

Instrument #: 2024-07568
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 Balmer

APPROVED BY WARREN COUNTY AUDITOR
DATE THIS 8 DAY OF October 20 24
Kimberly Shuts AUDITOR
Debra D. D. DEPUTY

PLAT OF SURVEY			
INDEX LEGEND			
LOCATION: Part of the NW $\frac{1}{4}$ and part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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 12" spike w/ brass washer, #17532			
■ - Set Cut 'X' in bridge deck			
□ - Found 1/2" red #17532			
BASIS OF BEARINGS IS IA RCS ZONE 8			
DESCRIPTION - PARCEL E: That part of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 28, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows: Beginning at the West Quarter corner of said Section 28; thence South 88 degrees 42 minutes 21 seconds East, 1342.99 feet to the Southeast corner of the Southwest Quarter of said Northwest Quarter; thence South 89 degrees 54 minutes 56 seconds East, 392.04 feet along the South line of said Northwest Quarter to the Centerline of Clanton Creek; thence North 16 degrees 56 minutes 49 seconds West, 274.38 feet along said Centerline; thence with a curve turning to the right with an arc length of 561.73 feet, with a radius of 250.00 feet, with a chord bearing of North 47 degrees 25 minutes 21 seconds East, with a chord length of 450.80 feet along said Centerline; thence South 68 degrees 12 minutes 29 seconds East, 141.97 feet along said Centerline; thence with a curve turning to the left with an arc length of 284.02 feet, with a radius of 150.00 feet, with a chord bearing of North 57 degrees 32 minutes 54 seconds East, with a chord length of 243.45 feet along said Centerline; thence North 03 degrees 18 minutes 17 seconds East, 71.00 feet along said Centerline; thence with a curve turning to the left with an arc length of 141.62 feet, with a radius of 150.00 feet, with a chord bearing of North 23 degrees 44 minutes 34 seconds West, with a chord length of 136.42 feet along said Centerline; thence North 50 degrees 47 minutes 24 seconds West, 55.58 feet along said Centerline; thence with a curve turning to the right with an arc length of 283.07 feet, with a radius of 120.00 feet, with a chord bearing of North 16 degrees 47 minutes 19 seconds East, with a chord length of 221.86 feet along said Centerline; thence North 84 degrees 22 minutes 03 seconds East, 346.43 feet along said Centerline; thence with a curve turning to the left with an arc length of 54.55 feet, with a radius of 120.00 feet, with a chord bearing of North 71 degrees 20 minutes 39 seconds East, with a chord length of 54.08 feet along said Centerline to the East line of said Northwest Quarter; thence North 00 degrees 14 minutes 08 seconds East, 197.97 feet to the Southwest corner of said Northwest Quarter of the Northeast Quarter; thence South 88 degrees 53 minutes 42 seconds East, 330.00 feet along the South line of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 14 minutes 08 seconds East, 742.98 feet to the Centerline of Middle River; thence North 79 degrees 32 minutes 33 seconds West, 335.28 feet along said Middle River centerline to said East line of the Northwest Quarter; thence North 00 degrees 14 minutes 08 seconds East, 541.90 feet to the North Quarter corner of said Section 28; thence North 88 degrees 56 minutes 02 seconds West, 935.48 feet along said Northwest Quarter back to the Centerline of Middle River; thence South 36 degrees 45 minutes 51 seconds East, 328.75 feet along said Middle River Centerline; 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 along said Middle River Centerline; thence South 18 degrees 26 minutes 16 seconds West, 273.81 feet along said Middle River Centerline; 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 along said Middle River Centerline; thence South 87 degrees 27 minutes 19 seconds West, 168.94 feet along said Middle River Centerline; 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 along said Middle River Centerline; thence North 67 degrees 45 minutes 55 seconds West, 216.59 feet along said Middle River Centerline; thence South 05 degrees 49 minutes 55 seconds West, 278.90 feet; thence with a curve turning to the right with an arc length of 1054.23 feet, with a radius of 1910.08 feet, with a chord bearing of South 21 degrees 38 minutes 37 seconds West, with a chord length of 1040.90 feet; thence South 37 degrees 27 minutes 19 seconds West, 469.97 feet; thence North 88 degrees 42 minutes 21 seconds West, 450.63 feet to the West line of said Northwest Quarter; thence South 00 degrees 09 minutes 27 seconds East, 150.05 feet to the Point of Beginning, having an area of 78.16 Acres including 0.14 Acres of Road Easement.			
AREA BY TRACT:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW NW	1.97	0.00	1.97
NE NW	28.25	0.00	28.25
SE NW	23.59	0.00	23.59
SW NW	18.38	0.14	18.52
NW NE	5.83	0.00	5.83
TOTAL	78.02	0.14	78.16
		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		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			
PROJ. NO. 2323			
DATE OF SURVEY: 3 OCTOBER 2024			
PAGE 1 of 2			

APPROVED BY WARREN COUNTY AUDITOR

Kimberly A. Jones 7-25 AUDITOR

~~DEPUTY~~
AUDITOR

