
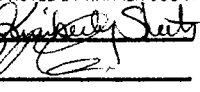
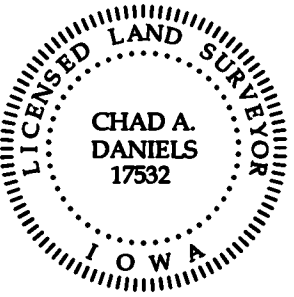



Warren County Zoning
Plat of Survey Review
Approved by:


Signature

03-18-2025
APPROVED BY WARREN COUNTY AUDITOR

AUDITOR
DEPUTY

Warren County, Iowa
Recorded: 3/19/2025 at 4:20:02.0 PM
Jordyn M. Hill, RECORDER
Number: 2025-02130
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

PLAT OF SURVEY				SURVEY LEGEND																					
<div>INDEX LEGEND</div> <div>LOCATION: Part of the E 1/2 of the NE 1/4 of Section 34 T 74N, R 24W, Warren County, Iowa</div> <div>OWNER: Barbara Jane Dyer Trust 2022 Friley Road, Ames IA 50014</div> <div>SURVEY FOR: (Owner)</div> <div>ASSOCIATED DOCUMENTS: Warranty Deed: 2017 - 05791</div> <div>PREPARED BY CHAD A. DANIELS DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210</div> <div>RETURN TO: 515-577-2583</div>				<div>() - Recorded Distance/Bearing</div> <div>— — — — 40' Road Easement</div> <div>— . — . — Section line</div> <div>Monuments</div> <div>▲ - Found section corner</div> <div>● - Set 1/2" red plastic capped rebar, #17532</div> <div>■ - Found 1/2" orange #19440</div> <div>BASIS OF BEARINGS IS IA RCS ZONE 8</div>																					
<div>DESCRIPTION - PARCEL F:</div> <div>That part of the Northeast Quarter of the Northeast Quarter and that part of the Southeast Quarter of the Northeast Quarter of Section 34, Township 74 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;</div> <div>Beginning at the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 48 minutes 54 seconds East, 1328.08 feet to the East Quarter corner of said Section 34; thence North 00 degrees 54 minutes 52 seconds West, 185.00 feet along the East line of said Southeast Quarter of the Northeast Quarter; thence North 45 degrees 46 minutes 45 seconds West, 356.00 feet; thence North 32 degrees 38 minutes 42 seconds West, 404.52 feet; thence North 24 degrees 28 minutes 05 seconds West, 272.73 feet; thence North 49 degrees 31 minutes 26 seconds West, 448.11 feet; thence North 37 degrees 25 minutes 04 seconds West, 494.70 feet; thence North 50 degrees 48 minutes 04 seconds West, 92.02 feet; thence North 39 degrees 39 minutes 23 seconds West, 75.47 feet to the West line of said Northeast Quarter of the Northeast Quarter; thence South 01 degrees 09 minutes 28 seconds East, 492.00 feet to the Northwest corner of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 31 minutes 32 seconds East, 1326.02 feet to the Point of Beginning, having an area of 30.93 Acres including 1.31 Acres of Road Easement.</div>																									
<table><thead><tr><th colspan="4">AREA BY TRACT:</th></tr><tr><th>TRACT:</th><th>NET (AC):</th><th>R.O.W. (AC):</th><th>TOTAL (AC):</th></tr></thead><tbody><tr><td>NE NE</td><td>2.26</td><td>0.10</td><td>2.36</td></tr><tr><td>SE NE</td><td>27.36</td><td>1.21</td><td>28.57</td></tr><tr><td>TOTAL</td><td>29.62</td><td>1.31</td><td>30.93</td></tr></tbody></table>				AREA BY TRACT:				TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):	NE NE	2.26	0.10	2.36	SE NE	27.36	1.21	28.57	TOTAL	29.62	1.31	30.93	<div></div> <div>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.</div> <div>Signed  12 MAR 25 Chad A. Daniels Date</div> <div>Iowa License No. 17532 My license renewal date is 12-31-2026 Page No.'s covered by this seal: 1 and 2</div>	
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