

Lindsay S. [Signature]
 Signature

12-14-2021

APPROVED BY WARREN COUNTY AUDITOR
[Signature]
 AUDITOR

12-15-2021

Warren County, Iowa
 Recorded: 12/16/2021 at 11:01:17.0 AM
 Polly J. Wright RECORDER
 Number: 2021-15094
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$15.00
 Revenue Tax:

THIS PLAT OF SURVEY AMENDS AND REPLACES THE PLAT OF SURVEY RECORDED 2021-05843 ON 14 MAY 2021. THE REASON FOR THE AMENDMENT WAS TO MAKE PARCELS L & M SMALLER WITH THE WESTERLY PART BECOMING A PART OF PARCEL G.

***AMENDED* PLAT OF SURVEY**

SURVEY LEGEND

INDEX LEGEND

- () - Recorded Distance/Bearing
- 33' Road Easement
- . - . - Section line
- * - * - Fence line
- Monuments**
- ▲ - Found section corner
- - Found/Set 1/2" red plastic capped rebar, #17532
- - Set 12" landscape spike w/ brass washer, #17532
- - Found 1/2" OCR #13286

LOCATION: N 1/2 OF NE 1/4 OF SECTION 1
 T 74N, R 24W, WARREN COUNTY, IOWA

OWNER: TROY & HOLLY BAILEY
 7919 G76 HWY., NEW VIRGINIA IA 50210

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
 DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
 RETURN TO: 515-577-2583

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL L:

That part of the North Half of the Northeast Quarter of Section 1, Township 74 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;
 Beginning at the Northwest corner of the Northeast Quarter of said Northeast Quarter; thence South 89 degrees 56 minutes 47 seconds West, 685.32 feet along the North line of said North Half of the Northeast Quarter; thence South 01 degrees 08 minutes 52 seconds East, 603.13 feet; thence South 89 degrees 15 minutes 53 seconds East, 676.65 feet to the West line of said Northeast Quarter of the Northeast Quarter; thence North 00 degrees 18 minutes 50 seconds West, 497.35 feet along said West line; thence North 89 degrees 56 minutes 47 seconds East, 789.29 feet; thence South 00 degrees 19 minutes 14 seconds East, 237.63 feet; thence North 89 degrees 59 minutes 22 seconds East, 537.96 feet to the East line of said Northeast Quarter of the Northeast Quarter; thence North 00 degrees 18 minutes 24 seconds West, 115.00 feet along said East line to the Southeast corner of Parcel A, recorded in Irregular Plat Book 7 Page 2 of 74-24; thence South 89 degrees 59 minutes 19 seconds West, 457.98 feet to the Southwest corner of said Parcel A; thence North 00 degrees 19 minutes 13 seconds West, 237.69 feet to the Northwest corner of said Parcel A also being on the North line of said Section 1; thence South 89 degrees 56 minutes 47 seconds West, 869.28 feet to the Point of Beginning, having an area of 13.44 Acres including 0.09 Acres of Road Easement.

DESCRIPTION - 40 FOOT INGRESS/EGRESS/UTILITY EASEMENT:

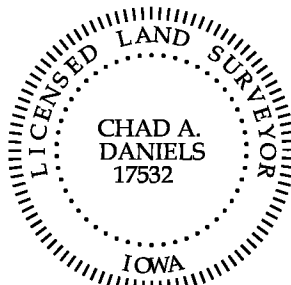
A 40 feet wide Ingress/Egress/Utility Easement across that part of Parcel L of the North Half of the Northeast Quarter of Section 1, Township 74 North, Range 24 West of the 5th P.M., Warren County, Iowa, the centerline is described as follows;
 Commencing at the Northeast corner of said Parcel L; thence South 00 degrees 00 minutes 41 seconds East, 20.00 feet along the East line of said Parcel L to the Point of Beginning; thence South 89 degrees 59 minutes 19 seconds West, 477.88 feet; thence North 00 degrees 19 minutes 13 seconds West, 162.68 feet; thence South 89 degrees 56 minutes 47 seconds West, 869.29 feet; thence South 00 degrees 18 minutes 50 seconds East, 517.08 feet to the south line of said Parcel L and to the Terminus of said Easement.

DESCRIPTION - PARCEL M:

That part of the Northwest Quarter of the Northeast Quarter of Section 1, Township 74 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;
 Beginning at the Southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 88 degrees 28 minutes 35 seconds West, 672.26 feet along the South line of said Northwest Quarter of the Northeast Quarter; thence North 14 degrees 38 minutes 51 seconds West, 358.14 feet; thence North 25 degrees 04 minutes 29 seconds East, 198.61 feet; thence North 01 degrees 08 minutes 52 seconds West, 76.77 feet; thence South 89 degrees 15 minutes 53 seconds East, 676.65 feet to the East line of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 18 minutes 50 seconds East, 612.34 feet to the Point of Beginning, having an area of 9.92 Acres.

AREA BY TRACT (PARCEL L):

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NW NE	9.50	0.00	9.50
NE NE	3.85	0.09	3.94
TOTAL	13.35	0.09	13.44



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 Land Surveyor under the laws of the State of Iowa.

Signed *[Signature]* 13 DEC 21
 Chad A. Daniels Date

Iowa License No. 17532
 My license renewal date is 12-31-2022
 Page No.'s covered by this seal: 1 and 2

