

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the S 1/2 of the SE 1/4 of Section 28 and part of the NE 1/4 of Section 33, T 76N, R 26W, Madison County, Iowa

OWNER: Pontier Farms LLC
 1643 West Highway 34, Osceola IA 50213

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 2013 Page 3429

PREPARED BY: CHAD A. DANIELS
 DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing
 --- Road Easement
 - . - . - Section line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set Mag Nail w/ brass washer, #17532
- - Found PK Nail
- - Found 5/8" rebar
- ◆ - Found 5/8" red #14672

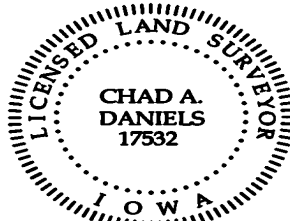
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL J:

That part of the South Half of the Southeast Quarter of Section 28 and that part of the Northeast Quarter of Section 33, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
 Beginning at the South Quarter corner of said Section 28; thence North 00 degrees 14 minutes 54 seconds West, 824.00 feet along the West line of said South Half of the Southeast Quarter of Section 28 to the Centerline of Iowa Highway 92; thence South 88 degrees 44 minutes 22 seconds East, 2259.03 feet along said Centerline of Iowa Highway 92; thence with a curve turning to the right with an arc length of 317.49 feet, with a radius of 24145.39 feet, with a chord bearing of South 88 degrees 21 minutes 46 seconds East, with a chord length of 317.49 feet along said Centerline of Iowa Highway 92 to the East line of said Section 28; thence South 00 degrees 09 minutes 05 seconds West, 540.01 feet to the Northeast corner of said Section 33; thence South 00 degrees 05 minutes 50 seconds West, 425.20 feet along the East line of said Section 33 to the Centerline of a Madison County road; thence South 33 degrees 35 minutes 36 seconds West, 1034.62 feet along said County road Centerline; thence South 33 degrees 14 minutes 04 seconds West, 138.99 feet along said County road Centerline; thence South 34 degrees 24 minutes 16 seconds West, 234.08 feet along said County road Centerline to the Centerline of Middle River; thence with a non-tangent curve turning to the right with an arc length of 261.31 feet, with a radius of 178.07 feet, with a chord bearing of North 61 degrees 22 minutes 33 seconds West, with a chord length of 238.49 feet along said Centerline of Middle River; thence North 19 degrees 20 minutes 09 seconds West, 78.37 feet along said Centerline of Middle River to the South line of the Northeast Quarter of said Northeast Quarter; thence South 85 degrees 11 minutes 18 seconds West, 280.56 feet along said South line to the Southwest corner of said Northeast Quarter of the Northeast Quarter; thence North 00 degrees 28 minutes 46 seconds East, 166.75 feet along the West line of said Northeast Quarter of the Northeast Quarter to said Centerline of Middle River; thence South 87 degrees 48 minutes 14 seconds West, 237.83 feet along said Middle River Centerline; thence with a curve turning to the right with an arc length of 422.19 feet, with a radius of 177.58 feet, with a chord bearing of North 24 degrees 05 minutes 15 seconds West, with a chord length of 329.55 feet along said Middle River Centerline; thence with a reverse curve turning to the left with an arc length of 124.97 feet, with a radius of 66.88 feet, with a chord bearing of North 09 degrees 30 minutes 25 seconds West, with a chord length of 107.56 feet along said Middle River Centerline; thence North 63 degrees 02 minutes 06 seconds West, 113.15 feet along said Middle River Centerline; thence with a curve turning to the right with an arc length of 191.03 feet, with a radius of 137.29 feet, with a chord bearing of North 23 degrees 10 minutes 23 seconds West, with a chord length of 175.98 feet along said Middle River Centerline; thence North 16 degrees 41 minutes 20 seconds East, 155.80 feet along said Middle River Centerline; thence with a curve turning to the left with an arc length of 300.84 feet, with a radius of 332.50 feet, with a chord bearing of North 09 degrees 13 minutes 53 seconds West, with a chord length of 290.68 feet along said Middle River Centerline; thence North 35 degrees 09 minutes 07 seconds West, 63.62 feet along said Middle River Centerline to the North line of said Section 33; thence South 84 degrees 59 minutes 36 seconds West, 252.92 feet along said North line to said Middle River Centerline; thence South 12 degrees 21 minutes 56 seconds East, 121.48 feet along said Middle River Centerline; thence with a curve turning to the right with an arc length of 325.07 feet, with a radius of 306.09 feet, with a chord bearing of South 18 degrees 03 minutes 34 seconds West, with a chord length of 310.01 feet along said Middle River Centerline; thence South 48 degrees 29 minutes 04 seconds West, 499.24 feet along said Middle River Centerline to the West line of said Northeast Quarter; thence North 01 degrees 30 minutes 32 seconds East, 707.30 feet to the Point of Beginning, having an area of 92.12 Acres including 6.46 Acres of Road Easement.

AREA BY TRACT:

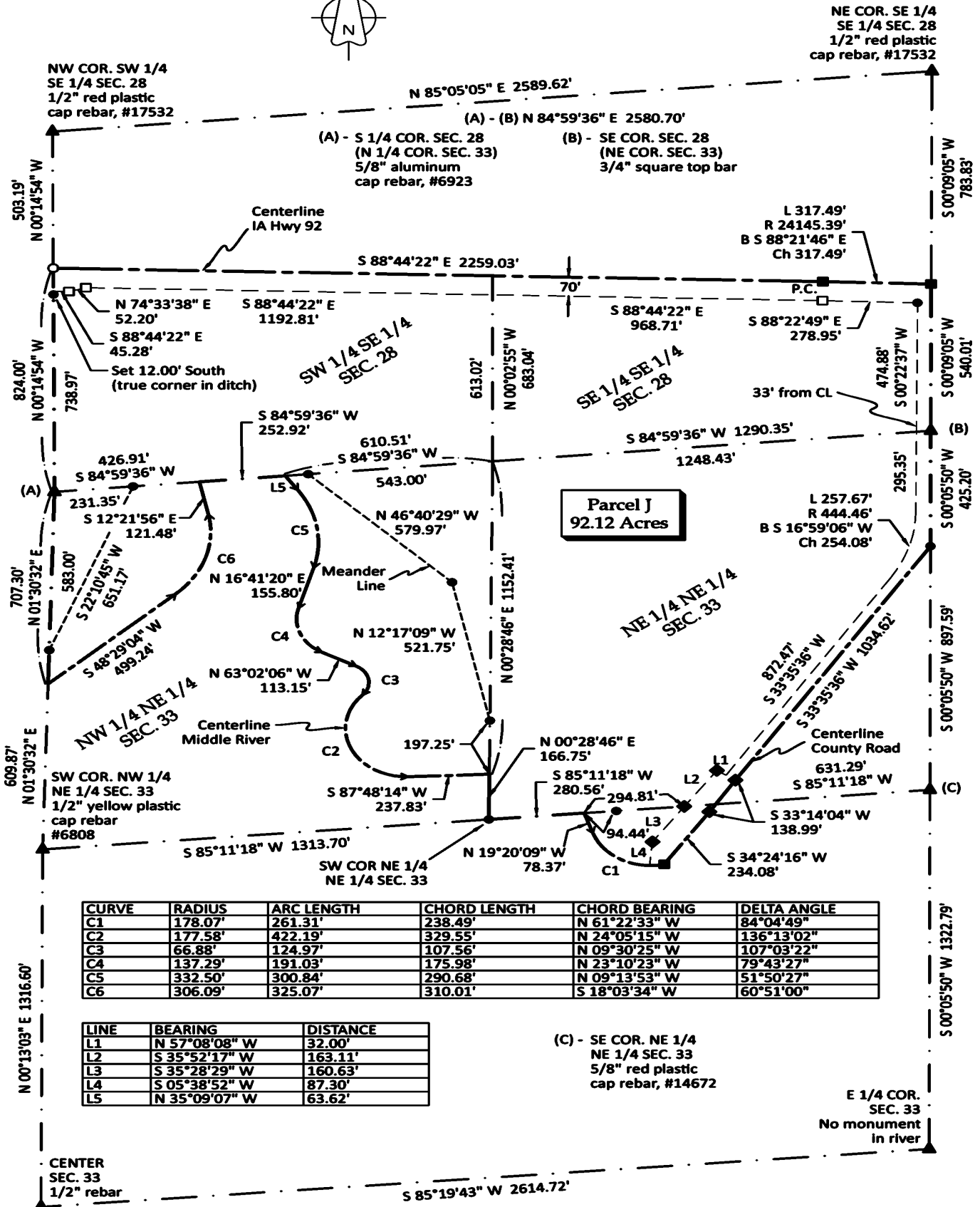
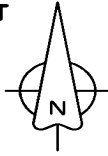
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW SE 28	20.17	2.10	22.27
SE SE 28	15.57	2.52	18.09
NE NE 33	31.17	1.44	32.61
SE NE 33	0.83	0.40	1.23
NW NE 33	17.92	0.00	17.92
TOTAL	85.66	6.46	92.12



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* 20 AUG 24
 Chad A. Daniels Date

Iowa License No. 17532
 My license renewal date is 12-31-2024
 Page No.'s covered by this seal: 1 and 2



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	178.07'	261.31'	238.49'	N 61°22'33" W	84°04'49"
C2	177.58'	422.19'	329.55'	N 24°05'15" W	136°13'02"
C3	66.88'	124.97'	107.56'	N 09°30'25" W	107°03'22"
C4	137.29'	191.03'	175.98'	N 23°10'23" W	79°43'27"
C5	332.50'	300.84'	290.68'	N 09°13'53" W	51°50'27"
C6	306.09'	325.07'	310.01'	S 18°03'34" W	60°51'00"

LINE	BEARING	DISTANCE
L1	N 57°08'08" W	32.00'
L2	S 35°52'17" W	163.11'
L3	S 35°28'29" W	160.63'
L4	S 05°38'52" W	87.30'
L5	N 35°09'07" W	63.62'

(C) - SE COR. NE 1/4
NE 1/4 SEC. 33
5/8" red plastic
cap rebar, #14672

E 1/4 COR.
SEC. 33
No monument
in river