

Instrument #: 2024-07569
10/08/2024 09:24:44 AM Total Pages: 2
XPS PLAT OF SURVEY
Recording Fee: \$ 12.00
Jordyn Hill, Recorder, Warren County Iowa

APPROVED
BY THE MARTENSDALE CITY COUNCIL
DATE 10-7-2024

Donna Behar

APPROVED BY WARREN COUNTY AUDITOR

DATE THIS 8 DAY OF October 20 24
Kimberly Sheets AUDITOR
DEPUTY

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 28
T 76N, R 25W, Warren County, Iowa

OWNER: Michael L Dooley Revocable Trust
365 Aspen Drive, Norwalk IA 50211

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Quit Claim Deed: Instrument # 2022 - 00176

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

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set Cut 'X' in bridge deck
- - Found 1/2" red #17532

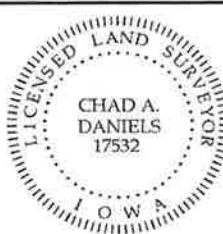
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL C:

That part of the North Half of the Northwest Quarter of Section 28, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, EXCEPT, that part of the Parcel T, recorded in 2024-01171, lying in the North Half of the Northwest Quarter, described as follows;
Beginning at the Northwest corner of said Section 28; thence South 88 degrees 56 minutes 02 seconds East, 1768.84 feet along the North line of said Northwest Quarter to the Centerline of Middle River; thence South 36 degrees 45 minutes 51 seconds East, 328.75 feet along said Centerline and following said Centerline until it intersects the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence with a curve turning to the right with an arc length of 289.04 feet, with a radius of 300.00 feet, with a chord bearing of South 09 degrees 09 minutes 47 seconds East, with a chord length of 277.99 feet; thence South 18 degrees 26 minutes 16 seconds West, 273.81 feet; thence with a curve turning to the right with an arc length of 361.38 feet, with a radius of 300.00 feet, with a chord bearing of South 52 degrees 56 minutes 47 seconds West, with a chord length of 339.92 feet; thence South 87 degrees 27 minutes 19 seconds West, 168.94 feet; thence with a curve turning to the right with an arc length of 129.74 feet, with a radius of 300.00 feet, with a chord bearing of North 80 degrees 09 minutes 18 seconds West, with a chord length of 128.74 feet; thence North 67 degrees 45 minutes 55 seconds West, 360.13 feet; thence with a curve turning to the left with an arc length of 382.86 feet, with a radius of 300.00 feet, with a chord bearing of South 75 degrees 40 minutes 26 seconds West, with a chord length of 357.41 feet; thence South 39 degrees 06 minutes 47 seconds West, 162.82 feet; thence with a curve turning to the right with an arc length of 163.93 feet, with a radius of 300.00 feet, with a chord bearing of South 54 degrees 46 minutes 03 seconds West, with a chord length of 161.90 feet; thence South 70 degrees 25 minutes 19 seconds West, 464.62 feet; thence North 00 degrees 09 minutes 27 seconds West, 1348.37 feet to the Point of Beginning, having an area of 43.36 Acres including 3.05 Acres of Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW NW	26.99	3.05	30.04
NE NW	13.32	0.00	13.32
TOTAL	40.31	3.05	43.36



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 3 OCT 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

Zoning Ordinance
 Lindsey Burdette 10/08/2024

DATE THIS DAY OF October 2024

DEPUTY

$$\left(\begin{array}{c} \text{---} \\ \text{N} \\ \text{---} \end{array} \right)$$
