

INDEX LEGEND

COUNTY: DALLAS
LOCATION : GOV'T LOT 17 AND 18 - SEC. 3 TWP. 78N RNG. 29W
REQUESTOR: HUNTER NORLAND
PROPRIETOR: AGRI-EQUITIES, INC.
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

PARCEL '23-90' LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 17 AND GOVERNMENT LOT 18 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 29 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID SECTION 3, THENCE S88°50'57"E ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 18, A DISTANCE OF 1079.33 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING S88°50'57"E ALONG SAID SOUTH 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.

PARCEL '23-91' LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 17 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 29 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 SAID GOVERNMENT LOT 17, A DISTANCE OF 869.74 FEET, THENCE N01°05'13"E, A DISTANCE OF 603.34 FEET; 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.

SITE ADDRESS:

NO ADDRESS
REDFIELD, IA 50233

BASIS OF BEARINGS:

THE SOUTH LINE OF GOVERNMENT LOTS
17 AND 18 IS ASSUMED TO BEAR
S88°50'57"E.

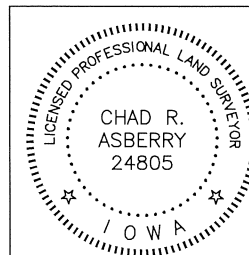
SURVEY NOTES:

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

FIELD WORK:

MAY 25, 2023

CERTIFICATION



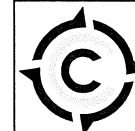
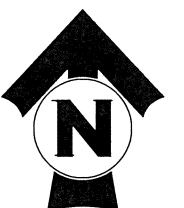
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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 |
| ○ | 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 |



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

