

INDEX LEGEND

COUNTY: DALLAS
LOCATION : NE 1/4 SW 1/4 & PART OF GOV'T LOT 19 SEC. 2-78N-28W
REQUESTOR: HUNTER NORLAND - ALTERNATIVE EQUITY ADVISORS
PROPRIETOR: LAND HOLDING II, 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

2025-10119
RECORDED: 06/18/2025 02:18:24 PM
RECORDING FEE: \$17.00
COMBINED FEE: \$17.00
REVENUE TAX: \$
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

RECORDER'S USE ONLY

PLAT OF SURVEY

PARCEL '25-34' LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN GOVERNMENT LOT 19 AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 2, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 19; THENCE N00°09'38"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 19, A DISTANCE OF 212.52 FEET TO THE SOUTHEAST CORNER OF LOT 'C' OF THE NORTH 1093.30 FEET OF SAID GOVERNMENT LOT 19 AS SHOWN ON A PLAT OF SURVEY IN BOOK 5 PAGE 61A IN THE COUNTY RECORDER'S OFFICE; THENCE N89°12'28"W ALONG THE SOUTH LINE OF SAID LOT 'C', A DISTANCE OF 1313.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 'C', SAID POINT ALSO BEING ON THE WEST LINE OF SAID GOVERNMENT LOT 19; THENCE S00°00'07"W ALONG THE SAID WEST LINE, A DISTANCE OF 215.46 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE S00°16'07"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 543.50 FEET, THENCE S89°11'00"E, A DISTANCE OF 1313.12 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE N00°08'57"W ALONG THE SAID EAST LINE, A DISTANCE OF 546.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.894 ACRES, WHICH INCLUDES 0.575 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT.

PARCEL '25-35' LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 78 NORTH, RANGE 28 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE N89°09'33"W ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1311.54 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE N00°16'07"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 759.79 FEET; THENCE S89°11'00"E, A DISTANCE OF 1313.12 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE S00°08'57"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 760.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.894 ACRES, WHICH INCLUDES 0.575 ACRES OF COUNTY 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.
3. THE SURVEYS IN BOOK 4 PAGE 382, BOOK 5 PAGE 61A, AND BOOK 8 PAGE 473 THAT CREATED THE EXISTING PARCELS IN GOV'T LOT 19 ARE SHOWN AS BEING TIED TO THE ADJACENT SECTION LINES WITHOUT THE ADJACENT SECTION CORNERS BEING ACTUALLY LOCATED. HOLDING THE INTENDED SECTION LINES AND ANCIENT FENCE LINES AS SHOWN ON SAID SURVEYS CREATES A NEAR 3' SHORTAGE IN THE SOUTH LINE OF LOT 'C' OF GOV'T LOT 19.

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.U.E. PUBLIC UTILITY EASEMENT



SITE ADDRESS:

NO ADDRESS
ADEL, IA 50003

 **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

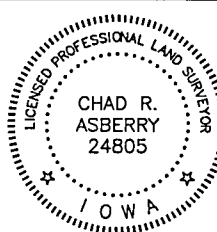
0 150 300
SCALE: 1"=300'
DATE: 06-16-2025

JOB NUMBER
CC 2994

SHEET 1 OF 2

BASIS OF BEARING
IOWA STATE PLANE SOUTH
ZONE #1402 - IOWA RTN

DATE OF FIELD WORK
02-03-2025

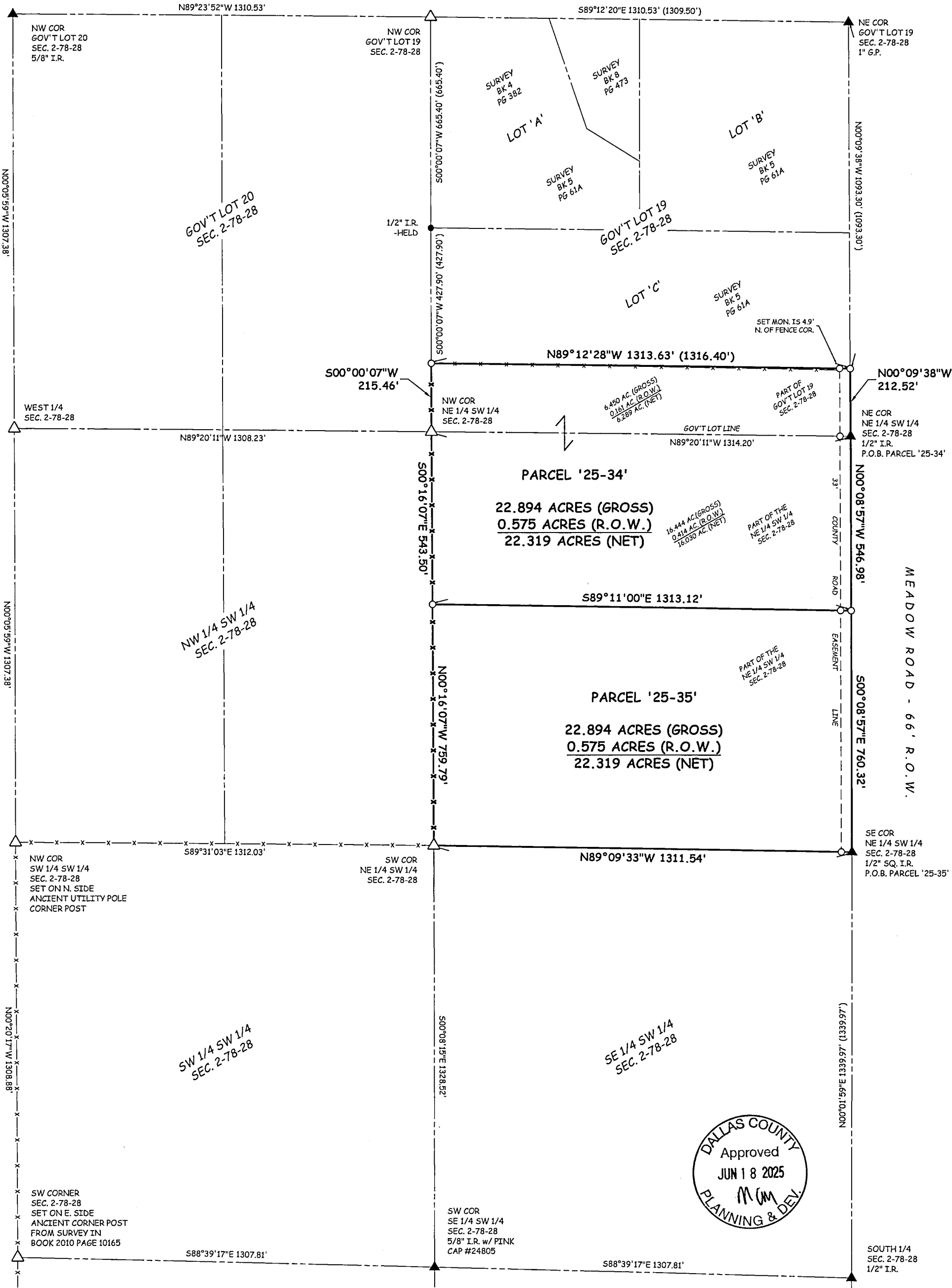


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

CHAD R. ASBERRY, P.L.S. IOWA LICENSE NO. 24805
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 AND 2

PLAT OF SURVEY



LEGEND

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0 150 300
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SHEET 2 OF 2

BASIS OF BEARING
IOWA STATE PLANE SOUTH
ZONE #1402 - IOWA RTN

DATE OF FIELD WORK
02-03-2025



City of Adel

P.O. Box 248
301 S. 10th Street
Adel, Iowa 50003

P: (515) 993-4525
F: (515) 993-4527
www.adeliowa.org

June 16, 2025

Jared Higley
Deputy Dallas County Auditor
Dallas County Auditor
801 Court
Adel, IA 50003

Dear Mr. Higley:

Please be advised that the City of Adel approves sub-dividing Parcel number 1402300001, A Tract of Land in Government Lot 19 and in the Northeast Quarter of the Southwest Quarter, all in Section 2, Township 78 North, Range 28 West of the 5th P.M., in Dallas County, Iowa, owned by Land Holding II, LLC in favor of sub-dividing the parcel and will be identified as Parcel 25-34 and 25-35, the Northeast Quarter of the Southwest Quarter, all in Section 2, Township 78 North, Range 28 West of the 5th P.M., in Dallas County, Iowa, owned by Land Holding II, LLC.

Further questions may be directed to Adel City Hall.

Sincerely,

Steve Nichols
Code Compliance Officer
City of Adel
515-993-4525
snichols@adeliowa.org

Cc: City Administrator