

RECORDER'S INDEX
COUNTY: FAYETTE
SECTION: 15-T91N-R9W
QUARTER SECTION: W1/2 OF SECTION 15
LOT(S): PARCEL A AND PARCEL B
PROPRIETOR: CRESTVIEW FAMILY FARMS, L.L.C.
REQUESTED BY: TRAVIS SMOCK (PEOPLES COMPANY)

Book: 2026 Page: 1595
Instr. Number: 2026 1595
Recorded: 6/10/2026 at 9:34:38.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
KRISTIE REIERSON, RECORDER
Fayette County, Iowa

FOR RECORDERS USE ONLY

PREPARED BY/RETURN TO: MOORE LAND SERVICES, L.L.C., 13789 DOMINO ROAD, ELKADER, IA 52043 - PH: (563) 329-1051

PLAT OF SURVEY
PARCEL A AND PARCEL B IN THE W1/2 OF SECTION 15-T91N-R9W,
FAYETTE COUNTY, IOWA

NOTE: THIS PLAT OF SURVEY INCLUDES THE PROPERTY DESCRIBED BY A WARRANTY DEED RECORDED AUGUST 30, 2016, IN BOOK 2016 ON PAGE 2374, ON FILE IN THE FAYETTE COUNTY RECORDER'S OFFICE, WEST UNION, IOWA. FOR THIS SURVEY DESCRIPTION THE FAYETTE COUNTY AUDITOR HAS DESIGNATED THESE PARCELS AS "PARCEL A" AND "PARCEL B".

SURVEY DESCRIPTIONS:

PARCEL A

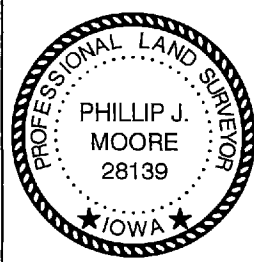
PARCEL A IN THE WEST HALF OF SECTION 15, TOWNSHIP 91 NORTH, RANGE 9 WEST OF THE 5TH P.M., FAYETTE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 00° 10' 50" WEST, 1498.30 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION AND ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED BY A WARRANTY DEED RECORDED IN DEED BOOK 179 ON PAGE 437 ON FILE IN THE FAYETTE COUNTY RECORDER'S OFFICE, WEST UNION, IOWA, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND AND TO THE POINT OF BEGINNING;
THENCE SOUTH 87° 23' 24" WEST, 1325.19 FEET ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT OF LAND TO THE WEST LINE OF SAID SECTION;
THENCE NORTH 00° 15' 39" WEST, 1169.66 FEET ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION;
THENCE NORTH 00° 21' 08" WEST, 1320.38 FEET ALONG THE WEST LINE OF SAID SECTION TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 87° 12' 08" EAST, 1330.29 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 00° 12' 39" EAST, 1329.44 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 87° 35' 13" EAST, 796.22 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AS THE NORTH 240 FEET OF THE EAST 530 FEET OF LAST SAID QUARTER-QUARTER SECTION;
THENCE SOUTH 00° 05' 58" EAST, 240.20 FEET ALONG THE WEST LINE OF SAID PARCEL OF LAND TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 87° 35' 13" EAST, 530.43 FEET ALONG THE SOUTH LINE OF SAID PARCEL OF LAND TO THE SOUTHEAST CORNER THEREOF AND TO THE EAST LINE OF LAST SAID QUARTER-QUARTER SECTION;
THENCE SOUTH 00° 05' 58" EAST, 920.48 FEET ALONG THE EAST LINE OF LAST SAID QUARTER-QUARTER SECTION TO THE NORTHEAST CORNER OF SAID TRACT OF LAND;
THENCE SOUTH 87° 23' 24" WEST, 1325.19 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND TO THE POINT OF BEGINNING;
CONTAINING 108.324 ACRES, INCLUDING 0.697 ACRE OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.
BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO), U.S. SURVEY FOOT.

PARCEL B

PARCEL B IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 91 NORTH, RANGE 9 WEST OF THE 5TH P.M., FAYETTE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 00° 10' 50" WEST, 1498.30 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION AND ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED BY A WARRANTY DEED RECORDED IN DEED BOOK 179 ON PAGE 437 ON FILE IN THE FAYETTE COUNTY RECORDER'S OFFICE, WEST UNION, IOWA, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND;
THENCE SOUTH 87° 23' 24" WEST, 1325.19 FEET ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT OF LAND TO THE WEST LINE OF SAID SECTION;
THENCE SOUTH 00° 15' 39" EAST, 1222.78 FEET ALONG THE WEST LINE OF SAID SECTION TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AS THE SOUTH 280 FEET OF THE WEST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 87° 11' 34" EAST, 330.04 FEET ALONG THE NORTH LINE OF SAID PARCEL OF LAND TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 00° 15' 39" EAST, 280.00 FEET ALONG THE EAST LINE OF SAID PARCEL OF LAND TO THE SOUTHEAST CORNER THEREOF AND TO THE SOUTH LINE OF SAID SECTION;
THENCE NORTH 87° 11' 34" EAST, 993.24 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;
CONTAINING 43.454 ACRES, INCLUDING 0.564 ACRE OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.
BASIS OF BEARING IS NAD 83 (2011), IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, (WATERLOO), U.S. SURVEY FOOT.
NOTE: THE BEARINGS AND DISTANCES INDICATED IN THESE SURVEY DESCRIPTIONS ARE TO THE MONUMENTS "FOUND OR SET" AS INDICATED ON THE ATTACHED "PLAT OF SURVEY" AND THE CALLS ALONG THE COURSES IN THESE DESCRIPTIONS ARE TO THOSE MONUMENTS AS INDICATED. REFERENCES ARE HEREBY MADE TO THE RECORDED DOCUMENTS AS INDICATED ON THE ATTACHED "PLAT OF SURVEY".



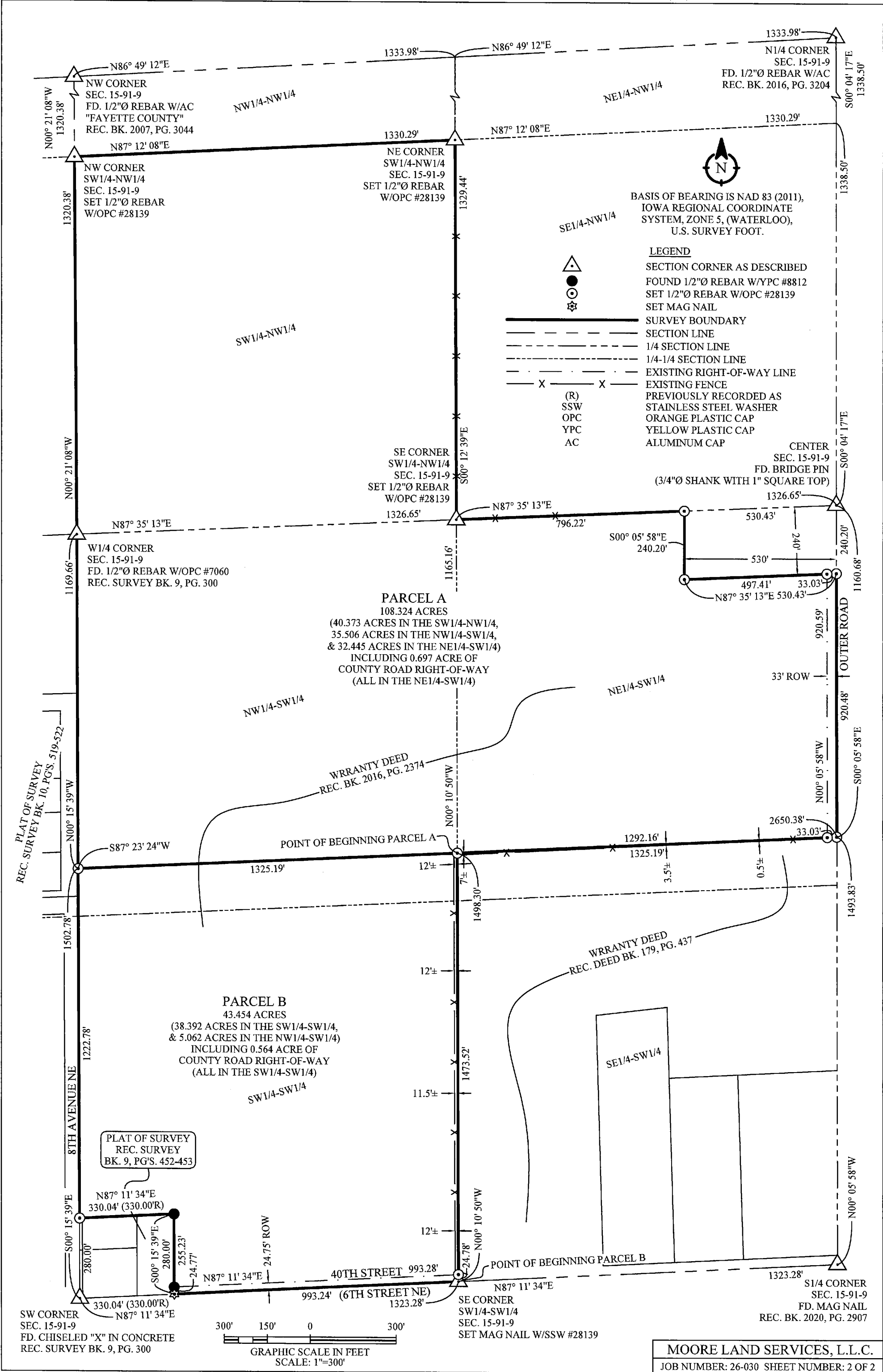
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.



6-8-2026

Phillip J. Moore, P.L.S.
License Number: 28139
My license renewal date is December 31, 2026.
Sheets covered by this seal: SHEET 1 THROUGH SHEET 2

MOORE LAND SERVICES, L.L.C.
JOB NUMBER: 26-030
SURVEY COMPLETED ON: MAY 20, 2026
SHEET NUMBER: 1 OF 2



FAYETTE COUNTY APPLICATION FOR LAND DIVISION

One application per parcel may be submitted during any three-year period.

Property Owner:

Application No. 33-26-1004

<u>Crestview Family Farms, LLC</u> Last Name	<u>Travis Smock-Peoples Company</u> First Name	<u>319-361-8089</u> Phone No.
<u>12119 Stratford Drive</u> Mailing Address	<u>Clive</u> City	<u>IA</u> <u>50325</u> State Zip Code

Surveyor/Company:

<u>Phillip Moore</u> Name/Company	<u>Moore Land Services</u> Phone No. <u>563-329-1051</u>
--------------------------------------	---

Property Information:

Lot/Parcel Description: 1815300001
Qtr.: W1/2 Sec.: 15 T 91 N, R 9 W, Jefferson Twp.
Parcel ID Number(s) from Beacon: 1815300001

Current Land Use:

1. Ag. Crop Production, 2. Ag. Non-Crop 3. Farmstead 4. Residential – Non-Farm
5. Commercial 6. Industrial 7. Other – describe below. Page 1 A
1

Current Land Use: Ag Future Land Use: Ag

Explain plans for property: Owner wanted a retracement survey and to combine existing descriptions into 2 parcels to possibly sell separately.

Is this to create a building lot? Yes: _____ No: X

Survey created by: Phillip J. Moore/Moore Land Services, LLC

BY SIGNING BELOW I CERTIFY THAT THE INFORMATION PROVIDED IS TRUE & CORRECT.

<u>Property Owner's Signature</u>	<u>Date</u>	<u>Phillip J Moore</u> Agent's Signature	<u>5/22/2026</u> Date
-----------------------------------	-------------	---	--------------------------

Send to: Fayette Co. Planning, PO Box 269, West Union, IA 52175-0269 Phone 563-422-3767
or by email to cmiller@co.fayette.ia.us

For Office Use Only

Auditor's Office: Sarah Bement
Auditor's Office Signature Date 6-8-24

GIS Administrator: [Signature]
GIS Administrator Signature Date 8 JUN 2024

Planning & Zoning Administrator:

Property will remain as agriculture and requires the "Agriculture Use Only Annotation" to be predominately shown on the plat.

Property will be a division requiring review and approval by governing bodies.

Requires re-zoning X Does not require re-zoning

Zoning Administrator: C. Miller
Zoning Administrator Signature Date 26-06-24

FAYETTE COUNTY APPLICATION FOR LAND DIVISION

One application per parcel may be submitted during any three-year period.

Property Owner:

Application No. 33-26-1005

<u>Crestview Family Farms, LLC</u> Last Name	<u>Travis Smock-Peoples Company</u> First Name	<u>319-361-8089</u> Phone No.
<u>12119 Stratford Drive</u> Mailing Address	<u>Clive</u> City	<u>IA</u> <u>50325</u> State Zip Code

Surveyor/Company:

<u>Phillip Moore</u> Name/Company	<u>Moore Land Services</u> Phone No.
--------------------------------------	---

Property Information:

Lot/Parcel Description: 1815300001
Qtr.: W1/2 Sec.: 15 T 91 N, R 9 W, Jefferson Twp.
Parcel ID Number(s) from Beacon: 1815300001

Current Land Use:

1. Ag. Crop Production, 2. Ag. Non-Crop, 3. Farmstead, 4. Residential – Non-Farm
5. Commercial, 6. Industrial, 7. Other – describe below.
1 Parcel B

Current Land Use: Ag Future Land Use: Ag

Explain plans for property: Owner wanted a retracement survey and to combine existing descriptions into 2 parcels to possibly sell separately.

Is this to create a building lot? Yes: _____ No: X

Survey created by: Phillip J. Moore/Moore Land Services, LLC

BY SIGNING BELOW I CERTIFY THAT THE INFORMATION PROVIDED IS TRUE & CORRECT.

<u>Phillip J Moore</u> Property Owner's Signature	<u>5/22/2026</u> Date	<u>Phillip J Moore</u> Agent's Signature	<u>5/22/2026</u> Date
--	--------------------------	---	--------------------------

Send to: Fayette Co. Planning, PO Box 269, West Union, IA 52175-0269 Phone 563-422-3767
or by email to cmiller@co.fayette.ia.us

For Office Use Only

Auditor's Office: Sarah Bement
Auditor's Office Signature 6-8-26
Date

GIS Administrator: [Signature]
GIS Administrator Signature 8 Jun 2026
Date

Planning & Zoning Administrator:

- Property will remain as agriculture and requires the "Agriculture Use Only Annotation" to be predominately shown on the plat.
Property will be a division requiring review and approval by governing bodies.
Requires re-zoning X Does not require re-zoning

Zoning Administrator: C Miller
Zoning Administrator Signature 26-11-08
Date