

Number: 2022 2495  
 BK: 2022 PG: 2495  
 Recorded: 10/11/2022 at 9:16:19.0 AM  
 County Recording Fee: \$12.00  
 Iowa E-Filing Fee: \$3.00  
 Combined Fee: \$15.00  
 Revenue Tax:  
 Teddy Walker RECORDER  
 Appanoose County, Iowa

**PLAT OF SURVEY**

INDEX LEGEND

LOCATION: E 1/2 OF NE 1/4 OF SECTION 7  
 T 68N, R 19W, APPANOOSE COUNTY, IOWA

OWNER: WILLIAM H CARPENTER, ET AL  
 23762 110TH AVE., SEYMOUR IA 52590

SURVEY FOR: MIKE NELSON - PEOPLES CO.

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
- — — — 33' Road Easement
- · — · — Section line
- \* — \* — Fence line

Monuments

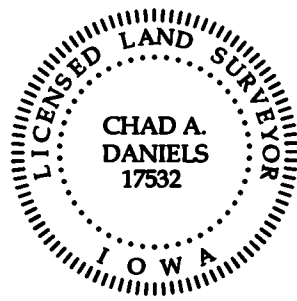
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 12

**DESCRIPTION - PARCEL B:**

That part of the East Half of the Northeast Quarter of Section 7, Township 68 North, Range 19 West of the 5th P.M., Appanoose County, Iowa, described as follows;  
 Commencing at the Northeast corner of said Section 7; thence South 00 degrees 37 minutes 09 seconds East, 964.10 feet along the East line of said Section 7 to the Southeast corner of a tract of land described on a Warranty Deed recorded in Book 116 Page 239 and to the Point of Beginning; thence South 00 degrees 37 minutes 09 seconds East, 1056.15 feet along said East line; thence South 89 degrees 07 minutes 47 seconds West, 400.89 feet; thence South 81 degrees 22 minutes 09 seconds West, 930.18 feet to the West line of said East Half of the Northeast Quarter; thence North 00 degrees 35 minutes 54 seconds West, 773.79 feet along said West line to the Southeasterly railroad right-of-way line; thence North 39 degrees 52 minutes 36 seconds East, 1260.74 feet along said Southeasterly line to a corner of said tract of land described on a Warranty Deed recorded in Book 116 Page 239; thence South 00 degrees 37 minutes 09 seconds East, 544.97 feet to the Southwest corner of said tract; thence North 89 degrees 22 minutes 51 seconds East, 503.00 feet to the Point of Beginning, having an area of 34.70 Acres including 0.95 Acres of Road Easement.

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE NE	11.77	0.31	12.08
SE NE	21.98	0.64	22.62
<b>TOTAL</b>	<b>33.75</b>	<b>0.95</b>	<b>34.70</b>



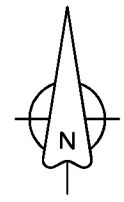
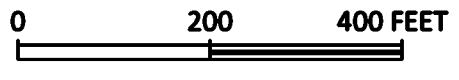
I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 10 OCT 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

NW COR. NE 1/4  
NE 1/4 SEC. 7

NE COR.  
SEC. 7



Warranty Deed  
Bk 116 Pg 239

1317.59'  
N 00°35'54" W 1377.40'

N 00°35'54" W 773.79'

N 00°35'54" W 484.00'

Not set due to  
railroad

CENTERLINE  
RAILROAD

Southeasterly railroad  
right-of-way line

N 39°52'36" E 1260.74'  
1182.32'

NE 1/4 NE 1/4

(Cor. to Cor.)  
N 89°34'44" E 1321.70'  
1232.52'

Parcel B  
34.70 Acres

SE 1/4 NE 1/4

S 00°37'09" E 544.97'  
(540.3')

N 89°22'51" E 503.00'

S 00°37'09" E 964.10'

S 00°23'26" E  
358.40'

38.27'

S 00°23'26" E 697.94'

41.06'

S 00°37'09" E 625.01'

SW COR. SE 1/4  
NE 1/4 SEC. 7

E 1/4 COR.  
SEC. 7

S 89°47'49" W 1322.20'