27'56"W
L49	54.89'	N71°22'39"W
L50	30.94'	N49°04'22"W
L51	36.59'	N03°28'31"E
L52	27.96'	N30°46'51"E
L53	20.14'	N37°54'52"E
L54	38.18'	N02°39'35"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L55	54.42'	N50°49'47"W
L56	38.31'	S87°01'50"W
L57	43.98'	N79°37'40"W
L58	43.22'	N57°11'31"W
L59	68.12'	N36°10'07"W
L60	97.40'	N68°17'38"W
L61	138.97'	N16°20'26"W
L62	125.85'	N31°42'18"W
L63	59.89'	N30°02'33"W

**COOPER CRAWFORD**  
& Associates

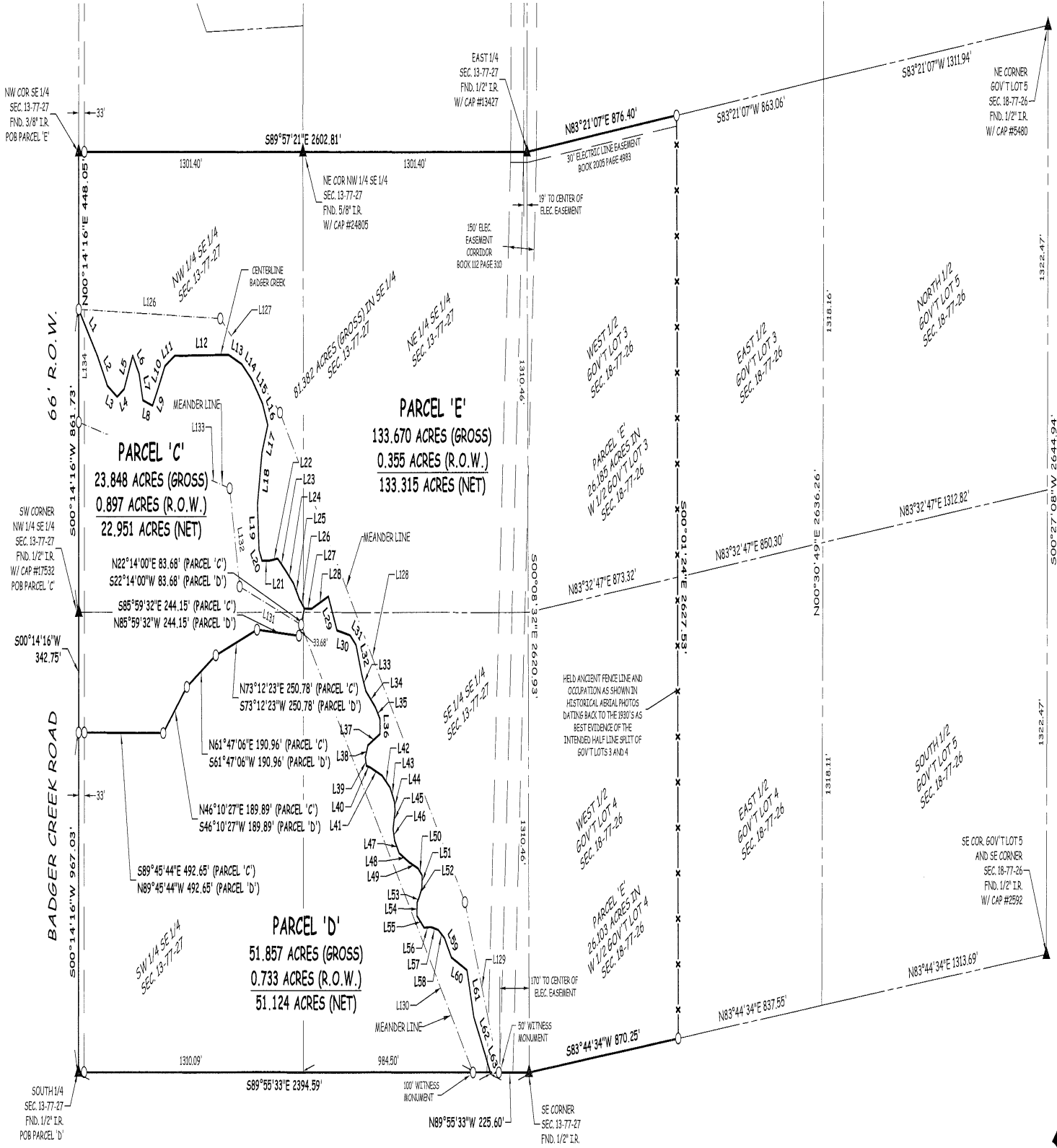
Civil Engineers & Land Surveyors

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

0 200 400  
SCALE: 1"=400'  
DATE: 10-17-2023

JOB NUMBER  
CC  
2761

# PLAT OF SURVEY



**LINE TABLE**

LINE	LENGTH	DIRECTION
L126	822.27'	S88°09'10"E
L127	437.46'	S52°14'05"E
L128	1758.25'	S37°31'35"E

**LINE TABLE**

LINE	LENGTH	DIRECTION
L129	524.19'	S22°03'48"E
L130	1619.10'	S37°58'32"E
L131	373.05'	S73°00'27"E

**LINE TABLE**

LINE	LENGTH	DIRECTION
L132	285.68'	S11°38'40"E
L133	896.23'	S77°51'51"E
L134	320.92'	N00°14'16"E

**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

0 200 400  
SCALE: 1"=400'  
DATE: 10-17-2023  
JOB NUMBER  
CC  
2761