

INDEX LEGEND

LOCATION: PART OF N1/2 NE1/4 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

03/03/2023

APPROVED BY WARREN COUNTY AUDITOR

Maui Vander Zant AUDITOR
Maki Bagg DEPUTY

Warren County, Iowa

Recorded: 3/16/2023 at 10:22:59.0 AM

Jordyn M. Hill, RECORDER

Number: 2023-01574

County Recording Fee: \$7.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$10.00

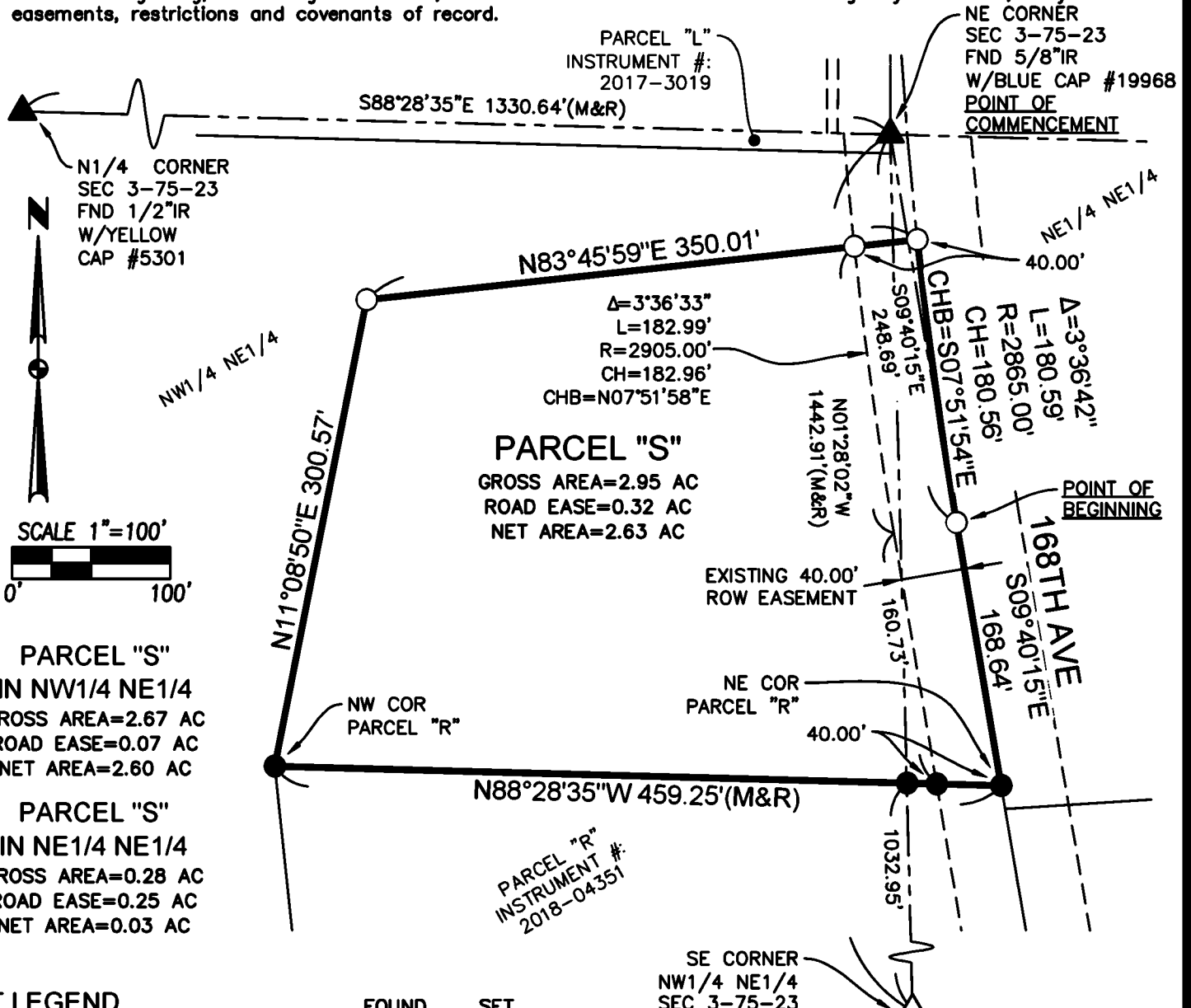
Revenue Tax:

PROPERTY DESCRIPTION - PARCEL "S"

PLAT OF SURVEY - PARCEL "S"

A parcel of land located in and forming a part of the North 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 Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 3; thence South 09°40'15" East along the Centerline tangent of 168th Avenue, a distance of 248.69 feet to the Point of Beginning; thence continuing South 09°40'15" East along the Centerline of 168th Avenue, a distance of 168.64 feet to the Northeast Corner of PARCEL "R", as recorded in Instrument #: 2018-04351 of the Office of the Warren County Recorder; thence North 88°28'35" West along the North Line of said PARCEL "R", a distance of 459.25 feet to the Northwest Corner of said PARCEL "R"; thence North 11°08'50" East, a distance of 300.57 feet; thence North 83°45'59" East, a distance of 350.01 feet to a point on the Centerline of 168th Avenue; thence Southeasterly along a curve concave Northeasterly with a radius of 2865.00 feet, an arc length of 180.59 feet, a chord length of 180.56 feet and a chord bearing of South 07°51'54" East along the Centerline of 168th Avenue to the Point of Beginning, containing 2.95 Acres, which includes 0.32 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.



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