

PLAT OF SURVEY

INDEX LEGEND

COUNTY: MADISON
 LOCATION: SEC. 17-74N-28W
 REQUESTOR: MIDWEST LAND GROUP
 PROPRIETOR: CURT SANDAHL REVOCABLE TRUST AND ANDREE D. SANDAHL REVOCABLE TRUST
 SURVEYOR: KEVEN J. CRAWFORD, P.E., P.L.S.
 SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
 RETURN TO: WEST DES MOINES, IOWA 50265
 COOPER CRAWFORD & ASSOCIATES, LLC

SITE ADDRESS:
 NO ADDRESS
 MADISON COUNTY, IOWA

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

FIELD WORK:
 11-19-2025



Document 2026 1236
 Book 2026 Page 1236 Type 06 026 Pages 1
 Date 5/04/2026 Time 9:16 AM
 Rec Amt \$7.00

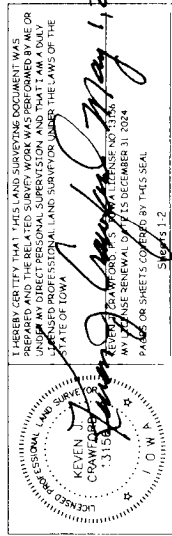
BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY, IOWA

RECORDER'S USE ONLY

PARCEL 'C' DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 74 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 SAID SECTION 17; THENCE S00°47'01"W ALONG THE EAST LINE OF SAID SECTION 17; THENCE S00°47'01"W ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 2633.19 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE S89°48'15"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1307.75 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N89°10'16"W ALONG THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 500°47'01"W TO THE NORTHEAST QUARTER OF SAID SECTION 17; A DISTANCE OF 634.32 FEET; THENCE N35°36'39"E, A DISTANCE OF 1087.68 FEET; THENCE N35°36'39"E, A DISTANCE OF 207.82 FEET; THENCE N54°48'02"E, A DISTANCE OF 207.82 FEET; THENCE N15°13'13"E, A DISTANCE OF 415.17 FEET; THENCE N14°17'22"E, A DISTANCE OF 346.93 FEET; THENCE N14°03'E, A DISTANCE OF 541.28 FEET; THENCE S89°12'57"E, A DISTANCE OF 458.60 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 0.859 ACRES, WHICH INCLUDES 0.859 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT

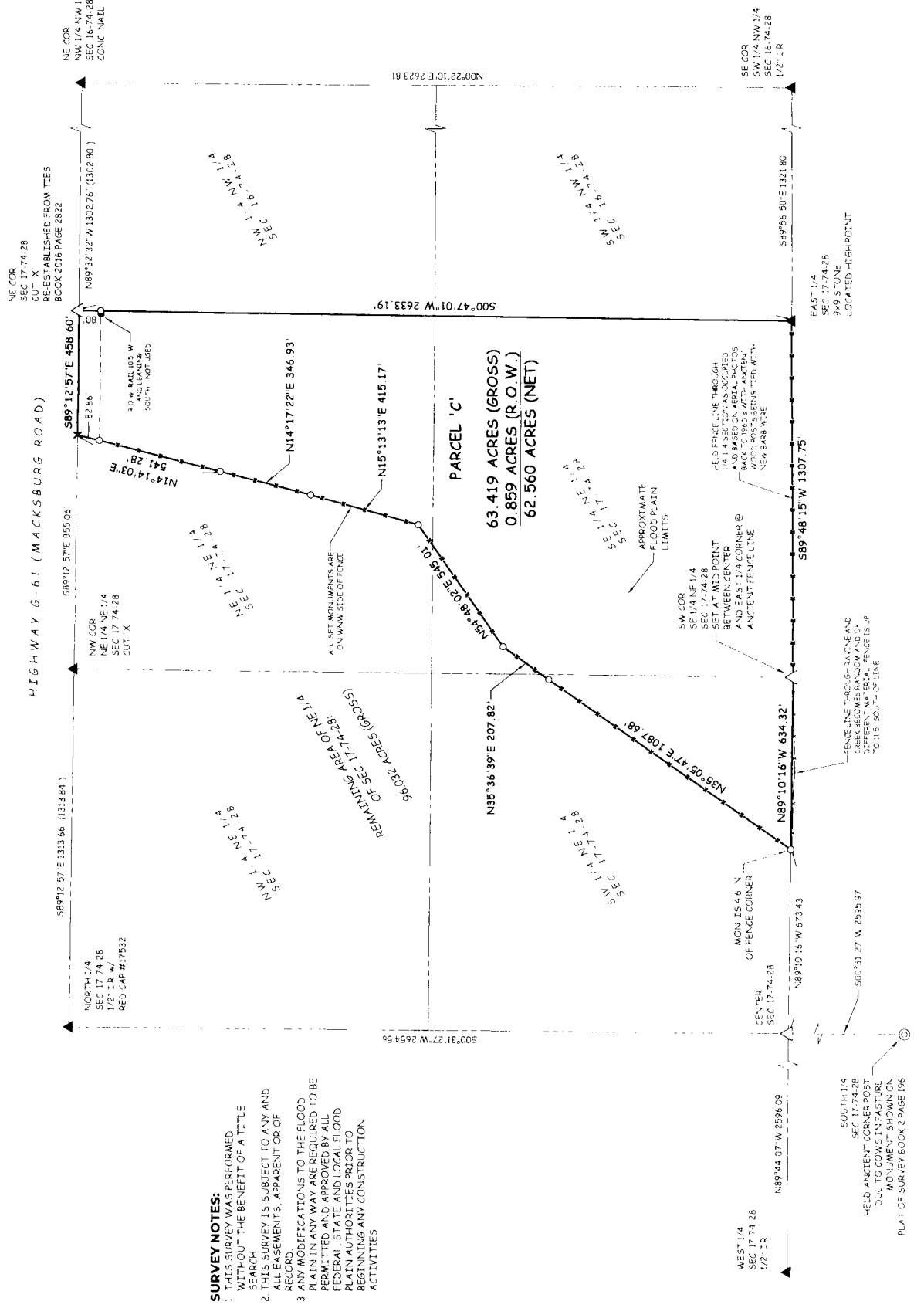


LEGEND

- ▲ SECTION CORNER FOUND AS NOTED
- MONUMENT FOUND AS NOTED
- SET 5/8" I.P.W./PINK CAP #24805
- ✕ SET CUT X IN CONCRETE SLAB
- ┆ IRON ROD
- ┆ IRON GAS PIPE
- ┆ (XXX XX)
- ┆ RECORDED DISTANCE
- ┆ MEASURED DISTANCE
- ┆ RIGHT OF WAY
- ┆ PUBLIC UTILITY EASEMENT

SCALE: 1"=400'
 DATE: 11-25-2025
 SHEET 1 OF 1
 JOB NUMBER: CC
 3137

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



SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH
2. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD.
3. ANY MODIFICATIONS TO THE FLOOD PLAIN IN ANY WAY ARE REQUIRED TO BE PERMITTED AND APPROVED BY ALL FEDERAL, STATE AND LOCAL FLOOD PLAIN AUTHORITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES

SOUTH 1/4 SEC 17-74-28 HELD ANCIENT CORNER POST DUE TO COWS IN PASTURE MONUMENT SHOWN ON PLAT OF SURVEY BOOK 2 PAGE 195