

PLAT OF SURVEY

SURVEY LEGEND

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
RETURN TO: 515-577-2583

- () - Recorded Distance/Bearing
- — — — Road Easement
- · - · - Section line
- x — x — Fence line

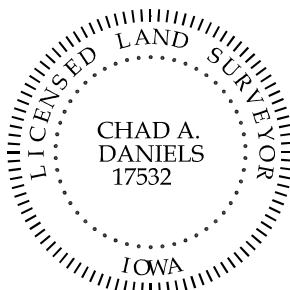
Monuments

- ▲ - 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:

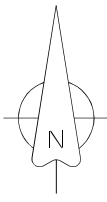
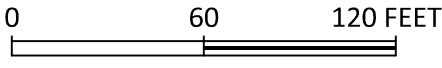
That part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 74 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;
Commencing at the East Quarter corner of said Section 21; thence South 00 degrees 20 minutes 40 seconds East, 433.90 feet along the East 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.'s covered by this seal: 1 and 2



E 1/4 COR. SEC. 21
Brass Plug

PC STA
141+19.83

CENTERLINE
US HWY 65

S 00°20'40" E 433.90'
N 00°32'17" W 1253.83'

N 07°22'51" W
33.94'

N 90°00'00" W
64.26'

N 90°00'00" W 321.90'

Parcel C
2.00 Acres

S 00°00'00" E 269.45'

N 07°22'51" W
41.60'

51'

N 00°32'17" W 189.67'

N 00°32'17" W
2.33'

S 00°20'40" E 2220.41'

N 57°52'49" E
72.49'

N 00°32'17" W 1653.72'

N 90°00'00" E 267.63'

N 07°35'31" E
134.35'

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

70'

PI STA
112+12.20

SE COR. SEC. 21
Brass Plug