

# PLAT OF SURVEY

BK: 2024 PG: 908  
 Recorded: 4/30/2024 at 3:34:41.0 PM  
 Pages 1  
 County Recording Fee: \$7.00  
 Iowa E-Filing Fee: \$3.13  
 Combined Fee: \$10.13  
 Revenue Tax: \$0.00  
**BRANDY L. MACUMBER, RECORDER**  
 Madison County, Iowa

## INDEX LEGEND

COUNTY: MADISON  
 LOCATION: SW 1/4 SW 1/4 SEC. 3-76N-28W  
 REQUESTOR: HUNTER NORLAND-ALTERNATIVE EQUITY ADVISORS  
 PROPRIETOR: SARATOGA FARMS, LLC AND HCN FARMS, 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

### SITE ADDRESS:

1660 IRONWOOD TRAIL  
 EARLHAM, IA 50072

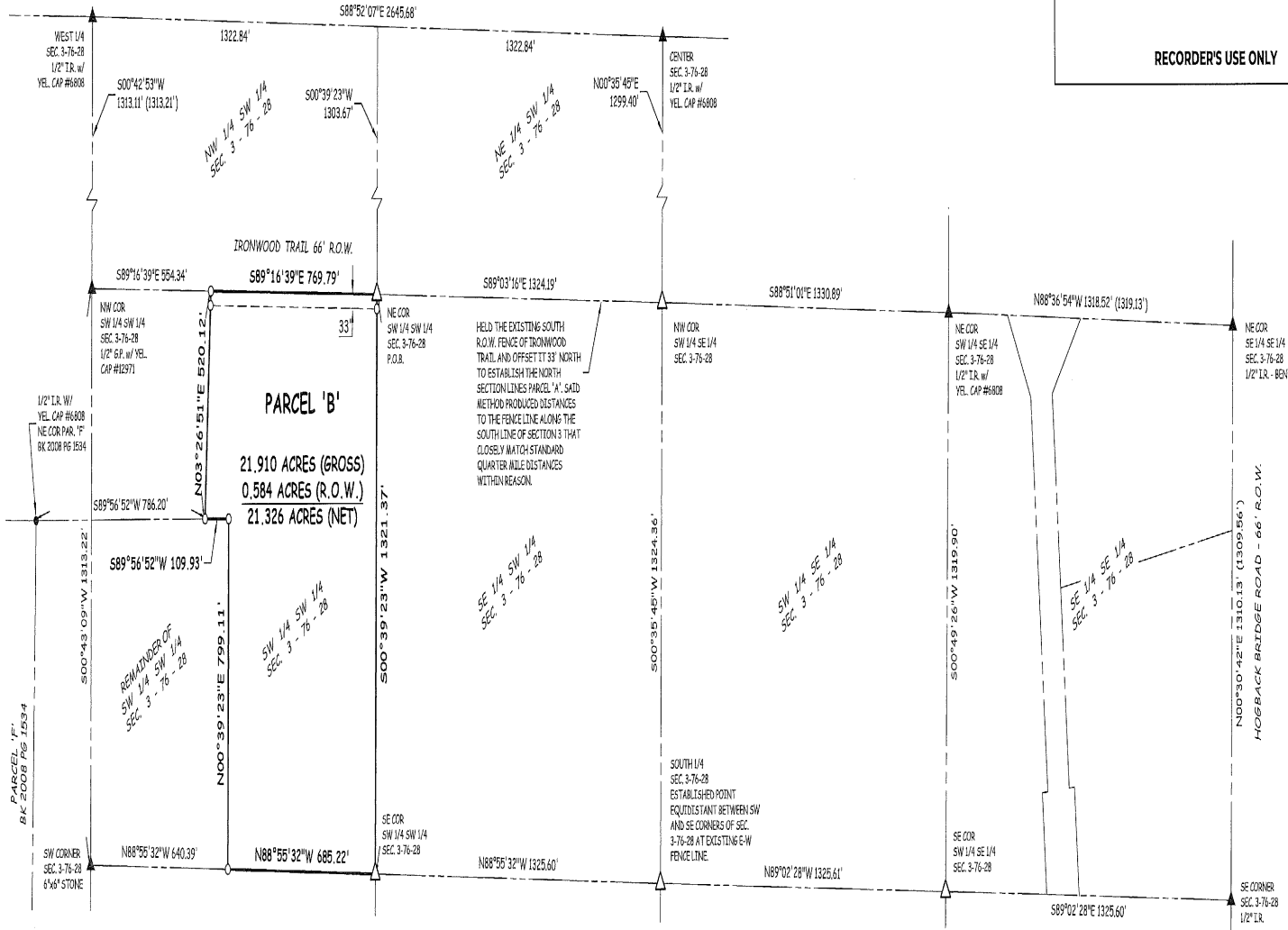
### BASIS OF BEARINGS:

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

### FIELD WORK:

11-8-2023

RECORDER'S USE ONLY



### PARCEL 'B' LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THENCE 500°39'23\"/>

### SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD.

### LEGEND

- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET 5/8\"/>



### 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 FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Chad R. Asberry* 4/30/24  
 CHAD R. ASBERRY, L.S. IOWA LICENSE NO. 24805  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

**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

SHEET 1 OF 1

0 200 400  
 SCALE: 1\"/>