

**INDEX LEGEND**

COUNTY: MADISON  
 LOCATION: S 1/2 NE 1/4, NE 1/4 SE 1/4 SEC. 13-77-27 AND W 1/2 OF GOV'T LOT 3 OF SEC. 18-77-26  
 REQUESTOR: ALTERNATIVE EQUITY ADVISORS  
 PROPRIETOR: CFH, LLC & SARATOGA FARMS, LLC & 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

**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:**

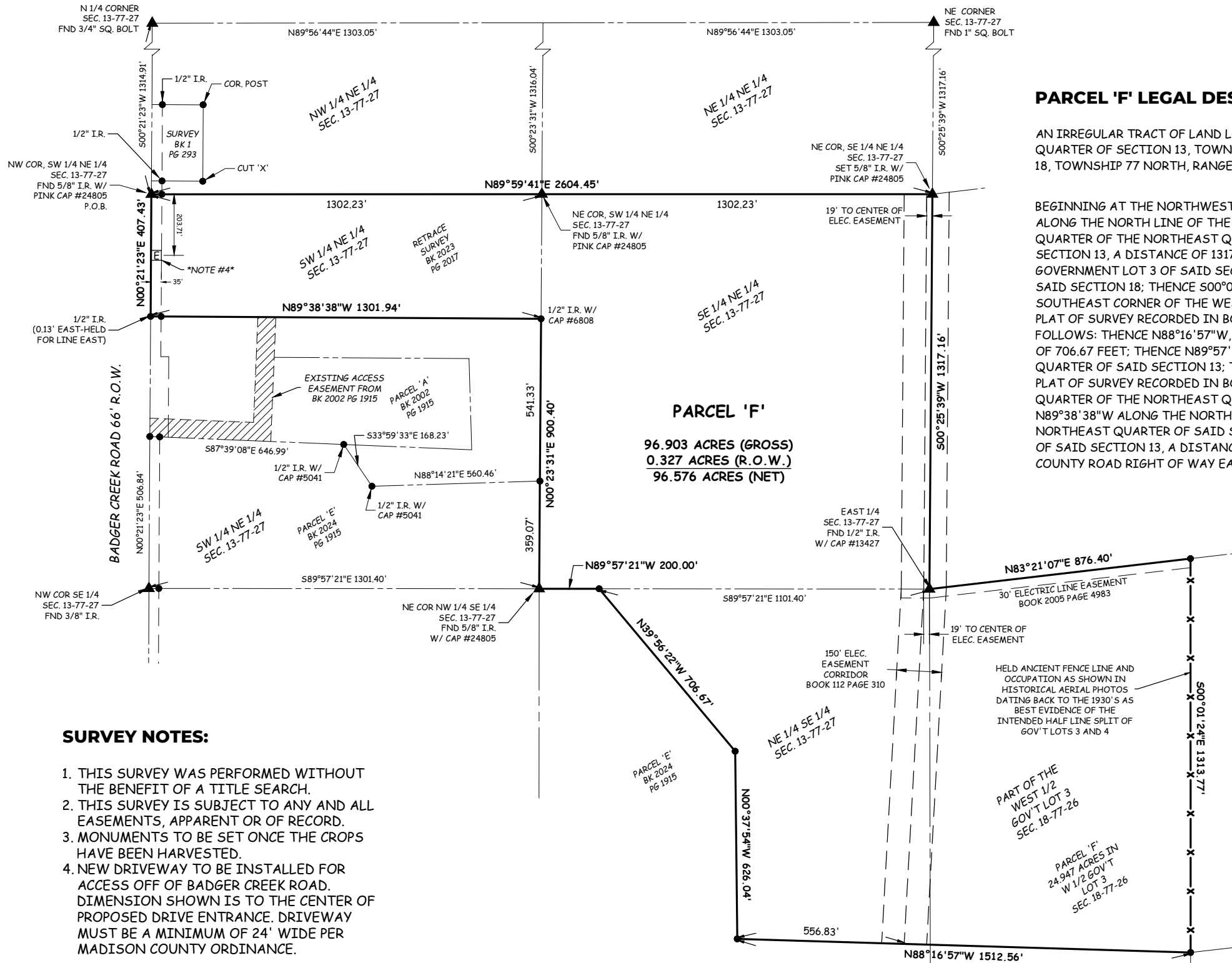
JUNE 19, 2023  
 SEPTEMBER 29, 2023

**RECORDER'S USE ONLY**

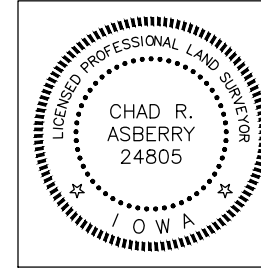
**PARCEL 'F' LEGAL DESCRIPTION:**

AN IRREGULAR TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AND PART OF THE WEST HALF OF GOVERNMENT LOT 3 OF SECTION 18, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, THENCE N89°59'41"E 2604.45' ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 13, A DISTANCE OF 2604.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE S00°25'39"W 1317.16' ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1317.16' TO THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE N83°21'07"E ALONG THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID SECTION 18, A DISTANCE OF 876.40 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF GOVERNMENT LOT 3 OF SAID SECTION 18; THENCE S00°01'24"E ALONG THE EAST LINE OF THE WEST HALF OF SAID GOVERNMENT LOT 3, A DISTANCE OF 1313.17 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF SAID GOVERNMENT LOT 3, SAID CORNER ALSO BEING COMMON TO PARCEL 'E' AS SHOWN ON AN AMENDED PLAT OF SURVEY RECORDED IN BOOK 2024 PAGE 1915 IN THE COUNTY RECORDER'S OFFICE; THENCE ALONG THE BOUNDARY OF SAID PARCEL 'E' AS FOLLOWS: THENCE N88°16'57"W, A DISTANCE OF 1512.56 FEET; THENCE N00°37'54"W, A DISTANCE OF 626.04 FEET; THENCE N39°56'22"W, A DISTANCE OF 706.67 FEET; THENCE N89°57'21"W, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE N00°23'31"E ALONG THE EASTERN LINE OF SAID PARCEL 'E' AND EAST LINE OF PARCEL 'A' AS SHOWN ON A PLAT OF SURVEY RECORDED IN BOOK 2002 PAGE 1915 IN THE COUNTY RECORDER'S OFFICE, SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 900.40 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE N89°38'38"W ALONG THE NORTH LINE OF SAID PARCEL 'A', A DISTANCE OF 1301.94 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE N00°21'23"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 407.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 96.903 ACRES, WHICH INCLUDES 0.327 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT.



**PARCEL 'F'**  
 96.903 ACRES (GROSS)  
 0.327 ACRES (R.O.W.)  
 96.576 ACRES (NET)



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.

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

PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET ONLY

**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. MONUMENTS TO BE SET ONCE THE CROPS HAVE BEEN HARVESTED.
4. NEW DRIVEWAY TO BE INSTALLED FOR ACCESS OFF OF BADGER CREEK ROAD. DIMENSION SHOWN IS TO THE CENTER OF PROPOSED DRIVE ENTRANCE. DRIVEWAY MUST BE A MINIMUM OF 24' WIDE PER MADISON COUNTY ORDINANCE.

**LEGEND**

- ▲ SECTION CORNER AS NOTED
- FOUND 5/8" I.R. W/ PINK CAP #24805 UNLESS NOTED
- SET 5/8" I.R. W/ PINK CAP #24805
- I.R. IRON ROD
- G.P. IRON GAS PIPE
- (XX.XX') RECORDED DISTANCE
- XX.XX' MEASURED DISTANCE
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- ⌈ PROPOSED DRIVE ENTRANCE



**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

0 200 400  
 SCALE: 1"=400'  
 DATE: 8-15-2024  
 JOB NUMBER  
 CC  
 2761