

PLAT OF SURVEY

SURVEY LEGEND

INDEX LEGEND

LOCATION: W 1/2 OF NW 1/4 OF SECTION 3
T 76N, R 25W, WARREN COUNTY, IOWA

OWNER: CLEO D CRAVEN, c/o JUDY CRAVEN
27 WOODBRIDGE ESTATES CT., SUNRISE BEACH, MO 65079

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

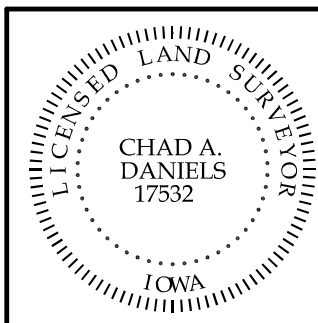
- () - Recorded Distance/Bearing
 --- 33' Road Easement
 - . - . - Section line
 - x - x - Fence line
- Monuments
- ▲ - Found section corner
 - - Set 1/2" red plastic capped rebar, #17532
 - - Found 1/2" YCR #13286

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL AB:

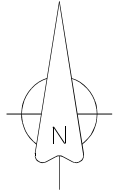
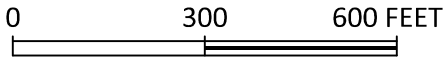
That part of the West Half of the Northwest Quarter of Section 3, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;
 Commencing at the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 58 minutes 55 seconds West, 974.70 feet along the East line of said West Half of the Northwest Quarter to the Point of Beginning; thence South 00 degrees 57 minutes 36 seconds West, 243.30 feet along said East line to the Northeast corner of Parcel K, recorded in Irregular Plat Book 13 Page 1 of 76-25; thence North 89 degrees 01 minutes 07 seconds West, 460.95 feet along the North line of said Parcel K; thence North 89 degrees 01 minutes 07 seconds West, 7.80 feet to the Northwest corner of said Parcel K; thence South 00 degrees 57 minutes 09 seconds West, 51.62 feet along the West line of said Parcel K; thence South 00 degrees 57 minutes 09 seconds West, 148.40 feet to the Southwest corner of said Parcel K; thence South 89 degrees 01 minutes 17 seconds East, 468.56 feet to the Southeast corner of said Parcel K also being said East line of said Parcel K; thence South 00 degrees 58 minutes 55 seconds West, 586.65 feet along said East line; thence North 86 degrees 37 minutes 12 seconds West, 576.26 feet; thence North 09 degrees 33 minutes 03 seconds East, 718.94 feet to the West line of said Parcel K; thence North 00 degrees 57 minutes 09 seconds East, 51.62 feet to said Northwest corner of Parcel K; thence South 89 degrees 01 minutes 07 seconds East, 7.80 feet along said North line of Parcel K; thence North 09 degrees 33 minutes 03 seconds East, 136.38 feet; thence North 06 degrees 56 minutes 33 seconds East, 125.65 feet; thence South 86 degrees 48 minutes 16 seconds East, 427.80 feet to the Point of Beginning, having an area of 9.64 Acres including 0.62 acres of Warren County Road Easement.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW NW	2.38	0.18	2.56
SW NW	6.64	0.44	7.08
TOTAL	9.02	0.62	9.64



I hereby certify that this surveying document was prepared by me 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.

Signed _____
 Chad A. Daniels Date _____
 Iowa License No. 17532
 My license renewal date is 12-31-2018
 Page No.'s covered by this seal: 1 and 2



NW CORNER
SECTION 3
1/2" yellow plastic
capped rebar, #6808

NE COR. NW 1/4
NW 1/4 SEC. 3
5/8" yellow plastic
capped rebar
#3754

S 89°40'02" E 1322.17'
1289.17'

Remainder
NW 1/4 NW 1/4
36.44 Acres
(0.74 Ac R.O.W.)

(A) - Monument set
50.00' from property
corner

1335.79'

S 00°58'55" W 973.05'

974.70'

N 00°48'47" E 2654.43'

N 06°56'33" E
125.65'

427.80'
S 86°48'16" E

N 09°33'03" E
136.38'

33.02'

N 89°01'07" W
7.80'

460.95'
N 89°01'07" W

S 00°57'09" W
51.62'

PARCEL K 33.00'

243.30'

S 00°57'09" W
148.40'

S 89°01'17" E
468.56'

33.00'

N 09°33'03" E
718.94'

PARCEL AB
9.64 Acres

S 00°58'55" W 2604.60'

1285.66'

Remainder
SW 1/4 NW 1/4
31.34 Acres
(1.25 Ac R.O.W.)

543.23'
N 86°37'12" W

576.26'

(A)

S 00°58'55" W 582.27'

599.95'

S 88°42'36" W 1283.57'

S 88°09'34" W 1315.85'

W 1/4 COR. SEC. 3
5/8" yellow plastic
capped rebar, #3754

SE COR. SW 1/4
NW 1/4 SEC. 3
1/2" Rebar