

Instr. Number: 2023-0307
 Number: 2023-0307
 Recorded: 3/31/2023 at 8:27:03.0 AM
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Page Count: 2
 Revenue Tax:
 Janelle Schneider RECORDER
 Adair County, Iowa

THIS PLAT OF SURVEY AMENDS AND REPLACES THE PLAT OF SURVEY RECORDED INSTRUMENT NUMBER 2022 - 1211 ON 22 AUGUST 2022. THE PURPOSE OF THE AMENDMENT IS TO RECONFIGURE THE BOUNDARY OF PARCEL D.

***AMENDED* PLAT OF SURVEY**

INDEX LEGEND

LOCATION: SE 1/4 OF NE 1/4 AND NE 1/4 OF SE 1/4 OF SECTION 22
 T 75N, R 30W, ADAIR COUNTY, IOWA

OWNER: LAND CONCEPTS LLC, ET AL
 2586 VINTON AVE., GREENFIELD IA 50849

SURVEY FOR: HUNTER NORLAND - 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
- — — — 33' Road Easement
- · — · — Section line
- * — * — Fence line

Monuments

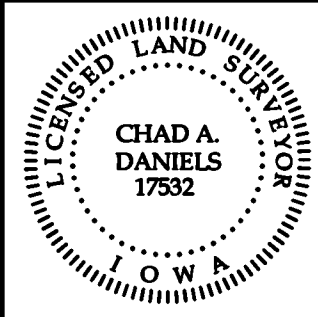
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- - Found 1/2" red cr #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL D:

That part of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 22, Township 75 North, Range 30 West of the 5th P.M., Adair County, Iowa, described as follows;
 Beginning at the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 41 minutes 01 seconds East, 1314.43 feet to the Northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 40 minutes 41 seconds West, 743.15 feet along the East line of said Southeast Quarter of the Northeast Quarter; thence South 86 degrees 18 minutes 01 seconds West, 79.03 feet; thence South 28 degrees 10 minutes 39 seconds West, 167.36 feet; thence South 44 degrees 15 minutes 07 seconds West, 559.00 feet; thence North 52 degrees 48 minutes 55 seconds West, 339.62 feet; thence South 66 degrees 38 minutes 19 seconds West, 185.26 feet; thence South 82 degrees 58 minutes 43 seconds West, 270.54 feet; thence South 01 degrees 03 minutes 58 seconds West, 271.99 feet; thence South 78 degrees 22 minutes 26 seconds West, 68.07 feet to said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 53 minutes 38 seconds East, 1490.50 feet to the Point of Beginning, having an area of 33.96 Acres including 1.04 Acres of Road Easement.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SE NE	32.77	0.92	33.69
NE SE	0.15	0.12	0.27
TOTAL	32.92	1.04	33.96



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* 30 MAR 23
 Chad A. Daniels Date

Iowa License No. 17532
 My license renewal date is 12-31-2024
 Page No.'s covered by this seal: 1 and 2

