

Instr. Number: 2024-0006
Number: 2024-0006
Recorded: 1/2/2024 at 2:01:25.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Page Count: 2
Revenue Tax:
Janelle Schneider RECORDER
Adair County, Iowa

THIS PLAT OF SURVEY AMENDS AND REPLACES THE PLAT OF SURVEY RECORDED INSTRUMENT NUMBER 2023 - 1402 ON 14 DECEMBER 2023. THE PURPOSE OF THE AMENDMENT IS TO RECONFIGURE THE BOUNDARY OF PARCEL F AT THE REQUEST OF THE OWNERS.

2ND AMENDED PLAT OF SURVEY

INDEX LEGEND

LOCATION: E 1/2 OF SE 1/4 & SE 1/4 OF NE 1/4 OF SECTION 22; SW 1/4 OF SECTION 23 T 75N, R 30W, ADAIR COUNTY, IOWA

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

SURVEY FOR: (OWNER)

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

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 spike w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

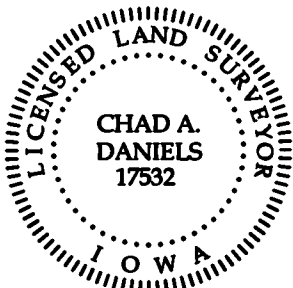
DESCRIPTION - PARCEL F:

That part of the East Half of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 22, and the Southwest Quarter of Section 23, Township 75 North, Range 30 West of the 5th P.M., Adair County, Iowa, described as follows;

Beginning at the Southeast corner of said Section 22; thence North 89 degrees 38 minutes 01 seconds West, 1329.28 feet to the Southwest corner of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 53 minutes 38 seconds East, 956.97 feet along the West line of said Southeast Quarter of said Southeast Quarter to the Southwest corner of Parcel C, recorded instrument number 2023-0306; thence South 89 degrees 41 minutes 14 seconds East, 364.69 feet to a corner of said Parcel C; thence North 00 degrees 25 minutes 32 seconds West, 350.00 feet to a corner of said Parcel C; thence North 51 degrees 32 minutes 43 seconds West, 23.57 feet to a corner of said Parcel C; thence North 17 degrees 05 minutes 46 seconds East, 138.86 feet to a corner of said Parcel C; thence North 00 degrees 31 minutes 29 seconds West, 957.41 feet to a corner of said Parcel C; thence North 77 degrees 44 minutes 22 seconds West, 292.25 feet to a corner of said Parcel C with said point also being a corner of said Parcel D, recorded instrument number 2023-0307; thence North 01 degrees 03 minutes 58 seconds East, 271.99 feet to a corner of said Parcel D; thence North 82 degrees 58 minutes 43 seconds East, 270.54 feet to a corner of said Parcel D; thence North 66 degrees 38 minutes 19 seconds East, 185.26 feet to a corner of said Parcel D; thence South 52 degrees 48 minutes 55 seconds East, 339.62 feet to a corner of said Parcel D; thence North 44 degrees 15 minutes 07 seconds East, 559.00 feet to a corner of said Parcel D; thence North 28 degrees 10 minutes 39 seconds East, 167.36 feet to a corner of said Parcel D; thence North 86 degrees 18 minutes 01 seconds East, 79.03 feet to a corner of said Parcel D with said point being on the East line of said Southeast Quarter of the Northeast Quarter of Section 22; thence South 00 degrees 40 minutes 41 seconds West, 565.00 feet along said East line to the West Quarter corner of said Section 23; thence South 89 degrees 13 minutes 55 seconds East, 2634.88 feet to the Center of said Section 23; thence South 00 degrees 57 minutes 09 seconds West, 356.99 feet along the East line of said Southwest Quarter of Section 23; thence South 46 degrees 11 minutes 11 seconds West, 1109.36 feet; thence North 83 degrees 12 minutes 21 seconds West, 1153.65 feet; thence South 10 degrees 11 minutes 27 seconds East, 237.10 feet; thence South 42 degrees 22 minutes 59 seconds West, 454.41 feet; thence South 85 degrees 08 minutes 42 seconds East, 718.49 feet; thence South 02 degrees 57 minutes 30 seconds West, 372.04 feet; thence South 19 degrees 04 minutes 07 seconds West, 231.28 feet; thence South 68 degrees 01 minutes 35 seconds West, 495.75 feet; thence South 47 degrees 25 minutes 56 seconds West, 323.59 feet to the South line of said Southwest Quarter of Section 23; thence North 88 degrees 58 minutes 01 seconds West, 372.71 feet to the Point of Beginning, having an area of 162.40 Acres including 2.01 Acres of Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SE NE 22	5.89	0.00	5.89
NE SE 22	30.38	0.00	30.38
SE SE 22	35.56	1.66	37.22
SW SW 23	25.47	0.35	25.82
NW SW 23	36.15	0.00	36.15
NE SW 23	26.94	0.00	26.94
TOTAL	160.39	2.01	162.40



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 2 JAN 24
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

