

Instr. Number: 2024-0005
Number: 2024-0005
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 - 1401 ON 14 DECEMBER 2023. THE PURPOSE OF
THE AMENDMENT IS TO RECONFIGURE THE BOUNDARY
OF PARCEL E AT THE REQUEST OF THE OWNERS.**

***2ND AMENDED* PLAT OF SURVEY**

INDEX LEGEND

LOCATION: SW ¼ 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
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
 515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing
 — — — — 33' Road Easement
 — . — . — Section line
 — x — x — Fence line

Monuments

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

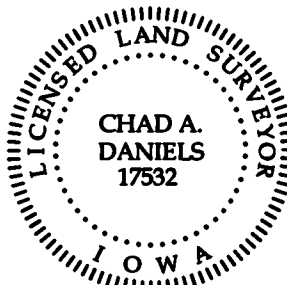
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL E:

That part of 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 the Southwest Quarter of said Southwest Quarter; thence North 88 degrees 58 minutes 01 seconds West, 938.40 feet along the South line of said Southwest Quarter; thence North 47 degrees 25 minutes 56 seconds East, 323.59 feet; thence North 68 degrees 01 minutes 35 seconds East, 495.75 feet; thence North 19 degrees 04 minutes 07 seconds East, 231.28 feet; thence North 02 degrees 57 minutes 30 seconds East, 372.04 feet; thence North 85 degrees 08 minutes 42 seconds West, 718.49 feet; thence North 42 degrees 22 minutes 59 seconds East, 454.41 feet; thence North 10 degrees 11 minutes 27 seconds West, 237.10 feet; thence South 83 degrees 12 minutes 21 seconds East, 1153.65 feet; thence North 46 degrees 11 minutes 11 seconds East, 1109.36 feet to the East line of the Northeast Quarter of said Southwest Quarter; thence South 00 degrees 57 minutes 09 seconds West, 969.89 feet along said East line to the Southeast corner of said Northeast Quarter of said Southwest Quarter; thence North 89 degrees 05 minutes 59 seconds West, 709.27 feet along the South line of said Northeast Quarter of said Southwest Quarter; thence South 00 degrees 48 minutes 58 seconds West, 792.00 feet; thence North 89 degrees 05 minutes 58 seconds West, 605.00 feet to the East line of said Southwest Quarter of said Southwest Quarter; thence South 00 degrees 48 minutes 56 seconds West, 531.84 feet to the Point of Beginning, having an area of 41.91 Acres including 0.79 Acres of Road Easement.

AREA BY TRACT:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW SW	13.23	0.79	14.02
NW SW	3.79	0.00	3.79
NE SW	13.10	0.00	13.10
SE SW	11.00	0.00	11.00
TOTAL	41.12	0.79	41.91



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

