

Warren County Zoning
Plat of Survey Review
Approved by:

Miranda Bailey
Signature

Approval of parcel "C" only
08/23/2023

Warren County, Iowa
Recorded: 8/23/2023 at 4:20:49.0 PM
Jordyn M. Hill, RECORDER
Number: 2023-06341
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

APPROVED BY WARREN COUNTY AUDITOR
[Signature]
AUDITOR
[Signature]
DEPUTY

PLAT OF SURVEY

INDEX LEGEND

LOCATION: NW ¼ OF NW ¼ OF SECTION 11
T 75N, R 22W, WARREN COUNTY, IOWA

OWNER: LESLIE ALLEN, LIFE ESTATE
17466 G58 HWY., MILO IA 50166

SURVEY FOR: DARAN BECKER - 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
- — — — Road Easement
- · — · — Section line
- * — * — Fence line

Monuments

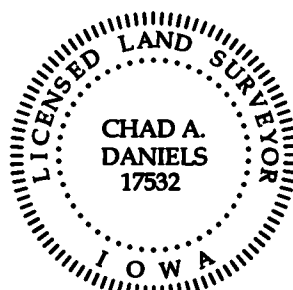
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- - Set Mag nail w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL C:

That part of the Northwest Quarter of the Northwest Quarter of Section 11, Township 75 North, Range 22 West of the 5th P.M., Warren County, Iowa, described as follows;

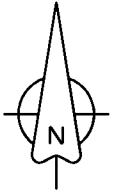
Beginning at the Northwest corner of said Section 11; thence North 89 degrees 31 minutes 13 seconds East, 642.53 feet along the North line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 05 minutes 00 seconds East, 677.96 feet; thence South 89 degrees 31 minutes 12 seconds West, 642.52 feet to the West line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 05 minutes 02 seconds West, 677.96 feet to the Point of Beginning, having an area of 10.00 Acres including 1.78 Acres of Road Easement.



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 *[Signature]* 17 AUG 23
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1 and 2



NE COR. NW 1/4
NW 1/4 SEC. 11
1/2" red plastic
cap rebar, #17532

NW COR.
SEC. 11
Cut 'X'

680.52'
N 89°31'13" E

N 89°31'13" E 642.53'

McKINLEY ST.

45.00'

N 89°31'13" E 552.52'

N 44°43'05" E
42.73'

N 00°00'12" E
222.64'

N 00°05'02" W 677.96'

S31 HWY

N 14°14'19" W
101.62'

Parcel C
10.00 Acres

N 03°25'49" W
250.45'

S 00°05'00" E 677.96'

86.38'

N 21°48'19" E
33.91'

S 89°31'12" W 642.52'

N 00°05'02" W 640.51'

SW COR. NW 1/4
NW 1/4 SEC. 11

N 00°05'02" W 1318.48'

W 1/4 COR. SEC. 11
PK Nail in Lead Plug