

BK: 2025 PG: 718
 Recorded: 3/26/2025 at 1:49:56.0 PM
 Pages 4
 County Recording Fee: \$22.00
 Iowa E-Filing Fee: \$3.41
 Combined Fee: \$25.41
 Revenue Tax: \$0.00
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
 TERRY COADY
 SNYDER AND ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 ANKENY, IOWA 50023
 (515) 964-2020
 T.LCOADY@SNYDER-ASSOCIATES.CO

SERVICE PROVIDED BY:
 SNYDER AND ASSOCIATES, INC.

SURVEY LOCATED:
 PART NE 1/4
 SECTION 32, TOWNSHIP 78N, RANGE 27W

REQUESTED BY:
 HEARTLAND CO-OP

PLAT OF SURVEY

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1 M&R	33° 33' 39"	1,960.00'	1,148.06'	591.03'	N73°13'37"E 1,131.72'
C1 D		1,960.00'	1,150.29'		
C2	2° 13' 47"	1,860.00'	72.38'	36.19'	S55°31'50"W 72.38'
C3 M&R	1° 53' 56"	1,960.00'	64.96'	32.48'	S57°23'46"W 64.95'
C4	2° 04' 10"	1,960.00'	70.79'	35.40'	N57°28'53"E 70.79'
C5	35° 35' 40"	1,860.00'	1,155.51'	597.08'	S72°12'47"W 1,137.01'

NOTE

IN SITUATIONS WHERE THE PLAT OF SURVEY SHOWS SETTING A 1/2" REBAR, YELLOW PLASTIC CAP #18643 AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT TO BE SET, A CUT "X" WILL BE SET IN CONCRETE OR A "MAG" NAIL WILL BE SET IN ASPHALT.

AREA ABOVE RESERVED FOR RECORDER

PARCEL C DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF MADISON COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 0°28'00" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, A DISTANCE OF 435.50 FEET TO THE SOUTH LINE OF THE ABANDONED RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°28'00" WEST ALONG SAID WEST LINE, 120.75 FEET TO THE NORTH LINE OF SAID ABANDONED RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY AND BEING THE SOUTHWEST CORNER OF SURVEY RECORDED IN BOOK 2015, PAGE 223 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1,960.00 FEET, WHOSE ARC LENGTH IS 1,148.06 FEET AND WHOSE CHORD BEARS NORTH 73°13'37" EAST, 1,131.72 FEET; THENCE NORTH 89°54'19" EAST CONTINUING ALONG SAID NORTH LINE, 514.02 FEET TO THE SOUTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 2015, PAGE 223; THENCE SOUTH 0°33'41" EAST, 100.00 FEET TO SAID SOUTH LINE OF THE ABANDONED RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY; THENCE SOUTH 89°54'19" WEST ALONG SAID SOUTH LINE, 514.92 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1,860.00 FEET, WHOSE ARC LENGTH IS 1,155.51 FEET AND WHOSE CHORD BEARS SOUTH 72°12'47" WEST, 1,137.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.82 ACRES (166.612 S.F.), AND SUBJECT TO EXISTING ROADWAY EASEMENT CONTAINING 0.16 ACRES (7,156 S.F.).

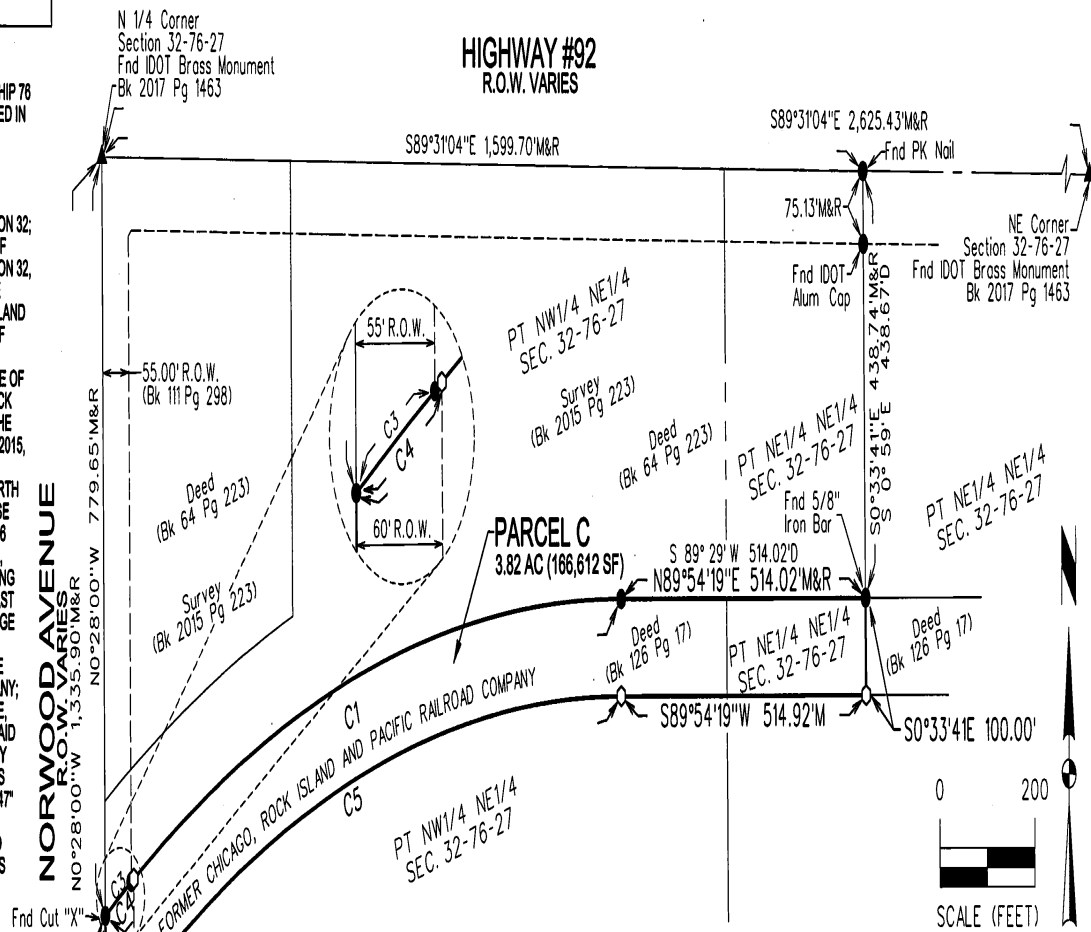
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

SURVEY	FOUND	SET
SECTION CORNER	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #18643 (UNLESS OTHERWISE NOTED)	●	○
PLATTED DISTANCE	P	
MEASURED BEARING AND DISTANCE	M	
RECORDED AS	R	
DEED DISTANCE	D	
CALCULATED DISTANCE	C	
YELLOW PLASTIC CAP	YPC	
CENTERLINE	---	
SECTION LINE	---	
1/4 SECTION LINE	---	
1/4 1/4 SECTION LINE	---	
EASEMENT LINE	---	

N 1/4 Corner
 Section 32-76-27
 Fnd IDOT Brass Monument
 Bk 2017 Pg 1463

HIGHWAY #92
 R.O.W. VARIES



NORWOOD AVENUE
 R.O.W. VARIES
 NO°28'00"W 1,335.90 M&R
 NO°28'00"W 779.65 M&R

PARCEL C
 3.82 AC (166.612 SF)



OWNER

NELSON E. & MARIANN THORNTON

DATE OF SURVEY

OCTOBER, 2014

LINE DIMENSIONS

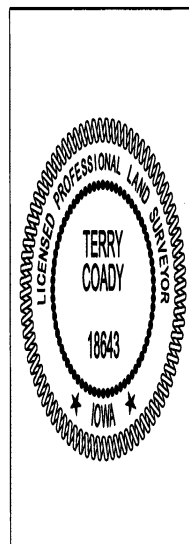
L1 N0°28'00"W 120.75'

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32-76-27 WAS USED AS THE BASIS OF BEARING.

MEASURED AREA TABLE

GROSS	3.82 AC
R.O.W.	0.16 AC
NET	3.66 AC
NW1/4 NE1/4	3.15 AC
NE1/4 NE1/4	0.67 AC



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 duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady 3-26-2025
 Terry Coady, PLS Date

License Number 18643

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:

Sheet 1 of 1

MADISON COUNTY, IOWA
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

PT NE1/4 SECTION 32-76-27

PLAT OF SURVEY

SNYDER & ASSOCIATES, INC.

Project No: 125.0311
 Sheet 1 of 1

LOT TIE AGREEMENT

On this 18th day of March, 2025, the undersigned, as a duly authorized agent acting on behalf of Heartland Co-op ("Heartland"), states, requests and agrees as follows:

Heartland intends/wishes to be the owner of Parcel 1 (described below) and is presently the owner of Parcel 2 (described below and being adjacent to Parcel 1) both in Madison County, Iowa:

Parcel 1:

A PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF MADISON COUNTY, IOWA AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 0°28'00" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, A DISTANCE OF 435.50 FEET TO THE SOUTH LINE OF THE ABANDONED RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY AND TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°28'00" WEST ALONG SAID WEST LINE, 120.75 FEET TO THE NORTH LINE OF SAID ABANDONED RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY AND BEING THE SOUTHWEST CORNER OF SURVEY RECORDED IN BOOK 2015, PAGE 223 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE NORTHEASTERLY ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1,960.00 FEET, WHOSE ARC LENGTH IS 1,148.06 FEET AND WHOSE CHORD BEARS NORTH 73°13'37" EAST, 1,131.72 FEET; THENCE NORTH 89°54'19" EAST CONTINUING ALONG SAID NORTH LINE, 514.02 FEET TO THE SOUTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 2015, PAGE 223; THENCE SOUTH 0°33'41" EAST, 100.00 FEET TO SAID SOUTH LINE OF THE ABANDONED RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY; THENCE SOUTH 89°54'19" WEST ALONG SAID SOUTH LINE, 514.92 FEET; THENCE WESTERLY CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1,860.00 FEET, WHOSE ARC LENGTH IS 1,155.51 FEET AND WHOSE CHORD BEARS SOUTH 72°12'47" WEST, 1,137.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.82 ACRES (166,612 S.F.), AND SUBJECT TO EXISTING ROADWAY EASEMENT CONTAINING 0.16 ACRES (7,156 S.F.). PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Parcel 2:

PART QUIT CLAIM DEED (BOOK 64 PAGE 223)

A TRACT OF LAND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT 396.66 FEET EAST OF THE NORTH QUARTER (1/4) CORNER OF SECTION THIRTY-TWO (32), IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA; THENCE CONTINUING EAST

ALONG SAID SECTION LINE 1203.44 FEET, THENCE SOUTH 00°59' EAST, 438.67 FEET TO THE NORTH RAILROAD RIGHT OF WAY LINE, THENCE SOUTH 89°29' WEST 514.02 FEET, THENCE SOUTHWESTERLY ALONG A 1960.0 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY 1150.29 FEET TO THE QUARTER (1/4) SECTION LINE. THENCE NORTH 00°59' WEST 119.61 FEET, THENCE NORTHEASTERLY ALONG A 2060 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY AND TANGENT TO A LINE BEARING NORTH 56°50' EAST 441.92 FEET, THENCE NORTH 00°59' WEST 459.52 FEET TO THE POINT OF BEGINNING, CONTAINING 13.9853 ACRES INCLUDING 1.5324 ACRES OF PUBLIC ROAD RIGHT OF WAY.

AND

A TRACT OF LAND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTH QUARTER (1/4) CORNER OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27), AND BEING THE POINT OF BEGINNING, THENCE NORTH 90°00' EAST, 396.66 FEET ALONG THE SECTION LINE. THENCE SOUTH 00°59' EAST 459.52 FEET, THENCE SOUTHWESTERLY ALONG A 2060 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY AND TANGENT TO A LINE BEARING SOUTH 69°08' WEST 441.92 FEET TO THE QUARTER SECTION LINE. THENCE NORTH 00°59' WEST 660.04 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 5.0166 ACRES, INCLUDING 1.2037 ACRES OF PUBLIC ROAD RIGHT OF WAY AND IS SITUATED IN THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

Heartland agrees and covenants that, subject to the agreement of the Madison County Auditor's Office to combine Parcel 1 and Parcel 2 into one tax parcel, if it (Heartland) becomes the owner of Parcel 1, it will hold title to Parcel 1 and Parcel 2 under common ownership and will not seek to alter the boundaries of said parcels without the express approval of Madison County, Iowa (or such other appropriate governing entity/ jurisdiction if said parcels come to be annexed by such other governing entity/jurisdiction).

Heartland requests that the Madison County Auditor' Office combine Parcel 1 and Parcel 2 into one tax parcel.

Heartland agrees that this Lot Tie Agreement, if approved below by Madison County and if Heartland obtains ownership of Parcel 1, shall run with the above-described real estate and, as such, shall be binding not only on Heartland but all future owners, successors, heirs and assigns of said real estate.

Signed on this 18th day of March, 2025 by the undersigned as a duly authorized agent of Heartland Co-op:



Signed before me (a notary public) by the above-named person on this 18 day of March, 2025:



Neal Tapken

ACCEPTANCE BY THE COUNTY

The undersigned, as a duly authorized agent of Madison County, does hereby certify that the above and foregoing Lot Tie Agreement was duly approved and accepted by Madison County on the 26th day of March, 2025 and that Madison County does/will in due course combine Parcel 1 and Parcel 2 described above into one tax parcel:

Ryan D. Vobari