

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: CFH, LLC & SARATOGA FARMS, LLC & HCN FARMS, LLC SURVEYOR: CHAD R. ASBERRY, L.S. SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC RETURN TO: COOPER CRAWFORD & ASSOCIATES, LLC	*AMENDED* PLAT OF SURVEY			BK: 2024 PG: 1915 Recorded: 8/9/2024 at 8:12:49.0 AM Pages 3 County Recording Fee: \$17.00 Iowa E-Filing Fee: \$3.32 Combined Fee: \$20.32 Revenue Tax: \$0.00 BRANDY L. MACUMBER, RECORDER Madison County, Iowa
	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	

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 500° 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 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 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 500° 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:

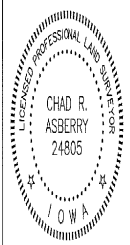
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD.
3. MONUMENTS TO BE SET ONCE THE CROPS HAVE BEEN HARVESTED.
4. THE CENTERLINE OF BADGER CREEK IS THE LEGAL BOUNDARY BETWEEN THE PARCELS. THE CURRENT CENTERLINE DESCRIPTION WAS ESTABLISHED FROM FIELD WORK ON SEPTEMBER 29, 2023.
5. THIS SURVEY REPLACES AND SUPERCEDES THE PREVIOUS PLAT OF SURVEY RECORDED AS BOOK 2023 PAGE 2563. THIS SURVEY ADJUSTED THE BOUNDARY LINES OF PARCEL 'E' PRIOR TO ANY SALE OR TRANSFER OF TITLE. PARCEL 'C' AND PARCEL 'D' REMAIN UNCHANGED.

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 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 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 500° 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 AN DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Chad R. Asberry 8/8/24

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

PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-3

LEGEND

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



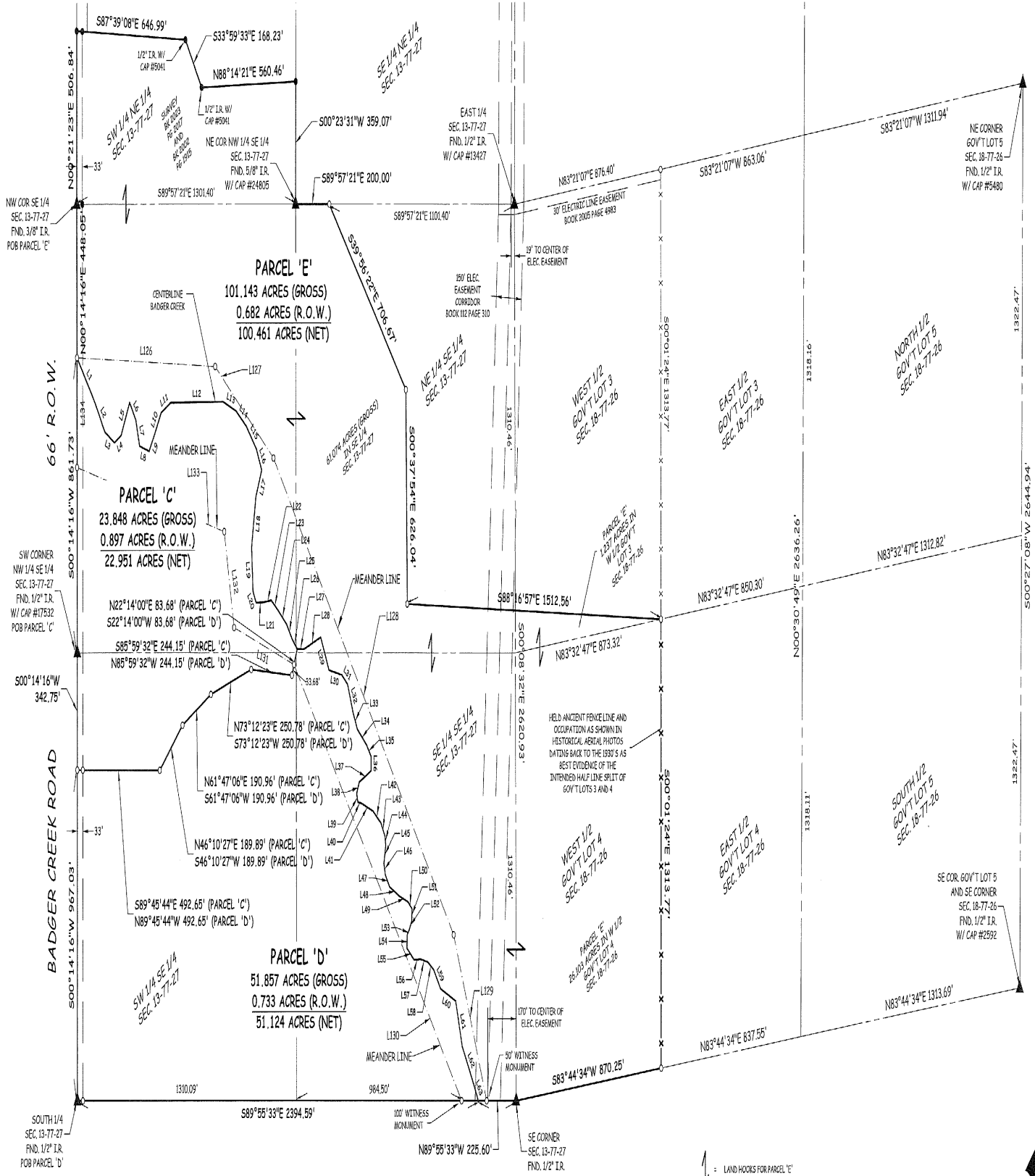


COOPER CRAWFORD & Associates
 Civil Engineers & Land Surveyors

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: 8-8-2024

JOB NUMBER
 CC
 2761



MEANDER 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

MEANDER 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

MEANDER 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

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