

PLAT OF SURVEY

SURVEY LEGEND

INDEX LEGEND

LOCATION: OUTLOT 62 IN AUDITOR'S PLAT OF OUTLOTS
CITY OF INDIANOLA, 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
- — — — — Ingress/Egress Easement
- · - · - Section line
- x — x — Fence line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" YCR #5301
- - Found 5/8" BCR #19968
- - Found 1/2" Rebar
- ◇ - Found 2" Pipe
- ◆ - Found arrow in sidewalk

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL A:

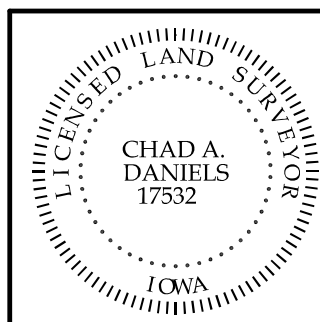
That part of Outlot 62 of Auditor's Plat of Outlots in Indianola, Iowa, described as follows; Beginning at the intersection of the West line of said Outlot 62 with the South line of East Ashland Street; thence South 89 degrees 36 minutes 09 seconds East, 89.00 feet along said South line; thence South 00 degrees 19 minutes 00 seconds West, 153.13 feet; thence North 89 degrees 19 minutes 33 seconds West, 89.00 feet to said West line of Outlot 62; thence North 00 degrees 19 minutes 00 seconds East, 152.70 feet to the Point of Beginning, having an area of 0.31 Acres.

DESCRIPTION - PARCEL B:

That part of Outlot 62 of Auditor's Plat of Outlots in Indianola, Iowa, described as follows; Beginning at the intersection of the East line of Outlot 62 with the South line of East Ashland Street; thence North 89 degrees 36 minutes 09 seconds West, 119.49 feet along said South line of East Ashland Street; thence South 00 degrees 19 minutes 00 seconds West, 153.13 feet; thence South 89 degrees 19 minutes 33 seconds East, 21.15 feet; thence South 00 degrees 10 minutes 14 seconds West, 9.96 feet to a corner of said Outlot 62; thence South 89 degrees 34 minutes 52 seconds East, 98.80 feet to a corner of said Outlot 62; thence North 00 degrees 08 minutes 50 seconds East, 163.23 feet to the Point of Beginning, having an area of 0.44 Acres.

DESCRIPTION - INGRESS/EGRESS EASEMENT:

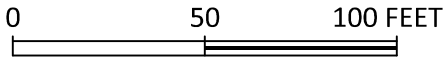
That part of Parcel A and Parcel B of Outlot 62, described as follows; The North 45 feet of the East 3 feet of said Parcel A and the North 45 feet of the West 10 feet of said Parcel B.



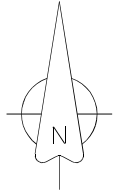
I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

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



NE COR. SE 1/4
NW 1/4 SEC. 30-76-23
2" Pipe



E ASHLAND AVE. (60')

P.O.B.
Parcel A

S 89°36'09" E 89.00'

N 89°36'09" W 119.49'

INGRESS/EGRESS
EASEMENT

N 89°36'09" W
90.66'
P.O.B.
Parcel B

Parcel A
0.31 Acres

Parcel B
0.44 Acres

N 00°19'00" E 152.70'

45.00'

3'

S 00°19'00" W
153.13'

10'

N 00°08'50" E 163.23'

WEST LINE
OL 62

S 89°19'33" E
21.15' (21')

S 00°10'14" W
9.96' (10')

EAST LINE
OL 62

N 89°19'33" W 89.00'

S 89°34'52" E 98.80' (99')

N 00°19'00" E 160.35' (160')

SOUTH 160' OF WEST 110'
OF OUTLOT 62

S 00°10'14" W 149.71' (150')

WEST 99' OF OUTLOT 63

N 00°08'50" E 149.84'

S 89°40'55" E 110.56'

S 89°30'08" E 98.86'

S 89°30'08" E 89.70'

E SALEM AVE. (60')