

Warren County Zoning
Plat of Survey Review
Approved by:

Minanda Bailey
Signature

12/19/2022

Warren County, Iowa
Recorded: 12/20/2022 at 10:40:09.0 AM
Polly J. Wright RECORDER
Number: 2022-11550
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

APPROVED BY WARREN COUNTY AUDITOR

Spaci Vander Zide AUDITOR
Maki Blyz DEPUTY

PLAT OF SURVEY

INDEX LEGEND

LOCATION: NW ¼ OF SE ¼ OF SECTION 32
T 77N, R 23W, WARREN COUNTY, IOWA

OWNER: SCOTT & CAROLYN OAKES
14470 SUMMERSSET RD., INDIANOLA IA 50125

SURVEY FOR: JAKE SICKELS - PEOPLES COMPANY

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

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

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- - Found 3/4" yellow cp #3169
- - Found 5/8" rebar

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL Y:

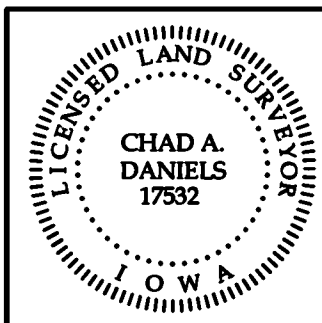
That part of Parcel F, recorded in Irregular Plat Book 9 Page 11 of 77-23, of the Northwest Quarter of the Southeast Quarter of Section 32, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Commencing at the Center of said Section 32; thence South 00 degrees 03 minutes 18 seconds East, 284.21 feet along the West line of said Northwest Quarter of the Southeast Quarter to a corner of said Parcel F and the Point of Beginning; thence South 00 degrees 03 minutes 18 seconds East, 563.82 feet along said West line; thence South 89 degrees 48 minutes 24 seconds East, 216.21 feet; thence North 00 degrees 11 minutes 32 seconds East, 637.83 feet to the North line of said Parcel F; thence South 71 degrees 29 minutes 30 seconds West, 230.83 feet to the Point of Beginning, having an area of 3.00 Acres.

DESCRIPTION - PARCEL Z:

That part of Parcel F, recorded in Irregular Plat Book 9 Page 11 of 77-23, of the Northwest Quarter of the Southeast Quarter of Section 32, Township 77 North, Range 23 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the Northeast corner of said Parcel F; thence South 00 degrees 11 minutes 32 seconds West, 1036.80 feet along the East line of said Parcel F; thence North 89 degrees 48 minutes 19 seconds West, 150.00 feet; thence North 00 degrees 11 minutes 32 seconds East, 992.37 feet to the North line of said Parcel F; thence North 71 degrees 29 minutes 30 seconds East, 90.55 feet to a corner of said Parcel F; thence North 76 degrees 42 minutes 56 seconds East, 66.05 feet to the Point of Beginning, having an area of 3.50 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 Professional Land Surveyor under the laws of the State of Iowa.

Signed *Chad A. Daniels* 23 NOV 22
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

