

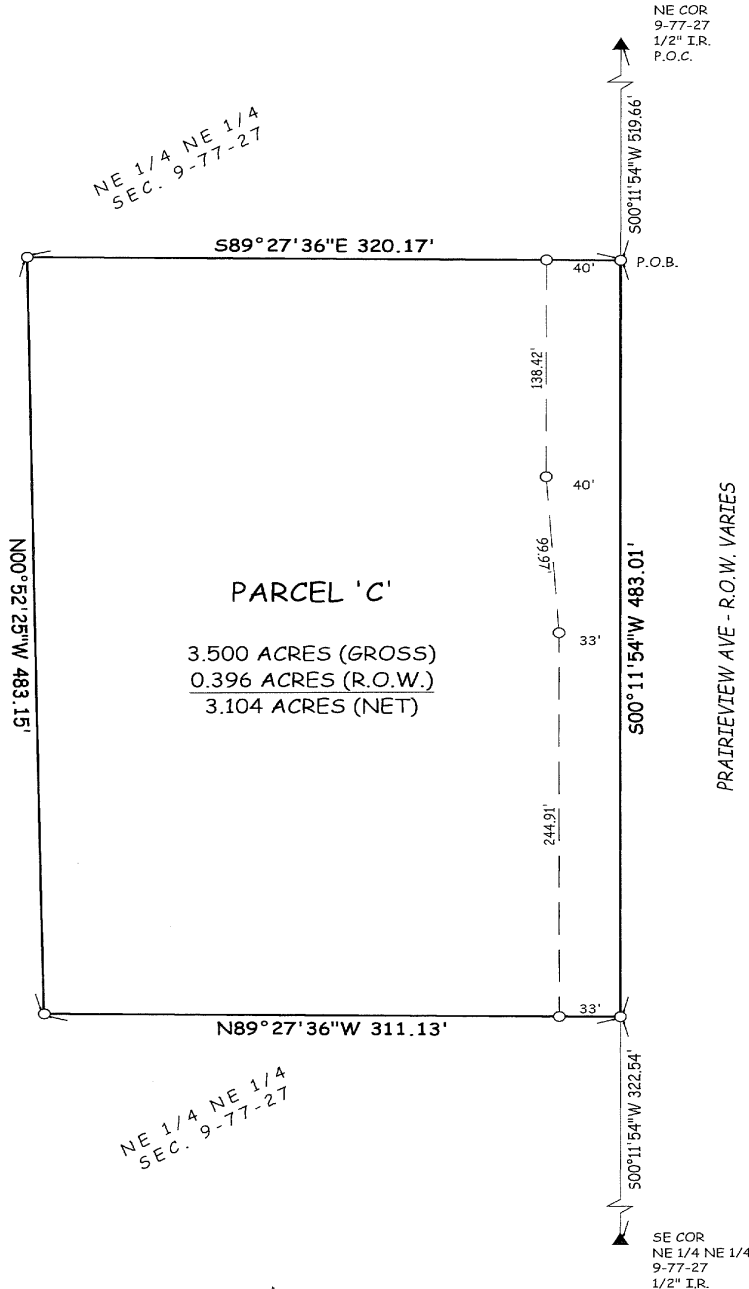
INDEX LEGEND

COUNTY: MADISON  
LOCATION : NE 1/4 NE 1/4 SEC. 9-77N-27W  
REQUESTOR: LANCE LAUTERBACH  
PROPRIETOR: IPE1031 REV513, LLC.  
SURVEYOR: CHAD R. ASBERRY, P.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

BK: 2024 PG: 964  
Recorded: 5/3/2024 at 1:51:15.0 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

PLAT OF SURVEY



PARCEL 'C' LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE 500°11'54"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 519.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 500°11'54"W ALONG SAID EAST LINE, A DISTANCE OF 483.01 FEET; THENCE N89°27'36"W, A DISTANCE OF 311.13 FEET; THENCE N00°52'25"W, A DISTANCE OF 483.15 FEET; THENCE 589°27'36"E, A DISTANCE OF 320.17 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.50 ACRES, WHICH INCLUDES 0.396 ACRES OF ROAD RIGHT OF WAY EASTMENT.

LEGEND

- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET 5/8" I.R. W/ PINK CAP #24805
- MONUMENT FOUND AS 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.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



SITE ADDRESS:

1115 PRAIRIEVIEW AVE  
VAN METER, IA 50261

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. RIGHT OF WAY EASEMENT IS BASED ON ROAD STATIONING DIMENSIONS SHOWN ON A CONTRACT DATED 9-20-1954 PROVIDED BY THE MADISON COUNTY ENGINEER. ROAD PLANS #SN-2412 DO NOT DEPICT THE 33' - 40' WIDTH CHANGE.

**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 40 80  
SCALE: 1"=80'  
DATE: 4-29-2024  
JOB NUMBER  
CC 2828

SHEET 1 OF 1  
BASIS OF BEARING  
IOWA STATE PLANE SOUTH  
ZONE - IOWA RTN  
DATE OF FIELD WORK  
12-19-2023

LICENSED PROFESSIONAL LAND SURVEYOR  
CHAD R. ASBERRY  
24805  
IOWA

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.  
5/3/24  
CHAD R. ASBERRY, P.L.S. IOWA LICENSE NO. 24805  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET ONLY