PLAT OF SURVEY

INDEX LEGEND

LOCATION: NE 1/4 OF SE 1/4 OF SECTION 21
T 74N, R 23W, WARREN COUNTY, IOWA

OWNER: WILLIAM A DICKERSON REV TRUST
1001 E ASHLAND AVE., INDIANOLA IA 50125

SURVEY FOR: [OWNER]

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22598 18th AVE, NEW VIRGINIA IA 50210
515-877-2583

SURVEY LEGEND

( ) - Recorded Distance/Bearing
= = = = Road Easement
= = = = Section line
= = = = Fence line

Monuments

▲ - Found section corner
● - Set 1/2" red plastic capped rebar, #17532
● - Found CL Mon. Mag Nail
■ - Found ROW Rail

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL C:

That part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 74 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Commencing at the East Quarter corner of said Section 21; thence South 00 degrees 20 minutes 40 seconds East, 433.90 feet along the East line of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds West, 64.26 feet to the West right of way line of US Highway 65 and to the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds West, 321.90 feet; thence South 00 degrees 00 minutes 00 seconds East, 269.45 feet; thence North 90 degrees 00 minutes 00 seconds East, 267.63 feet; thence North 57 degrees 52 minutes 49 seconds East, 72.49 feet to said West right of way line; thence North 00 degrees 32 minutes 17 seconds West, 189.67 feet to a corner of said West right of way line; thence North 07 degrees 22 minutes 51 seconds West, 41.60 feet to the Point of Beginning, having an area of 2.00 Acres.

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 12-31-2020

Page No. 1 of 2

PROJ. NO. 1279 DATE OF SURVEY: 10/23/2019 PAGE 1 of 2
Parcel C
2.00 Acres

US HWY 65 R.O.W.
PURCHASED BY WARRANTY DEED
BOOK 125 PAGE 227