

Instr. Number: 24-3328
BK: 2024 PG: 3328
Recorded: 8/13/2024 at 1:30:41.0 PM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
NAOMI ELLIS, RECORDER
Marion County, Iowa

PLAT OF SURVEY		SURVEY LEGEND	
INDEX LEGEND LOCATION: Part of the NE 1/4 of the SW 1/4 of Section 13 T 74N, R 21W, Marion County, Iowa OWNER: Bruce Chambers 642 Hwy G76, Melcher-Dallas IA 50062 SURVEY FOR: Tim & Paula Chambers ASSOCIATED DOCUMENTS: Warranty Deed: Book 223 Page 273 PREPARED BY: CHAD A. DANIELS DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210 RETURN TO: 515-577-2583		Monuments ▲ - Found section corner ● - Set 1/2" red plastic capped rebar, #17532 ○ - Set mag nail w/ brass washer, #17532	
		BASIS OF BEARINGS IS IA RCS ZONE 9	
DESCRIPTION - PARCEL A: That part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 74 North, Range 21 West of the 5th P.M., Marion County, Iowa, described as follows; Commencing at the West Quarter corner of said Section 13; thence South 88 degrees 17 minutes 27 seconds East, 1883.36 feet along the North line of said Southwest Quarter to the Point of Beginning; thence South 88 degrees 17 minutes 27 seconds East, 442.99 feet along said North line; thence South 01 degrees 07 minutes 24 seconds East, 335.45 feet; thence North 87 degrees 59 minutes 36 seconds West, 443.11 feet; thence North 01 degrees 07 minutes 24 seconds West, 333.14 feet to the Point of Beginning, having an area of 3.40 Acres including 0.40 Acres of Road Easement.			
<p>Parcel A 3.40 Acres</p> <p>Marion County Zoning has Approved this land division to be a buildable lot survey. Date 8/13/2024 Approval: <i>[Signature]</i></p>			
<p>0 100 200 FEET</p> <p>N</p>		<p>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.</p> <p>Signed <i>[Signature]</i> 6 AUG 24 Chad A. Daniels Date</p> <p>Iowa License No. 17532 My license renewal date is 12-31-2024 Page No.'s covered by this seal: 1</p>	
PROJ. NO. 2298		DATE OF SURVEY: 6 AUGUST 2024	
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