

APPROVED BY WARREN COUNTY AUDITOR

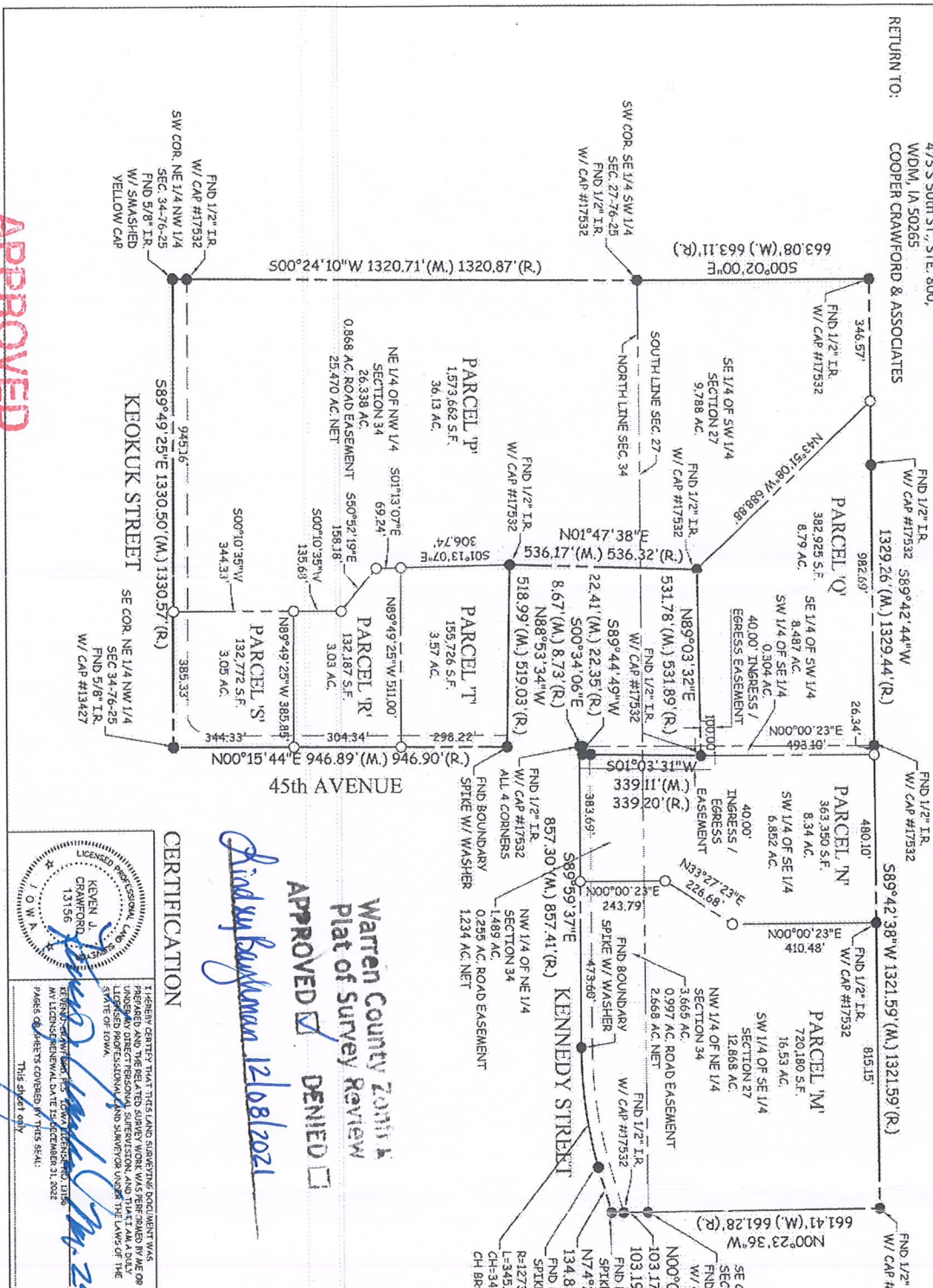
DATE THIS 9 DAY OF December 2021

Grace Vander Fuder AUDITOR
 DEPUTY

INDEX LEGEND
 LOCATION : S 1/2 SEC 27-76-25
 N 1/2 SEC 34-76-25
 REQUESTOR: 70th AVENUE LAND COMPANY
 PROPIETOR: 70th AVENUE LAND COMPANY
 SURVEYOR: KEVEN J. CRAWFORD
 COMPANY: COOPER CRAWFORD & ASSOCIATES
 COOPER CRAWFORD & ASSOCIATES
 WDM, IA 50265
 475 S 50th ST., STE. 800,
 COOPER CRAWFORD & ASSOCIATES
 RETURN TO:

PLAT OF SURVEY
 DEAN
 PROPERTY

PREPARED FOR
 70th AVENUE LAND COMPANY
 475 S. 50th STREET
 SUITE 800
 WEST DES MOINES, IOWA 50265



Warren County Zoning A
 Plat of Survey Review
 APPROVED DENIED

David W. Bergman 12/08/2021



CERTIFICATION
 I HEREBY CERTIFY THAT THESE LANDS, SUBSTANTIAL PORTION THEREOF, HAVE BEEN SURVEYED AND THE SURVEYOR HAS BEEN LICENSED BY THE IOWA BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS UNDER THE LAWS OF THE STATE OF IOWA.
 I, *Keven J. Crawford*, LICENSED PROFESSIONAL SURVEYOR, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 MY LICENSE EXPIRES ON DECEMBER 31, 2022.
 THESE CERTIFICATES COVERED BY THIS SEAL.
 THIS SEAL IS VALID ONLY

SURVEYOR'S NOTES

1. THIS SURVEY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
2. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
3. LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
4. BEARINGS ARE BASED ON AN ASSUMED BEARING.
5. FIELD WORK COMPLETED ON JUNE 24, 2021.

LEGEND

- PLAT BOUNDARY
- SECTION CORNER
- FOUNDED CORNER AS NOTED
- SET CORNER 5/8" IR W/ YELLOW CAP #13158
- IRON ROD
- 6AS PIPE
- DEBINED DISTANCE
- MEASURED DISTANCE
- PREVIOUSLY RECORDED DISTANCE
- R PUBLIC UTILITY EASEMENT



COOPER CRAWFORD
 CIVIL ENGINEERS
 475 S. 50th Street, Suite 800, West Des Moines, IA 50265
 Phone: (515) 224-1344 Fax: (515) 224-1345

SCALE: 1"=100'
 DATE: 8-24-2021
 JOB NUMBER: CC 2415

APPROVED
 BY THE MARTENSDALE CITY COUNCIL
 DATE 10-4-2021

LEGAL DESCRIPTION PARCEL 'R'

A TRACT OF LAND BEING IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE NORTH 15° 44' E, 344.33 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34 AND ALONG THE CENTRAL LINE OF 45th AVENUE AS IT IS PRESENTLY ESTABLISHED, TO THE POINT OF BEGINNING; THENCE NORTH 9° 25' W, 383.5 FEET; THENCE NORTH 10° 39' E, 135.68 FEET; THENCE NORTH 92° 19' W, 189.18 FEET; THENCE NORTH 9° 25' W, 69.24 FEET; THENCE SOUTH 89° 49' 25" E, 91.00 FEET TO SAID EAST LINE AND SAID CENTRAL LINE; THENCE SOUTH 15° 44' W, 304.34 FEET ALONG SAID EAST LINE AND SAID CENTRAL LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'T'

A TRACT OF LAND BEING IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE NORTH 15° 44' E, 64.87 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34 AND ALONG THE CENTRAL LINE OF 45th AVENUE AS IT IS PRESENTLY ESTABLISHED, TO THE POINT OF BEGINNING; THENCE NORTH 9° 25' W, 511.00 FEET; THENCE NORTH 10° 39' E, 306.74 FEET; THENCE SOUTH 89° 49' 25" E, 518.99 FEET TO SAID EAST LINE AND SAID CENTRAL LINE; THENCE SOUTH 15° 44' W, 298.22 FEET ALONG SAID EAST LINE AND SAID CENTRAL LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'S'

A TRACT OF LAND BEING IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE NORTH 9° 25' W, 305.33 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34 AND ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, 344.13 FEET; THENCE SOUTH 89° 49' 25" E, 388.88 FEET TO THE EAST LINE OF 45th AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 15° 44' W, 344.33 FEET ALONG SAID EAST LINE AND SAID CENTRAL LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'P'

A TRACT OF LAND BEING IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, AND IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE NORTH 92° 19' E, 1120.87 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, AND TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 34, AND TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE NORTH 02° 00' W, 643.08 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27 TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 42° 44' E, 346.57 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 15° 44' W, 688.88 FEET; THENCE SOUTH 47° 38' W, 537.76 FEET; THENCE SOUTH 07° 07' E, 375.98 FEET; THENCE SOUTH 89° 49' 25" E, 480.01 FEET TO THE CENTERLINE OF KEOKUK STREET AS IT IS PRESENTLY ESTABLISHED AND TO THE CENTERLINE OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 15° 44' W, 480.01 FEET ALONG SAID CENTERLINE AND SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.176 ACRES MORE OR LESS, INCLUDING 0.230 ACRES ROAD EASEMENT.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

LEGAL DESCRIPTION PARCEL 'M'

A TRACT OF LAND BEING IN THE SOUTHWEST 1/4 OF SECTION 27, AND IN THE NORTHWEST 1/4 OF SECTION 34, ALL IN TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE SOUTH 00° 08' 14" E, 103.17 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 34, TO THE CENTERLINE OF KENNEDY STREET AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 74° 24' 54" W, 114.88 FEET ALONG SAID CENTERLINE TO A POINT OF CURVATURE OF A 1273.24 FEET RADIUS CURVE CONVEX TO THE NORTHWEST; THENCE SOUTHWESTERLY 345.70 FEET ALONG SAID CENTERLINE AND SAID CURVE; SAID CURVE HAS A CHORD BEARING OF S87°12' 06" W, AND A CHORD LENGTH OF 344.64 FEET; THENCE NORTH 9° 25' W, 473.60 FEET ALONG SAID CENTERLINE; THENCE NORTH 02° 00' E, 243.79 FEET; THENCE NORTH 92° 19' E, 410.48 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 38° E, 815.15 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 34; THENCE SOUTH 23° 19' E, 688.18 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 15° 44' W, 480.01 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 34 AND TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'N'

A TRACT OF LAND BEING IN THE SOUTH 1/2 OF SECTION 27, AND IN THE NORTHWEST 1/4 OF SECTION 34, ALL IN TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE NORTH 92° 19' E, 263.4 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 27, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 92° 19' E, 480.10 FEET ALONG SAID NORTH LINE; 500'00" 23" W, 410.48 FEET; THENCE SOUTH 23° 19' E, 226.68 FEET; THENCE SOUTH 07° 07' E, 243.79 FEET TO THE CENTERLINE OF KENNEDY STREET AS IT IS PRESENTLY ESTABLISHED; THENCE NORTH 9° 25' W, 383.69 FEET ALONG SAID CENTERLINE TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE NORTH 38° E, 815.15 FEET ALONG SAID WEST LINE; THENCE NORTH 07° 03' 31" E, 331.11 FEET; THENCE NORTH 02° 00' E, 493.10 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'O'

A TRACT OF LAND BEING IN THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE NORTH 92° 19' E, 263.4 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 27, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 92° 19' E, 480.10 FEET ALONG SAID NORTH LINE; 500'00" 23" W, 410.48 FEET; THENCE SOUTH 23° 19' E, 226.68 FEET; THENCE SOUTH 07° 07' E, 243.79 FEET TO THE CENTERLINE OF KENNEDY STREET AS IT IS PRESENTLY ESTABLISHED; THENCE NORTH 9° 25' W, 383.69 FEET ALONG SAID CENTERLINE TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE NORTH 38° E, 815.15 FEET ALONG SAID WEST LINE; THENCE NORTH 07° 03' 31" E, 331.11 FEET; THENCE NORTH 02° 00' E, 493.10 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'Q'

A TRACT OF LAND BEING IN THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SECTION 27, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE NORTH 92° 19' E, 263.4 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 27, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 92° 19' E, 480.10 FEET ALONG SAID NORTH LINE; 500'00" 23" W, 410.48 FEET; THENCE SOUTH 23° 19' E, 226.68 FEET; THENCE SOUTH 07° 07' E, 243.79 FEET TO THE CENTERLINE OF KENNEDY STREET AS IT IS PRESENTLY ESTABLISHED; THENCE NORTH 9° 25' W, 383.69 FEET ALONG SAID CENTERLINE TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 76 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA; THENCE NORTH 38° E, 815.15 FEET ALONG SAID WEST LINE; THENCE NORTH 07° 03' 31" E, 331.11 FEET; THENCE NORTH 02° 00' E, 493.10 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 8.791 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

PLAT OF SURVEY
DEAN
PROPERTY



COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th Street, Suite 800, West Des Moines, IA 50265
Phone: (515) 224-1344 Fax: (515) 224-1345

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