INDEX LEGEND

COUNTY:

MADISON

LOCATION:

SW 1/4 SW 1/4 SEC, 3-76N-28W

REQUESTOR: PROPRIETOR:

RETURN TO:

HUNTER NORLAND-ALTERNATIVE EQUITY ADVISORS SARATOGA FARMS, LLC AND 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 COOPER CRAWFORD & ASSOCIATES, LLC

SITE ADDRESS:

1660 IRONWOOD TRAIL EARLHAM, IA 50072

BASIS OF BEARINGS

PLAT OF SURVEY

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

FIELD WORK:

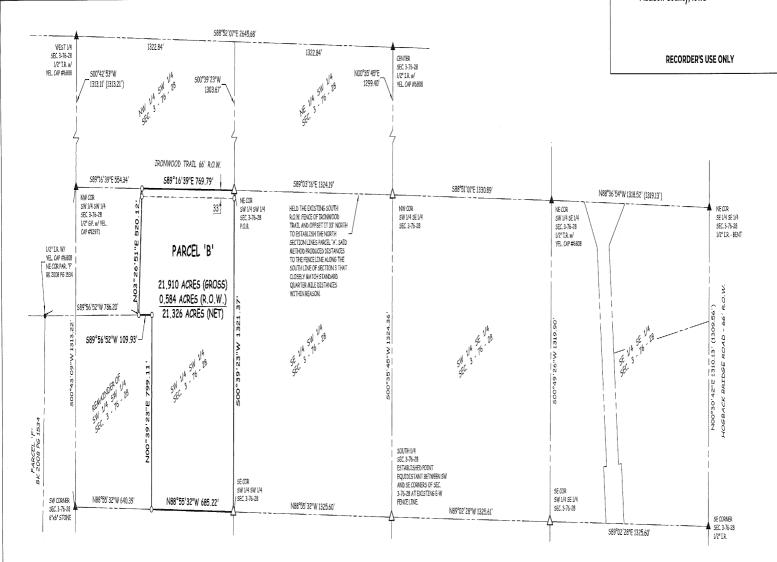
11-8-2023

BK: 2024 PG: 908 Recorded: 4/30/2024 at 3:34:41.0 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



PARCEL 'B' LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3. TOWNSHIP 76 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 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THENCE 500°39'23"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1321.37 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N88°55'32"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 685.22 FEET; THENCE NO0°39'23"E. A DISTANCE OF 799.11 FEET; THENCE 589°56'52"W, A DISTANCE OF 109.93 FEET; THENCE NO3°26'51"E, A DISTANCE OF 520,12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE 589°16'39"E ALONG THE SAID NORTH LINE, A DISTANCE OF 769,79 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 21,91 ACRES, WHICH INCLUDES 0,584 ACRES OF ROAD RIGHT OF WAY EASEMENT.

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

LEGEND

I.R.

- Δ SECTION CORNER FOUND AS NOTED
- Δ SECTION CORNER SET 5/8" I.R. W/PINK CAP #24805
- MONUMENT FOUND AS NOTED ۵
- SET 5/8" I.R. W/ PINK CAP #24805 0
- GP TOOM GAS PER RECORDED DISTANCE (XX.XX)
- XX.XX MEASURED DISTANCE
- RIGHT OF WAY R.O.W.
- P.O.B. POINT OF BEGINNING

CERTIFICATION



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 PROFIESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF LOW

30 THAN D ASSESSOV PLS. TOWALL TOPASE NO 24805 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL THIS SHEET ONLY



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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

SHEET 10F1

200 400 0 SCALE: 1"=400" DATE: 4-30-2024 JOB NUMBER

CC 2818