

Instr. Number: 2022-1371
 BK: 33 PG: 636
 Recorded: 9/29/2022 at 8:44:10.0 AM
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax:
 Angela M Horton RECORDER
 Wayne County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: SW 1/4 OF SW 1/4 OF SECTION 30; NW 1/4 OF NW 1/4 OF SECTION 31
 T 70N, R 22W, WAYNE COUNTY, IOWA

OWNER: WAYNE THOMAS
 13095 PINECREST LN., CLIVE IA 50325

SURVEY FOR: MIKE NELSON, 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
- — — — 40' Road Easement
- · — · — Section line
- * — * — Fence line

Monuments

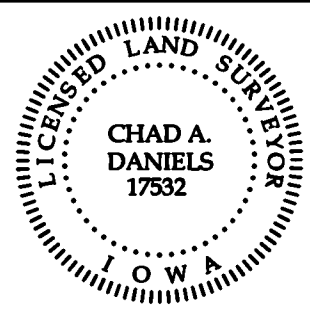
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 12

DESCRIPTION - PARCEL D:

That part of the Southwest Quarter of the Southwest Quarter of Section 30, and the Northwest Quarter of the Northwest Quarter of Section 31, Township 70 North, Range 22 West of the 5th P.M., Wayne County, Iowa, described as follows;
 Beginning at the Southwest corner of said Section 30; thence North 00 degrees 11 minutes 44 seconds West, 1107.23 feet along the West line of said Section 30 to the centerline of a Wayne County road; thence North 53 degrees 13 minutes 20 seconds East, 149.82 feet along said centerline; thence with a curve turning to the right with an arc length of 399.64 feet, with a radius of 636.62 feet, with a chord bearing of North 71 degrees 12 minutes 22 seconds East, with a chord length of 393.11 feet along said centerline to the North line of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 11 minutes 24 seconds East, 745.05 feet along said North line; thence South 24 degrees 47 minutes 44 seconds East, 266.82 feet; thence South 71 degrees 00 minutes 08 seconds West, 89.82 feet; thence South 00 degrees 13 minutes 16 seconds East, 1044.19 feet to the North line of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 09 minutes 50 seconds East, 62.31 feet along last said North line; thence South 00 degrees 56 minutes 39 seconds East, 1350.91 feet to the South line of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 30 minutes 32 seconds West, 1344.87 feet along said South line to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 10 minutes 29 seconds West, 1342.90 feet to the Point of Beginning, having an area of 78.91 Acres including 1.20 Acres of Road Easement.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW SW 30	36.41	1.20	37.61
NW NW 31	41.30	0.00	41.30
TOTAL	77.71	1.20	78.91



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* 28 SEP 22
 Chad A. Daniels Date

Iowa License No. 17532
 My license renewal date is 12-31-2022
 Page No.'s covered by this seal: 1 and 2

