INDEX LEGEND PLAT OF SURVEY COUNTY: DALLAS LOCATION: GOV'T LOT 17 AND 18 - SEC. 3 TWP. 78N RNG. 29W REQUESTOR: HUNTER NORLAND **PARCEL '23-90' LEGAL DESCRIPTION:** PROPRIETOR: AGRI-EQUITIES, INC. SURVEYOR: CHAD R. ASBERRY, L.S. A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 17 AND GOVERNMENT LOT 18 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 29 SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 475 S. 50th STREET, SUITE 800 COMMENCING AT THE CENTER CORNER OF SAID SECTION 3, THENCE S88°50'57"E ALONG THE SOUTH LINE OF SAID GOVERNMENT WEST DES MOINES, IOWA 50265 LOT 18, A DISTANCE OF 1079.33 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S88°50'57"E ALONG SAID SOUTH RETURN TO: COOPER CRAWFORD & ASSOCIATES, LLC LINE, A DISTANCE OF 698.26 FEET; THENCE N01°05'13"E, A DISTANCE OF 603.34 FEET; THENCE N89°39'04"W, A DISTANCE OF 852.60 FEET TO THE NORTHEAST CORNER OF PARCEL 'A' AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2004 PAGE 19273; THENCE S00°51'07"W ALONG THE EAST LINE OF SAID PARCEL 'A', A DISTANCE OF 491.05 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE S55°28'37"E, A DISTANCE OF 182,45 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,500 ACRES, WHICH INCLUDES 0.691 ACRES OF ROAD RIGHT OF WAY. FND. 5/8" I.R. NE COR GOV'T LOT 17 SEC. 3-78-29 589°10'40"F 1327 29' NW COR GOV'T LOT 17 **PARCEL '23-91' LEGAL DESCRIPTION:** SEC. 3-78-29 SET 5/8" I.R. W/ A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 17 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 29 PINK CAP #24805 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 3, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 17. THENCE N88°50'57"W ALONG THE SOUTH LINE OF 56"W 700.59 SAID GOVERNMENT LOT 17, A DISTANCE OF 869.74 FEET, THENCE N01°05'13"E, A DISTANCE OF 603.34 FEET; S00°11'11"W 711.56' THENCE S89°39'04"E, A DISTANCE OF 861.88 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 17; THENCE S00°20'56"W ALONG THE SAID EAST LINE, A DISTANCE OF 615.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.112 ACRES, WHICH INCLUDES 1.193 ACRES OF ROAD RIGHT OF WAY, 500°20 FND. ½" I.R W/ CAP #17350 IS 47.46' NORTH-OF PARCEL '23-91' NE COR. R.O.W. N89°39'04"W 852,60 589°39'04"F 861 88' ,99 PARCEL '23-90' PARCEL '23-91' 310TH OF GOV'T LOT 17 AND 18 OF GOV'T LOT 17 445.56' SEC. 3-78-29 SEC. 3-78-29 615. 11.500 ACRES (GROSS) 12.112 ACRES (GROSS) 0.691 ACRES (R.O.W.) 1.193 ACRES (R.O.W.) 10.809 ACRES (NET) 10.919 ACRES (NET) FND. ½" I.R. • W/ CAP #5899 R=135.631 L=201.731 1 = 208 101 CH=199.29 CH=188.281 CH BR=S72°27'21"E CH BR=N44°43'06"E 555°28'37"E Ø 182,45 - P.O.B. ROAD EASEMENT LINE 704.64 S88°50'57"E 1079.33 244,33' PARCEL P.O.B. 588°50'57"E 698.26' N88°50'57"W 869.74' '23-91' S88°50'57"E 2647.33 310TH TRAIL - 66' R.O.W. FND. ½" I.R. SW COR W/ CAP #6808 FND. %" I.R. GOV'T LOT 17 CENTER OF P.O.B. E 1/4 CORNER SEC. 3-78-29 PARCEL SEC. 3-78-29 SEC. 3-78-29 '23-90' SET 5/8" I.R. W/ PINK CAP #24805

RECORDER'S USE ONLY

SITE ADDRESS:

BASIS OF BEARINGS:

NO ADDRESS REDFIELD, IA 50233 THE SOUTH LINE OF GOVERNMENT LOTS 17 AND 18 IS ASSUMED TO BEAR S88°50'57"E.

SURVEY NOTES:

FIELD WORK:

MAY 25, 2023

- 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. PROPERTY CORNERS WILL BE SET AFTER
- CROPS HAVE BEEN HARVESTED.

CERTIFICATION

CHAD R. **ASBERRY** 24805 O W

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, 2023

PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET ONLY

LEGEND

SECTION CORNER AS NOTED FOUND MONUMENT AS NOTED

0 SET 5/8" I.R. W/ PINK CAP #24805

I.R. IRON ROD G.P. IRON GAS PIPE (XX.XX') RECORDED DISTANCE

MEASURED DISTANCE XX.XX' R.O.W. RIGHT OF WAY POINT OF BEGINNING





COOPER CRAWFORD 6 & 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"=200' DATE: 8-23-2023 JOB NUMBER CC

100

200

2733