

Instr. Number: 2022-1207
 BK: 33 PG: 611
 Recorded: 8/26/2022 at 9:05:51.0 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 SECTION 30
 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

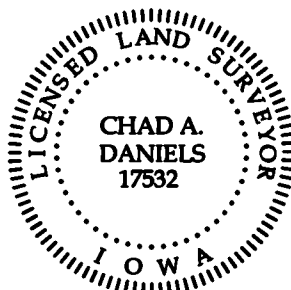
BASIS OF BEARINGS IS IA RCS ZONE 12

DESCRIPTION - PARCEL A:

That part of the Southwest Quarter of Section 30, Township 70 North, Range 22 West of the 5th P.M., Wayne County, Iowa, described as follows;
 Beginning at the West Quarter corner of said Section 30; thence North 89 degrees 12 minutes 59 seconds East, 1797.46 feet along the North line of said Southwest Quarter; thence South 01 degrees 22 minutes 58 seconds East, 1006.17 feet; thence South 82 degrees 59 minutes 55 seconds West, 81.14 feet; thence South 01 degrees 14 minutes 44 seconds East, 300.84 feet to the South line of the North Half of said Southwest Quarter also being the Centerline of a Wayne County road; thence South 89 degrees 11 minutes 24 seconds West, 1250.34 feet along said South line and said Centerline; thence with a curve turning to the left with an arc length of 399.64 feet, with a radius of 636.62 feet, with a chord bearing of South 71 degrees 12 minutes 22 seconds West, with a chord length of 393.11 feet along said Centerline; thence South 53 degrees 13 minutes 20 seconds West, 149.82 feet along said Centerline to the West line of said Southwest Quarter; thence North 00 degrees 11 minutes 44 seconds West, 1526.00 feet to the Point of Beginning, having an area of 54.94 Acres including 1.65 Acres of Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW SW	42.61	1.02	43.63
NE SW	10.25	0.27	10.52
SW SW	0.43	0.36	0.79
TOTAL	53.29	1.65	54.94



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* 24 AUG 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

