

[Signature]
AUDITOR

08/27/2021

Warren County, Iowa
Recorded: 8/30/2021 at 9:17:40.0 AM
Polly J. Wright RECORDER
Number: 2021-10463
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

Warren County Zoning
Plat of Survey Review
Approved by:

[Signature]
Signature

08/27/2021

PLAT OF SURVEY

SURVEY LEGEND

INDEX LEGEND

LOCATION: NE 1/4 OF NW 1/4 OF SECTION 22
T 75N, R 25W, WARREN COUNTY, IOWA

OWNER: JOHN J & AMBER L GEHRINGER
16072 R45 HWY., ST MARYS IA 50241

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
 - 40' Road Easement
 - . - . - Section line
 - * - * - Fence line
- Monuments**
- ▲ - Found section corner
 - - Found/Set 1/2" red plastic capped rebar, #17532
 - - Set 12" landscape spike w/ brass washer, #17532

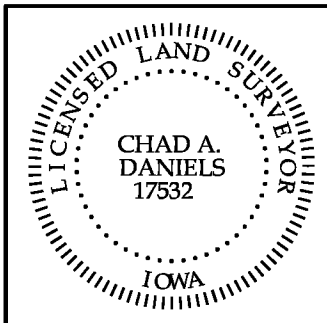
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL R:

That part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 75 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows; Commencing at the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 12 minutes 48 seconds West, 398.16 feet along the West line of said Northwest Quarter of the Northeast Quarter to the Point of Beginning; thence South 00 degrees 12 minutes 48 seconds West, 590.92 feet along said West line to the Northwest corner of Parcel M; thence South 89 degrees 34 minutes 55 seconds East, 505.72 feet to the Northeast corner of said Parcel M also being on the West line of Parcel J; thence North 00 degrees 27 minutes 02 seconds East, 270.42 feet to a corner of said Parcel J; thence North 48 degrees 46 minutes 50 seconds East, 403.21 feet to a corner of said Parcel J also being on the South line of Parcel H; thence North 59 degrees 45 minutes 01 seconds West, 57.12 feet to a corner of said Parcel H also being a corner of Parcel L; thence North 86 degrees 24 minutes 53 seconds West, 432.24 feet to a corner of said Parcel L; thence North 89 degrees 31 minutes 43 seconds West, 328.21 feet to the Point of Beginning, having an area of 8.00 Acres.

DESCRIPTION - 40 FOOT INGRESS/EGRESS/UTILITY EASEMENT:

A 40 feet wide Ingress/Egress/Utility Easement across that part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 75 North, Range 25 West of the 5th P.M., Warren County, Iowa, the centerline is described as follows; Commencing at the West Central corner of Parcel J; thence South 00 degrees 27 minutes 02 seconds West, 59.10 feet along the West line of said Parcel J to the Point of Beginning; thence North 38 degrees 56 minutes 45 seconds West, 570.45 feet; thence North 01 degrees 14 minutes 46 seconds West, 336.75 feet to the North line of said Northeast Quarter of the Northwest Quarter and the terminus of said Easement.



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 *[Signature]* 8/23/21
Chad A. Daniels Date
Iowa License No. 17532
My license renewal date is 12-31-2022
Page No.'s covered by this seal: 1 and 2

