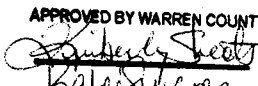
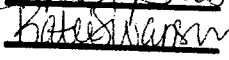


Warren County, Iowa
Recorded: 4/24/2025 at 3:54:07.0 PM
Jordyn M. Hill, RECORDER
Number: 2025-03207
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

APPROVED BY WARREN COUNTY AUDITOR

AUDITOR

DEPUTY

Warren County Zoning
Plat of Survey Review
Approved by:


Signature

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of Parcel A of the NE 1/4 of the NE 1/4 of Section 28 and part of Parcel C of the N 1/2 of the NW 1/4 of Section 27, T 77N, R 25W, Warren County, Iowa

OWNER: Julie Cline
217 E Hughes Circle, Des Moines IA 50315

SURVEY FOR: (Owner)

ASSOCIATED Plat of Survey: Irregular Plat Book 5 Page 8 of 77-25
DOCUMENTS: Affidavit of Surviving Spouse: Book 2002 Page 8600

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

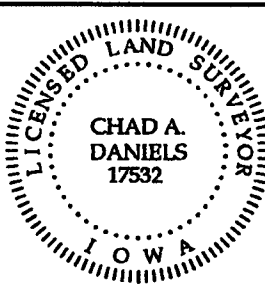
- () - Recorded Distance/Bearing
--- Road Easement
--- Section line
--- Fence line
- Monuments
- ▲ - Found section corner
 - - Set 1/2" red plastic capped rebar, #17532
 - - Set 12" spike w/ brass washer, #17532
 - - Found 3/4" IP yellow #12971
 - - Found 3/4" IP yellow #3169

BASIS OF BEARINGS IS IA RCS ZONE 8

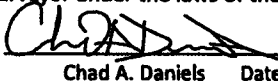
DESCRIPTION - PARCEL 25-007:

That part of Parcel C, recorded in Irregular Plat Book 5 Page 8 of 77-25, the North Half of the Northwest Quarter of Section 27, and that part of Parcel A, recorded in Irregular Plat Book 5 Page 8 of 77-25, of the Northeast Quarter of the Northeast Quarter of Section 28, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Northwest corner of said Section 27; thence South 89 degrees 01 minutes 42 seconds East, 2002.14 feet along the North line of said North Half of the Northwest Quarter of Section 27 to the Northwest corner of Parcel U, recorded in Irregular Plat Book 14 Page 10 of 77-25; thence South 00 degrees 22 minutes 04 seconds West, 477.70 feet to the Southwest corner of said Parcel U; thence South 89 degrees 05 minutes 32 seconds East, 637.81 feet to the Southeast corner of said Parcel U with said point being on the East line of said North Half of the Northwest Quarter of Section 27; thence South 00 degrees 20 minutes 32 seconds West, 25.01 feet along said East line to the Northeast corner of Parcel T, recorded in Irregular Plat Book 14 Page 6 of 77-25; thence North 89 degrees 05 minutes 29 seconds West, 485.94 feet to the Northwest corner of said Parcel T; thence South 00 degrees 20 minutes 29 seconds West, 338.91 feet to the Southwest corner of said Parcel T with said point also being on the North line of a tract of land described on a Warranty Deed recorded in Fee Book 2012-10185; thence North 89 degrees 07 minutes 37 seconds West, 173.94 feet to the Northwest corner of said tract of land; thence South 00 degrees 22 minutes 46 seconds West, 478.66 feet to the Southwest corner of said tract of land with said point also being on the South line of said North Half of the Northwest Quarter of Section 27; thence North 89 degrees 06 minutes 28 seconds West, 1979.87 feet to the Southwest corner of said North Half of the Northwest Quarter of Section 27; thence North 89 degrees 05 minutes 40 seconds West, 162.85 feet along the South line of said Northeast Quarter of the Northeast Quarter of Section 28; thence North 01 degrees 51 minutes 31 seconds West, 552.24 feet; thence South 89 degrees 58 minutes 20 seconds East, 184.20 feet to the West line of said North Half of the Northwest Quarter of Section 27; thence North 00 degrees 21 minutes 26 seconds East, 768.65 feet to the Point of Beginning, having an area of 64.25 Acres including 0.17 Acres of Road Easement.

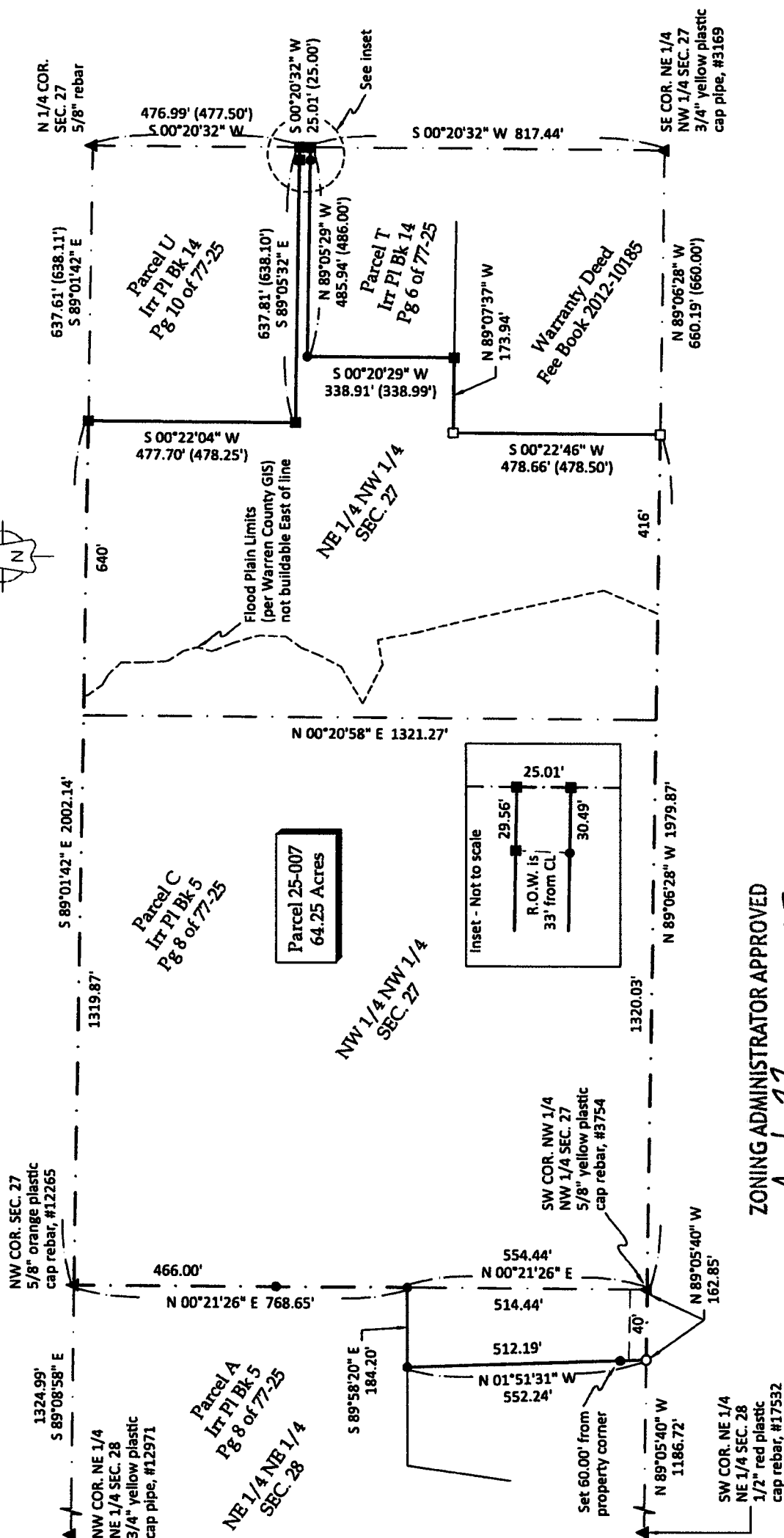
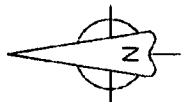
TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW NW 27	40.06	0.00	40.06
NE NW 27	21.97	0.02	21.99
NE NE 28	2.05	0.15	2.20
TOTAL	64.08	0.17	64.25



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  18 APR 25
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2026
Page No.'s covered by this seal: 1 and 2



ZONING ADMINISTRATOR APPROVED
April 22, 2025
[Signature]