

**INDEX LEGEND**

LOCATION: PART OF S1/2 NE1/4  
IN SECTION 3-T75N-R23W

REQUESTOR BY MARYWOOD FARMS INC  
PROPRIETOR: 12024 S23 HWY  
INDIANOLA, IA 50125

SURVEYOR: MATTHEW J. THOMAS, PLS

PREPARED BY CIVIL DESIGN ADVANTAGE, LLC  
& RETURN TO: 4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: 515-369-4400

SURVEY DATE: FEBRUARY 8, 2023

Warren County Zoning  
Plat of Survey Review  
Approved by:

*Minanda Bailey*  
Signature

03/03/2023

APPROVED BY WARREN COUNTY AUDITOR

*Spaci Vander Linden* AUDITOR  
*Mark Boyz* DEPUTY

Warren County, Iowa

Recorded: 3/16/2023 at 10:01:13.0 AM

Jordyn M. Hill, RECORDER

Number: 2023-01570

County Recording Fee: \$7.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$10.00

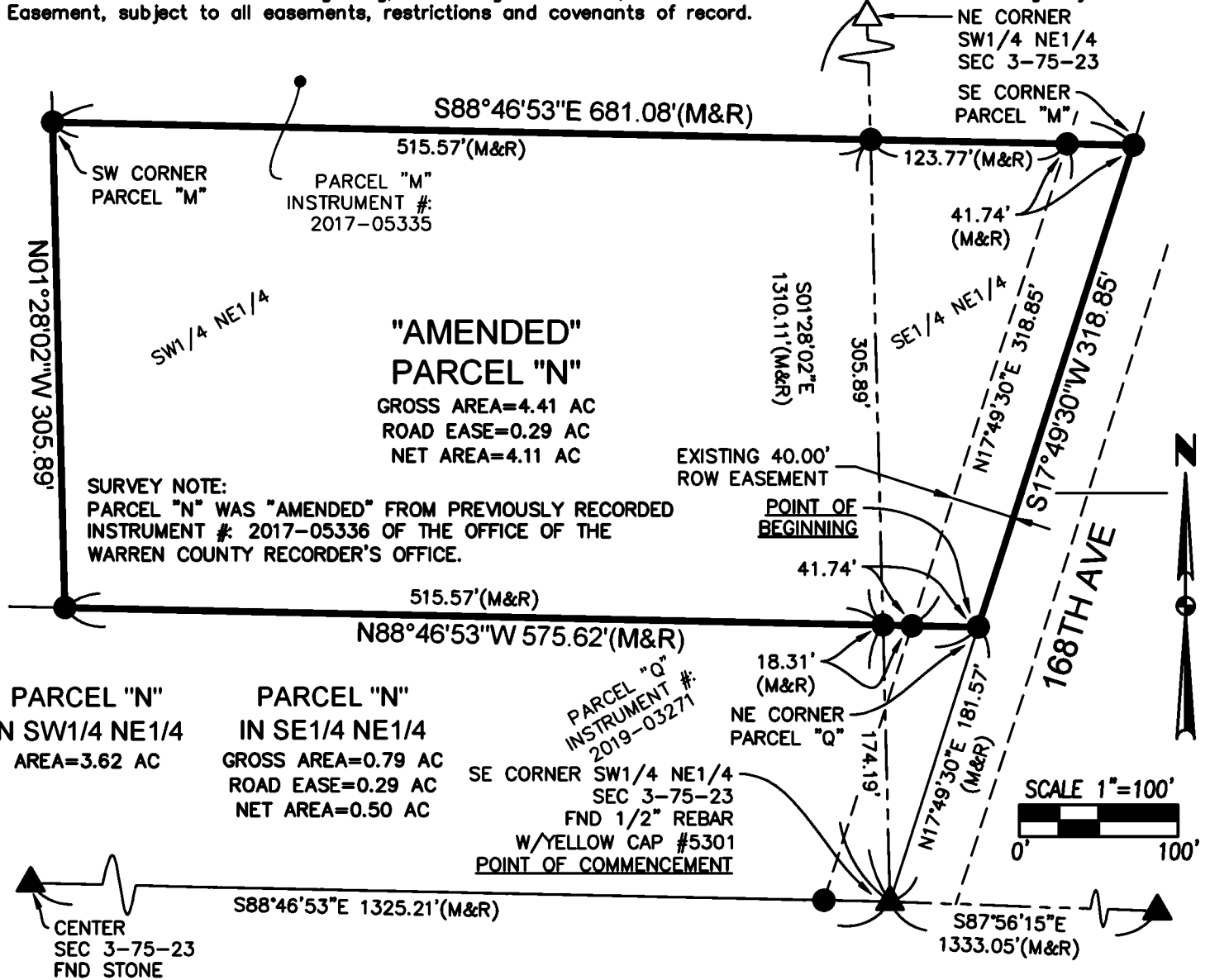
Revenue Tax:

**PLAT OF SURVEY - "AMENDED" PARCEL "N"**

**PROPERTY DESCRIPTION - "AMENDED" PARCEL "N"**

A parcel of land located in and forming a part of the South Half of the Northeast Quarter of Section 3, Township 75 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Northeast Quarter of said Section 3; thence North 17°49'30" East along the Centerline of 168th Avenue, a distance of 181.57 feet to the Point of Beginning, also being the Northeast Corner of PARCEL "Q", as recorded in Instrument #: 2019-03271 of the Office of the Warren County Recorder; thence North 88°46'53" West along the North Line of said PARCEL "Q", a distance of 575.62 feet; thence North 01°28'02" West, a distance of 305.89 feet to the Southwest Corner of PARCEL "M", as recorded in Instrument #: 2017-05335 of the Office of the Warren County Recorder; thence South 88°46'53" East along the South Line of said PARCEL "M", a distance of 681.08 feet to the Northeast Corner of said PARCEL "M"; thence South 17°49'30" West along the Centerline of 168th Avenue, a distance of 318.85 feet to the Point of Beginning, containing 4.41 Acres, which includes 0.29 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.



**SURVEY NOTE:**  
PARCEL "N" WAS "AMENDED" FROM PREVIOUSLY RECORDED INSTRUMENT #: 2017-05336 OF THE OFFICE OF THE WARREN COUNTY RECORDER'S OFFICE.

PARCEL "N"  
IN SW1/4 NE1/4  
AREA=3.62 AC

PARCEL "N"  
IN SE1/4 NE1/4  
GROSS AREA=0.79 AC  
ROAD EASE=0.29 AC  
NET AREA=0.50 AC

PARCEL "Q"  
INSTRUMENT #: 2019-03271  
SE CORNER SW1/4 NE1/4  
SEC 3-75-23  
FND 1/2" REBAR  
W/YELLOW CAP #5301  
POINT OF COMMENCEMENT

**PLAT LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, BLUE PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

*Matthew J. Thomas* 02/14/2023  
MATTHEW J. THOMAS, P.L.S. DATE

LICENSE NUMBER 19968  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET