

PLAT OF SURVEY

COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
475 S. 50th STREET, SUITE 800
WEST DES MOINES, IOWA 50265
RETURN TO : KEVEN J. CRAWFORD, P.L.S.

PREPARED FOR
RAZIEL AMED ARGUETA
1101 CREAMERY ROAD
DEXTER, IOWA 50070

LEGAL DESCRIPTION - PARCEL 'B'
PARCEL 'A', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2012, PAGE 3757 AT THE
MADISON COUNTY, IOWA RECORDER'S OFFICE:

A PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 'A', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2012, PAGE 3757 AT THE MADISON COUNTY, IOWA RECORDER'S OFFICE; THENCE S01°00'03"W, 342.14 FEET ALONG THE WEST LINE OF SAID PARCEL 'A', TO THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE S89°46'31"W, 173.96 FEET; THENCE N41°00'00"W, 282.15 FEET; THENCE N09°00'00"E, 135.73 FEET; THENCE N07°00'00"E, 173.96 FEET; THENCE S89°18'17"E, 343.83 FEET ALONG SAID NORTH LINE, TO THE NORTHWEST CORNER OF SAID PARCEL 'A'; AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 7.485 ACRES MORE OR LESS (INCLUDES 0.859 ACRES ROAD EASEMENT).

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS ARE BASED ON AN ASSUMED BEARING.
5. FIELD WORK COMPLETED ON JULY 23, 2026.

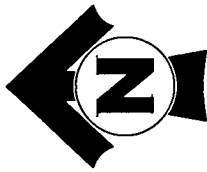
 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
 PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR
 UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY
 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE
 STATE OF IOWA.

Kevin J. Cranford
 KEVIN J. CRANFORD
 LICENSE NO. 13156
 EXPIRATION DATE: 12/31/26

MY EXPIRATION DATE IS DECEMBER 31, 2026.
 PAGES OR SHEETS COVERED BY THIS SEAL:

This sheet only

▲	PLAT BOUNDARY
●	SECTION CORNER
○	SET CORNER AS NOTED
●	SET CORNER 5/8" IR W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT



 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	
	SCALE: 1"=100' DATE: 7-24-2022	JOB NUMBER CC 3242

