Instrument #: 2024-07570 Total Pages: 2

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

# WAS THE STATE OF SHARE SHOULD SHOULD

APPROVED BY THE MARTENSDALE CITY COUNCIL DATE

## PLAT OF SURVEY

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

DOCUMENTS:

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

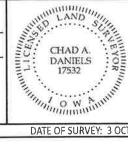
- ▲ Found section corner
- Set 1/2" red plastic capped rebar, #17532
- Set 12" spike
- w/ brass washer, #17532
- Set Cut 'X' in bridge deck

BASIS OF BEARINGS IS IA RCS ZONE 8

#### 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.

	AREA BY TRACT:			
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.

> 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

3 OCT 24

Warren County Zoning Plat of Survey Review DATE THIS APPROVED DENIED [ 200 400 FEET NW COR, SEC. 28 Concrete Monument L 382.86' NW JANW JA R 300,00' B S 75°40'26" W S 00°09'27" E Ch 357,41 Centerline of N 67°45'55" W 143,54 Middle River (as of 3 Oct 2024) 1348.38 L 163.931 R 300.00' N 05°49'55" E B \$ 54°46'03" W 278.90 \$ 81°35'52" W 585.64" Ch 161.90' SW CQR. NW 1/4 107.91 NW 1/4 464.62' W SEC. 28 Meander line SE COR. 150.49' (Chord) 384.40 NE 1/4 NW 1/4 219,95 SEC. 28 806,70 79,40 216.38 S 89°07'18" E S 89°07'18" E 1102.48' 1592.47' (1/4 1/4 Cor. to PL) THE ENTIRETY OF THIS TRACT IS IN THE FLOOD PLAIN, EXCEPT FOR PERHAPS A SMALL AREA AROUND THE FOOTPRINT OF THE EXISTING HOUSE AND THE VERY TOP OF THE OLD RAILROAD GRADE, ACCORDING TO THE WARREN S 00°04'05" W COUNTY FLOOD PLAIN MAPS PUBLISHED ON THE INTERNET BY THE COUNTY. I 1054.23 Parcel D R 1910.08' 604.13 30.38 Acres 739.66' B N 21°38'37" E Ch 1040.90' S 00°09'27" E 1198.32 SWIJANWIJA N 89°55'54" W 42,00' S 00°04'05" W Centerline 121.00' former railroad S 89°55'55" E 7.00 S 00°04'05" W 337.38' 39.69 The bearing of this line S 88°42'21" E was established by 3 150.05 separate surveys to the South 450.63' SE COR. SW 1/4 NW 1/4 SEC. 28 W 1/4 COR, 5 88°42'21" E 1342,99' SEC. 28 1/2" rebar DATE OF SURVEY: 3 OCTOBER 2024 PAGE 2 of 2 PROJ. NO. 2323