

Instrument #: 2024-07570
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 Balun

APPROVED BY WARREN COUNTY AUDITOR
DATE THIS 8 DAY OF October 2024
Auditor
Deputy

PLAT OF SURVEY				SURVEY LEGEND																				
INDEX LEGEND LOCATION: Part of the W 1/2 of the NW 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																				
DESCRIPTION - PARCEL D: That part of the West Half of the Northwest Quarter of Section 28, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows; Beginning at the Southwest corner of the Northwest Quarter of said Northwest Quarter with said point being at the intersection of the Centerline of Middle River with the Section line; thence South 00 degrees 09 minutes 27 seconds East, 1198.32 feet along the West line of said Section 28; thence South 88 degrees 42 minutes 21 seconds East, 450.63 feet; thence North 37 degrees 27 minutes 19 seconds East, 469.97 feet; thence with a curve turning to the left with an arc length of 1054.23 feet, with a radius of 1910.08 feet, with a chord bearing of North 21 degrees 38 minutes 37 seconds East, with a chord length of 1040.90 feet; thence North 05 degrees 49 minutes 55 seconds East, 278.90 feet to the Centerline of Middle River; thence North 67 degrees 45 minutes 55 seconds West, 143.54 feet along said Centerline; 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 along said Centerline; thence South 39 degrees 06 minutes 47 seconds West, 162.82 feet along said Centerline; 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 along said Centerline; thence South 70 degrees 25 minutes 19 seconds West, 464.62 feet to the Point of Beginning, having an area of 30.38 Acres including 1.75 Acres of Road Easement.				BASIS OF BEARINGS IS IA RCS ZONE 8																				
<table border="1"><thead><tr><th rowspan="2">TRACT:</th><th colspan="3">AREA BY TRACT:</th></tr><tr><th>NET (AC):</th><th>R.O.W. (AC):</th><th>TOTAL (AC):</th></tr></thead><tbody><tr><td>NW NW</td><td>7.09</td><td>0.02</td><td>7.11</td></tr><tr><td>SW NW</td><td>21.54</td><td>1.73</td><td>23.27</td></tr><tr><td>TOTAL</td><td>28.63</td><td>1.75</td><td>30.38</td></tr></tbody></table>				TRACT:	AREA BY TRACT:			NET (AC):	R.O.W. (AC):	TOTAL (AC):	NW NW	7.09	0.02	7.11	SW NW	21.54	1.73	23.27	TOTAL	28.63	1.75	30.38	 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	
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PROJ. NO. 2323				DATE OF SURVEY: 3 OCTOBER 2024																				
				PAGE 1 of 2																				

Warren County Zoning
Plat of Survey Review

APPROVED ☒ DENIED ☐

APPROVED BY WARREN COUNTY AUDITOR

DATE THIS 8 DAY OF October 2024

AUDITOR

DEPUTY

Amelia Bayhman 10/08/2024

Amelia Bayhman
10/08/2024

