# **PLAT OF SURVEY**

120TH STREET - 66' R.O.W

LINE TABLE

DIRECTION

589°38'48"E

S00°18'50"W

N89°35'21"W

S00°21'23"W

NR9°59'41"F

N41°35'17"F

N01°10'12"E

586°22'00'E

1302.23

LINE LENGTH

12 254.73

L3

L4 44.68

L5

L6 362 01

L7 161.19

19 201,93 N00°01'09'E

170.94

171.12

283.87

152.39

MADISON

LOCATION: N 1/2 NE 1/4 SEC, 13-77-27 ALTERNATIVE EQUITY ADVISORS REQUESTOR

CFH, LLC & SARATOGA FARMS, LLC & HCN FARMS, LLC, & PROPRIETOR

TP PROPERTY, LLC

CHAD R. ASBERRY, L.S. SURVEYOR:

N 1/4 CORNER

SEC. 13-77-27 FND 3/4" SQ. BOLT

P O R PADOTE 'G

VARIE

3

0

ά

Q

7

CREE

E R

DQ

SW COR, NW 1/4 NE 1/4

SEC. 13-77-27

FND 5/8" IR W/

1015

Z3..W

21

INDEX LEGEND COUNTY

COOPER CRAWFORD & ASSOCIATES, LLC SURVEYOR COMPANY:

> 475 S. 50th STREET, SUITE 800 WEST DES MOINES, IOWA 50265

> > L331

SET MONUMENT AT

33' AND 35' RIGHT

OF WAY LINES

L1

-35

1.3

-35

L5

- COR. POST

-33

COOPER CRAWFORD & ASSOCIATES, LLC RETURN TO

SITE ADDRESS:

NO ADDRESS VAN METER, IA 50261

NW CO NE 1/4 NE 1/4 SEC. 13-77-27

SET 5/8" TO WA PINK CAP #2480

589°56'44"W 1590.37

WIRE FENCE

BOUNDARY LINE GENERALL)

FOUNWS THE CREEK CHANNEL AS LOCATED ON 1/2/2025

PARCEL 'H'

52,487 ACRES (GROSS)

0,773 ACRES (R.O.W.

51,714 ACRES (NET)

SW (OR NE 1/4 NE 1/4

FND 5/8" I.R. W.

PINK CAP #2480

589°59'41"W 2320 58

PARCEL 'G'

25,222 ACRES (GROSS)

1,989 ACRES (R,O,W.)

23,233 ACRES (NET)

9

1018.35

L8

BASIS OF BEARINGS:

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

N89°56'44"F 1015 73

33'-

DIRECTION

N50°03'44'E

N34°47'39"E

517°17'01"E

N63°15'39'E

NI56°33'42"F

N60°58'28"F

N47°38'37"E

N17°45'13"F

3

25

LINE TABLE

LINE LENGTH

Lio 173.51

1.11 135.99

L12

113 244.89

114 159.66

L15 207.59

L16 172,26

1.17 107.14

150' ELEC. EASEMENT CORRIDOR

ROOK 112 PAGE 310

50.11

FIELD WORK:

JANUARY 2, 2025

SEC. 13-77-27

FND 1" SQ, BOLT P.O.B. PARCEL "H"

FLEC PASEMENT

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 500°25'39"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1317.16 FEET TO THE SOUTHFAST CORNER OF THE NORTHFAST QUARTER OF THE NORTHFAST 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 \$86°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; 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 FFFT: THENCE N47°38'37"F A DISTANCE OF 172 26 FFFT: 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.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OF UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND, BÜRVEYÖR JANDER THE LAWS OF THE STATE OF TOWA

21/25

CHAD R ASBERRY PLS TOWALTCENSE NO 24805 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET ONLY

### 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

REGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE SO0°21'23"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1015 67 FFFT 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 589°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 17112 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 500°21'23"W ALONG SAID WEST LINE, A DISTANCE OF 44.68 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST 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 S60°22' 00"E, A DISTANCE OF 152.39 FEET; THENCE NO0°01'09'E, A DISTANCE OF 201.93 FEET; THENCE N50°03'44'E, A DISTANCE OF 173.51 FEET; N34°47'39'E, A DISTANCE OF 135.99 FEET; THENCE S17°17'01'E, A DISTANCE OF 50 11 FFFT: 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 589°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

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#### SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

SE COR, NE 1/4 NE 1/4

SEC. 13-77-27

FND 5/8" I.R. W.

PINK CAP #24805

19" TO CENTED O

ELEC, EASEMEN

- 2. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD.
- SECTION CORNER AS NOTED
- FOUND 1/2" I.R. UNLESS NOTED
- SET 5/8" I.R. W/ PINK CAP #24805 TRON ROD
- IR G.P. IRON GAS PIPE
- (XX,XX') RECORDED DISTANCE
- XX.XX MEASURED DISTANCE
- R.O.W. DIGHT OF WAY



COOPER CRAWFORD 6 & Associates

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

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

2761