

INDEX LEGEND

LOCATION: PT OF THE 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: *Miranda Bailey*
Signature

03/20/2023
Parcel "X" buildable any other proposed splits will require RR-1 subdivision regulations.

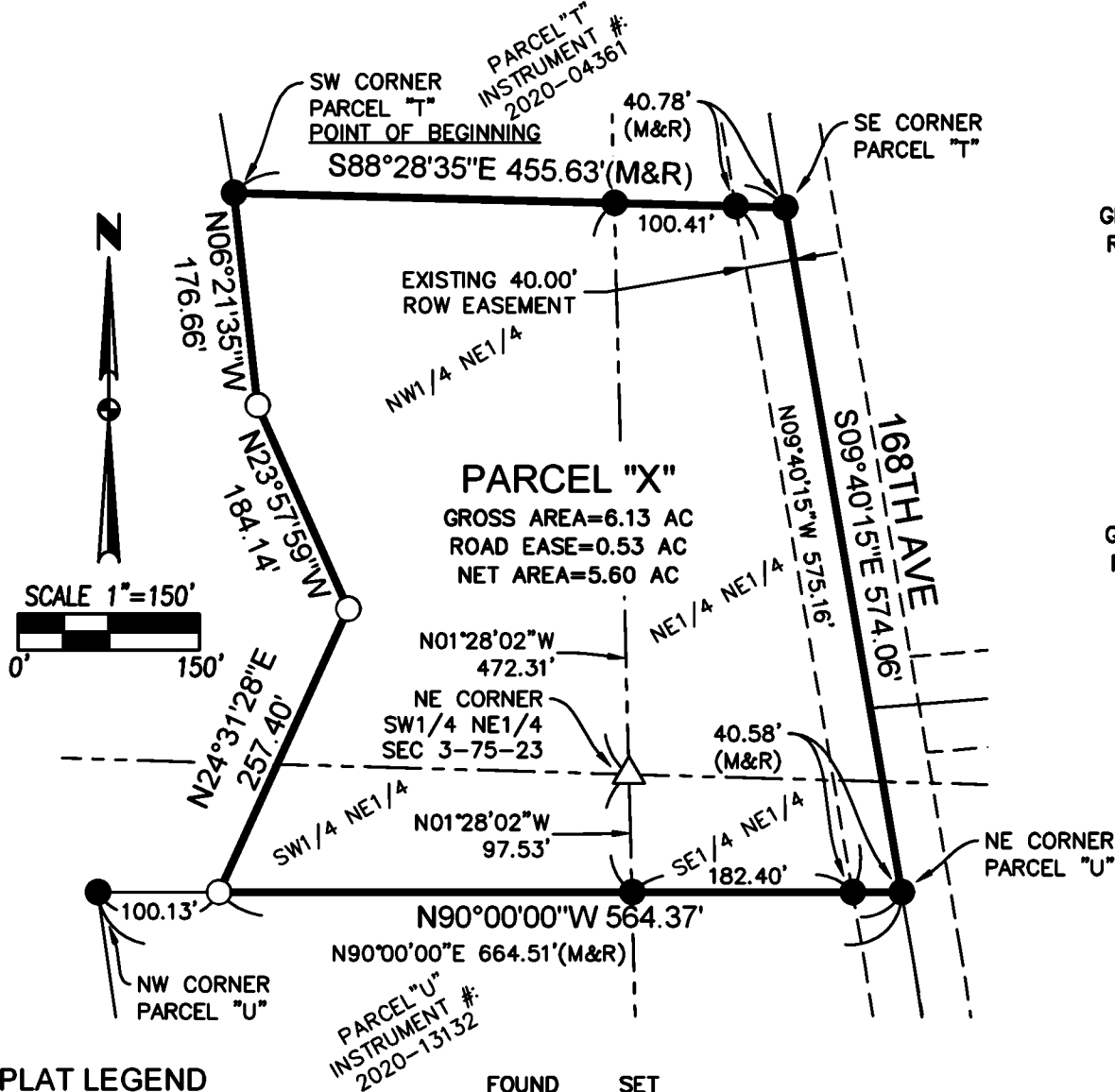
Warren County, Iowa
Recorded: 3/21/2023 at 1:22:42.0 PM
Jordyn M. Hill, RECORDER
Number: 2023-01671
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fees: \$10.00
Revenue Tax: *Trace Vander Linden*
AUDITOR
Mike Hagg DEPUTY

PLAT OF SURVEY - PARCEL "X"
PART OF THE NE1/4 OF SECTION 3-T75N-R23W

PROPERTY DESCRIPTION - PARCEL "X"

A parcel of land located in and forming a part 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:

Beginning at the Southwest Corner of PARCEL "T", as recorded in Instrument #: 2020-04361 of the Office of the Warren County Recorder; thence South 88°28'35" East along the South Line of said PARCEL "T", a distance of 455.63 feet to the Southeast Corner of said PARCEL "T"; thence South 09°40'15" East along the Centerline of 168th Avenue, a distance of 574.06 feet to the Northeast Corner of PARCEL "U", as recorded in Instrument #: 2020-13132 of the Office of the Warren County Recorder; thence North 90°00'00" West along the North Line of said PARCEL "U", a distance of 564.37 feet; thence North 24°31'28" East, a distance of 257.40 feet; thence North 23°57'59" West, a distance of 184.14 feet; thence North 06°21'35" West, a distance of 176.66 feet to the Point of Beginning, containing 6.13 Acres, which includes 0.53 Acres for Public Highway Easement, subject to all easements, restrictions, and covenants of record.



PARCEL "X"
IN SE1/4 NE1/4
GROSS AREA=0.47 AC
ROAD EASE=0.09 AC
NET AREA=0.38 AC

PARCEL "X"
IN SW1/4 NE1/4
AREA=0.74 AC

PARCEL "X"
IN NE1/4 NE1/4
GROSS AREA=1.90 AC
ROAD EASE=0.44 AC
NET AREA=1.46 AC

PARCEL "X"
IN NW1/4 NE1/4
AREA=3.02

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 02/28/2023
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