

Jordyn M. Hill
Signature

10-11-2024

APPROVED BY WARREN COUNTY AUDITOR

Chad A. Daniels
AUDITOR
DEPUTY

Warren County, Iowa
Recorded: 10/14/2024 at 8:10:16.0 AM
Jordyn M. Hill, RECORDER
Number: 2024-07726
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 27 and part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 34, T 77N, R 25W, Warren County, Iowa

OWNER: Sandra S Stotts Trust
919 Main Street, Norwalk IA 50211

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Corrective Trustee Warranty Deed: Number 2024 - 06611

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

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 AC:

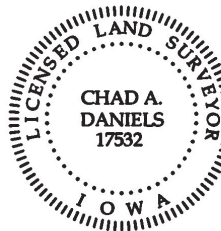
That part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Southeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 16 minutes 17 seconds West, 1316.51 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 06 minutes 04 seconds West, 330.58 feet along the West line of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 16 minutes 16 seconds East, 1319.14 feet to the East line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 21 minutes 18 seconds West, 330.55 feet to the Point of Beginning, having an area of 10.00 Acres including 0.35 Acres of Road Easement.

DESCRIPTION - PARCEL AD:

That part of the South Half of the Southwest Quarter of Section 27, and that part of the North Half of the Northwest Quarter of Section 34, 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 34; thence South 00 degrees 06 minutes 04 seconds East, 987.85 feet along the West line of said North Half of the Northwest Quarter of Section 34; thence South 89 degrees 16 minutes 16 seconds East, 1319.14 feet to the East line of said North Half of the Northwest Quarter; thence North 00 degrees 21 minutes 18 seconds East, 574.47 feet along said East line; thence with a curve turning to the right with an arc length of 500.79 feet, with a radius of 1737.44 feet, with a chord bearing of North 08 degrees 36 minutes 44 seconds East, with a chord length of 499.06 feet along the Centerline of a Warren County road; thence North 16 degrees 52 minutes 10 seconds East, 346.38 feet along said road Centerline to the Center of North River; thence South 78 degrees 34 minutes 49 seconds West, 126.98 feet along said Center of North River; thence with a curve turning to the left with an arc length of 295.15 feet, with a radius of 250.00 feet, with a chord bearing of South 44 degrees 45 minutes 30 seconds West, with a chord length of 278.31 feet along said Center of North River; thence South 10 degrees 56 minutes 10 seconds West, 186.37 feet along said Center of North River to the North line of said Section 34; thence North 89 degrees 26 minutes 53 seconds West, 1143.85 feet to the Point of Beginning, having an area of 32.31 Acres including 3.17 Acres of Road Easement.

AREA BY TRACT (PARCEL AD):

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW SW 27	0.68	0.44	1.12
SE SW 27	0.00	0.96	0.96
NW NW 34	28.46	1.61	30.07
NE NW 34	0.00	0.16	0.16
TOTAL	29.14	3.17	32.31



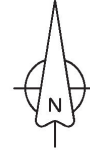
I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed *Chad A. Daniels* 9 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

0 220 440 FEET

(A) - NE COR. NW 1/4
NW 1/4 SEC. 34
5/8" orange plastic
cap rebar, #5301



LINE	BEARING	DISTANCE
L1	N 02°13'20" W	222.12'
L2	N 00°21'18" E	108.72'
L3	N 00°21'18" E	291.28'
L4	N 05°59'27" W	180.94'
L5	N 00°18'51" E	120.84'
L6	N 22°52'27" E	55.46'
L7	N 03°03'20" E	30.77'
L8	N 84°35'46" W	75.04'
L9	N 08°31'48" E	314.48'
L10	N 08°31'48" E	165.44'
L11	N 06°25'42" E	187.97'

