

INDEX LEGEND

COUNTY: MADISON
LOCATION: N 1/2 NE 1/4 SEC. 13-77-27
REQUESTOR: ALTERNATIVE EQUITY ADVISORS
PROPRIETOR: CFH, LLC & SARATOGA FARMS, LLC & HCN FARMS, LLC, & TP PROPERTY, 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:

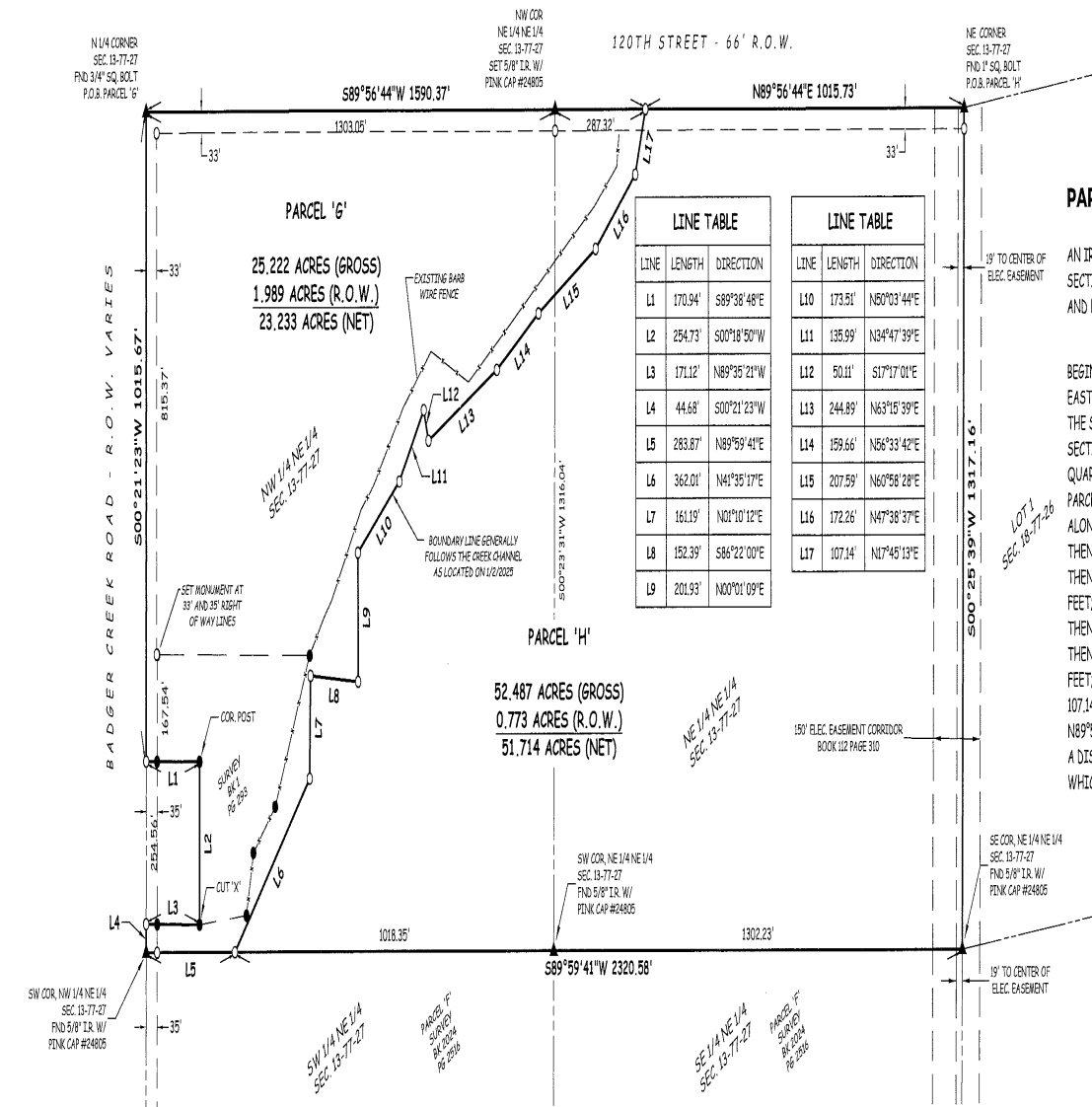
IOWA STATE PLANE SOUTH ZONE #1402
I.D.O.T. REAL-TIME NETWORK

FIELD WORK:

JANUARY 2, 2025

BK: 2025 PG: 193
Recorded: 1/21/2025 at 2:10:47.0 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

RECORDER'S USE ONLY



PARCEL 'H' LEGAL DESCRIPTION:

AN IRREGULAR TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST 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 NORTHEAST CORNER OF SAID SECTION 13; THENCE S00°25'39"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1317.16 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE S89°59'41"W ALONG THE SOUTH LINE OF THE NORTH HALF OF NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2320.58 FEET TO THE SOUTHEAST CORNER OF PARCEL 'G' OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 'G' THE FOLLOWING COURSES AND DISTANCES; THENCE N41°35'17"E, A DISTANCE OF 362.01 FEET; THENCE N01°10'12"E, A DISTANCE OF 161.19 FEET; THENCE S86°22'00"E, A DISTANCE OF 152.39 FEET; THENCE N60°01'09"E, A DISTANCE OF 201.93 FEET; THENCE N50°03'44"E, A DISTANCE OF 173.51 FEET; THENCE N34°47'39"E, A DISTANCE OF 135.99 FEET; THENCE S17°17'01"E, A DISTANCE OF 50.11 FEET; THENCE N63°15'39"E, A DISTANCE OF 244.89 FEET; THENCE N56°33'42"E, A DISTANCE OF 159.66 FEET; THENCE N60°58'28"E, A DISTANCE OF 207.59 FEET; THENCE N47°38'37"E, A DISTANCE OF 172.26 FEET; THENCE N17°45'13"E, A DISTANCE OF 107.14 FEET TO THE NORTH LINE OF NORTHEAST QUARTER OF SAID SECTION 13; THENCE N89°56'44"E ALONG THE SAID NORTH LINE AND LEAVING THE EASTERLY LINE OF SAID PARCEL 'G', A DISTANCE OF 1015.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.487 ACRES, WHICH INCLUDES 0.773 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT.

PARCEL 'G' LEGAL DESCRIPTION:

AN IRREGULAR TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST 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 NORTH QUARTER CORNER OF SAID SECTION 13; THENCE S00°21'23"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1015.67 FEET TO THE NORTHWEST CORNER OF A ONE ACRE TRACT OF LAND EXCLUDED ON A PLAT OF SURVEY FOUND IN BOOK 1 PAGE 293 IN THE COUNTY RECORDER'S OFFICE; THENCE S89°38'48"E, A DISTANCE OF 170.94 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S00°18'50"W, A DISTANCE OF 254.73 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE N89°35'21"W, A DISTANCE OF 171.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE S00°21'23"W ALONG SAID WEST LINE, A DISTANCE OF 44.68 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE N89°59'41"E ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 283.87 FEET TO THE SOUTHWEST CORNER OF PARCEL 'H' OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 'H' THE FOLLOWING COURSES AND DISTANCES; THENCE N41°35'17"E, A DISTANCE OF 362.01 FEET; THENCE N01°10'12"E, A DISTANCE OF 161.19 FEET; THENCE S86°22'00"E, A DISTANCE OF 152.39 FEET; THENCE N00°01'09"E, A DISTANCE OF 201.93 FEET; THENCE N50°03'44"E, A DISTANCE OF 173.51 FEET; THENCE N34°47'39"E, A DISTANCE OF 135.99 FEET; THENCE S17°17'01"E, A DISTANCE OF 50.11 FEET; THENCE N63°15'39"E, A DISTANCE OF 244.89 FEET; THENCE N56°33'42"E, A DISTANCE OF 159.66 FEET; THENCE N60°58'28"E, A DISTANCE OF 207.59 FEET; THENCE N47°38'37"E, A DISTANCE OF 172.26 FEET; THENCE N17°45'13"E, A DISTANCE OF 107.14 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE S89°56'44"W ALONG THE SAID NORTH LINE AND LEAVING THE WESTERLY LINE OF SAID PARCEL 'H', A DISTANCE OF 1590.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.222 ACRES, WHICH INCLUDES 1.989 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT.

LEGEND

- ▲ SECTION CORNER AS NOTED
- FOUND 1/2" I.R., UNLESS NOTED
- 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

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.

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

0 150 300
SCALE: 1"=300'
DATE: 1-16-2025
JOB NUMBER
CC 2761