

Warren County Zoning
Plat of Survey Review
Approved by:

Miranda Bailey
Signature

Boundry line adjustment
12/12/2023

APPROVED BY WARREN COUNTY AUDITOR

Chad A. Daniels
AUDITOR
DEPUTY

Warren County, Iowa
Recorded: 12/12/2023 at 2:47:27.0 PM
Jordyn M. Hill, RECORDER
Number: 2023-09167
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

THIS PLAT OF SURVEY AMENDS AND REPLACES THE PLAT OF SURVEY RECORDED IN BOOK 2006 PAGE 9136 ON 31 AUGUST 2006. THE PURPOSE OF THIS AMENDMENT WAS TO RECONFIGURE THE BOUNDARIES OF PARCEL A TO INCLUDE THE DRIVEWAY AND LAND NORTH TO THE PROPERTY LINE. BOTH OF THE INGRESS/EGRESS EASEMENTS SHOWN ON THE PRIOR RECORDED PARCEL A SHALL ALSO BE REMOVED.

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

INDEX LEGEND

LOCATION: NE ¼ OF SE ¼ OF SECTION 34
T 76N, R 24W, WARREN COUNTY, IOWA

OWNER: JOEL & DONNA ANDRUS
(PARCEL A) 12516 110TH AVE., INDIANOLA IA 50125

OWNER: PAUL WILKEN
(NE 1/4 SE 1/4) 313 RIDGEWOOD DR., HUXLEY IA 50124

SURVEY FOR: KENNY HERRING - PEOPLES COMPANY

PREPARED BY: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

SURVEY LEGEND

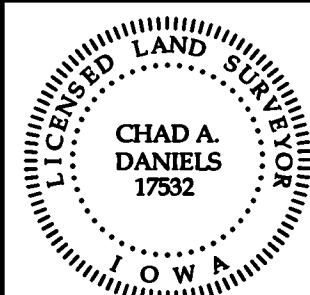
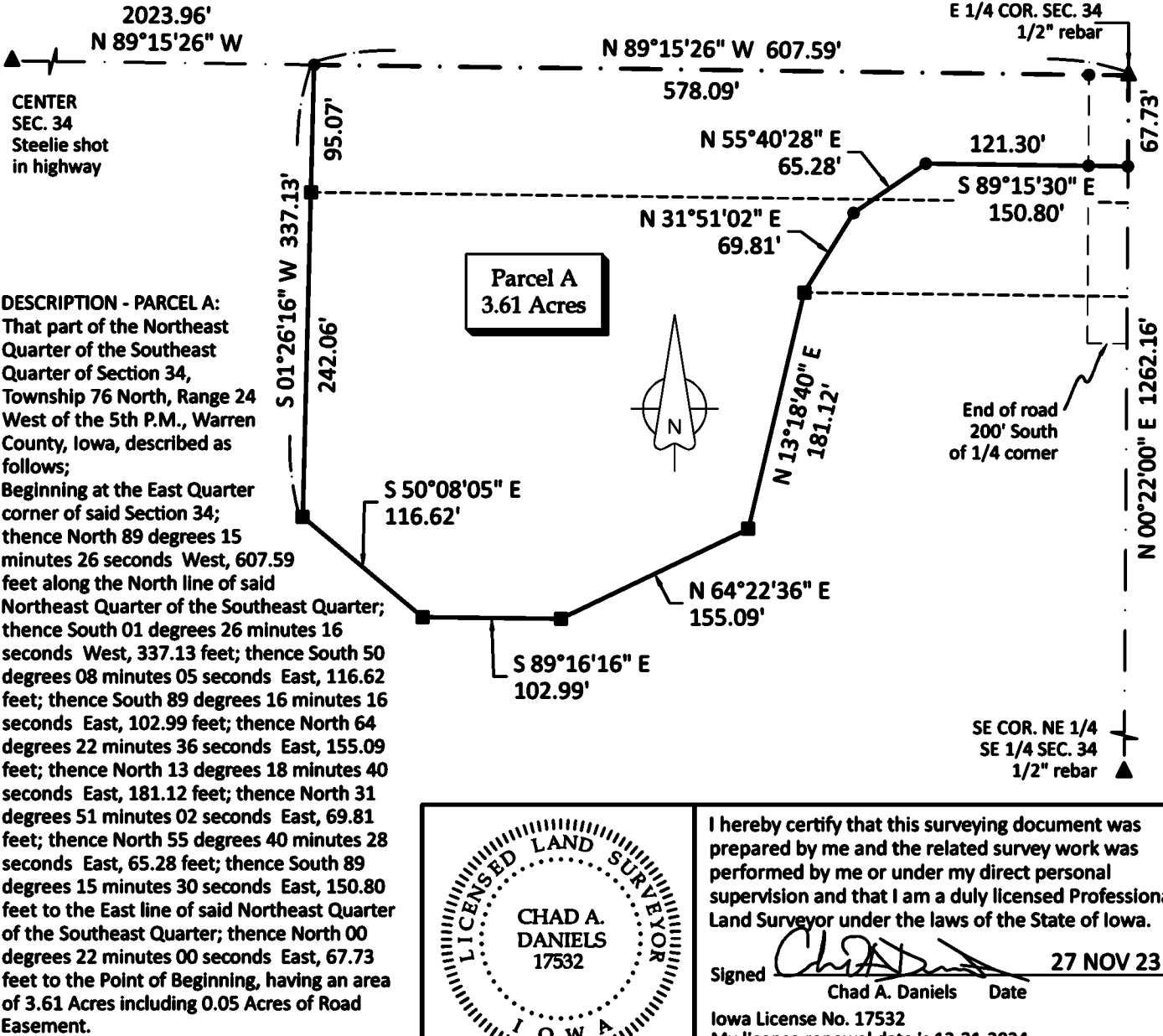
() - Recorded Distance/Bearing
--- Road Easement
--- Section line
--- Fence line

Monuments

▲ - Found section corner
● - Set 1/2" red plastic capped rebar, #17532
■ - Found 1/2" red cr #17532

0 120 240 FEET

BASIS OF BEARINGS IS IA RCS ZONE 8



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* 27 NOV 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

City of Indianola
RESOLUTION NO. 2023-242

**RESOLUTION APPROVING A PLAT OF SURVEY FOR CHAD DANIELS FOR PROPERTY
ADDRESSED AS 12516 110TH AVENUE**

WHEREAS, Chad Daniels, on the behalf of Joel and Donna Andrus and Paul Wilken, is requesting plat of survey approval for property located outside of city limits and addressed as 12516 110th Avenue and legally described as:

DESCRIPTION - PARCEL A:

That part of the Northeast Quarter of the Southeast Quarter of Section 34, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the East Quarter corner of said Section 34; thence North 89 degrees 15 minutes 26 seconds West, 607.59 feet along the North line of said Northeast Quarter of the Southeast Quarter; thence South 01 degrees 26 minutes 16 seconds West, 337.13 feet; thence South 50 degrees 08 minutes 05 seconds East, 116.62 feet; thence South 89 degrees 16 minutes 16 seconds East, 102.99 feet; thence North 64 degrees 22 minutes 36 seconds East, 155.09 feet; thence North 13 degrees 18 minutes 40 seconds East, 181.12 feet; thence North 31 degrees 51 minutes 02 seconds East, 69.81 feet; thence North 55 degrees 40 minutes 28 seconds East, 65.28 feet; thence South 89 degrees 15 minutes 30 seconds East, 150.80 feet to the East line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 22 minutes 00 seconds East, 67.73 feet to the Point of Beginning, having an area of 3.61 Acres including 0.05 Acres of Road Easement; and

WHEREAS, the City of Indianola, Iowa has jurisdiction of such plat of survey pursuant to the Subdivision Regulations of Chapter 170, Indianola Code of Ordinances; and

WHEREAS, the 'Elevate Indianola' Comprehensive Plan shows the subject parcel's future land use is agriculture and the property is located in a low priority growth area; and

WHEREAS, on November 14, 2023, the Planning and Zoning Commission met and has submitted a recommendation to the City Council to approve the plat of survey.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa hereby approves the plat of survey for Chad Daniels, on the behalf of Joel and Donna Andrus and Paul Wilken, for property located outside of city limits and addressed as 12516 110th Avenue.

Passed and approved this 20th day of November 2023.


Stephanie Erickson, Mayor

ATTEST:


Jackie Raffety, City Clerk