

Warren County Zoning
Plat of Survey Review
Approved by:

Miranda Bailey
Signature

02/03/2023

APPROVED BY WARREN COUNTY AUDITOR

Maei Vander Luch
DEPUTY

Warren County, Iowa
Recorded: 2/14/2023 at 12:34:53.0 PM
Jordyn M. Hill, RECORDER
Number: 2023-00977
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

APPROVED
CITY OF MARTENSDALE
12-19-2022

Donna Bahner, City Clerk

THIS PLAT OF SURVEY COMPLETELY
ENCOMPASSES ALL OF PARCEL L RECORDED
2022-07681.

PLAT OF SURVEY

INDEX LEGEND

LOCATION: S 1/2 OF SW 1/4 OF SECTION 26
T 76N, R 25W, WARREN COUNTY, IOWA

OWNER: LAND CONCEPTS LLC, ET AL
12119 STRATFORD DR., CLIVE IA 50325

SURVEY FOR: HUNTER NORLAND - PEOPLES COMPANY

PREPARED BY: CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
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
- - Found 1/2" Red cr #17532
- - Found nail w/ washer #17532
- ◆ - Found 1/2" yellow cr #5301

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL M:

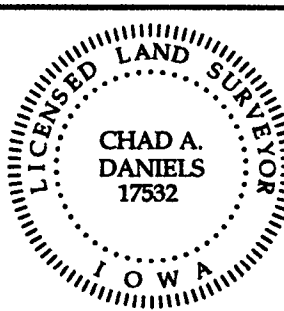
That part of Parcel L, recorded 2022-07681 of the Southeast Quarter of the Southwest Quarter of Section 26, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Northwest corner of said Parcel L with said point also being the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence North 89 degrees 23 minutes 34 seconds East, 665.86 feet to the Northeast corner of said Parcel L; thence South 00 degrees 39 minutes 31 seconds East, 555.82 feet along the East line of said Parcel L; thence South 58 degrees 01 minutes 30 seconds West, 91.55 feet; thence South 40 degrees 41 minutes 05 seconds West, 482.01 feet; thence South 30 degrees 39 minutes 08 seconds West, 233.16 feet; thence South 12 degrees 52 minutes 50 seconds West, 165.22 feet to the South line of said Parcel L; thence South 89 degrees 24 minutes 55 seconds West, 109.39 feet to the Southwest corner of said Parcel L with said point also being the Southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 39 minutes 31 seconds West, 1325.56 feet to the Point of Beginning, having an area of 14.17 Acres including 0.10 Acres of Road Easement.

DESCRIPTION - INGRESS/EGRESS EASEMENT:

That part of Parcel K, recorded 2022-07681, of the Southwest Quarter of the Southwest Quarter of Section 26, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Southeast corner of said Parcel K; thence South 89 degrees 24 minutes 55 seconds West, 580.00 feet along the South line of said Parcel K; thence North 00 degrees 35 minutes 05 seconds West, 80.00 feet; thence North 89 degrees 24 minutes 55 seconds East, 480.00 feet; thence North 44 degrees 22 minutes 42 seconds East, 141.33 feet to the East line of said Parcel K; thence South 00 degrees 39 minutes 31 seconds East, 180.00 feet to the Point of Beginning, having an area of 1.18 Acres.

DESCRIPTION - PARCEL N:

That part of Parcel L, recorded 2022-07681, of the Southeast Quarter of the Southwest Quarter of Section 26, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Southeast corner of said Parcel L, said point being on the South line of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 39 minutes 31 seconds West, 770.01 feet along the East line of said Parcel L; thence South 58 degrees 01 minutes 30 seconds West, 91.55 feet; thence South 40 degrees 41 minutes 05 seconds West, 482.01 feet; thence South 30 degrees 39 minutes 08 seconds West, 233.16 feet; thence South 12 degrees 52 minutes 50 seconds West, 165.22 feet to said South line; thence North 89 degrees 24 minutes 55 seconds East, 556.46 feet to the Point of Beginning, having an area of 6.09 Acres including 0.51 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 *Chad A. Daniels* 23 JAN 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

