

INDEX LEGEND

LOCATION: SEC 10-77-24, PT SE1/4 SE1/4
SEC 10-77-24, PT NE1/4 SE1/4
SEC 15-77-24, NE1/4 NE1/4
OUTLOT 'X', HOLLAND ESTATES PLAT 1
WARREN COUNTY, IOWA

REQUESTOR: KANSAS LAND GROUP LLC

PROPRIETOR: KANSAS LAND GROUP LLC
ATT. QUINN KENDRICK 620-428-1183
148 WEST RIVER STREET SUITE 1E
PROVIDENCE, RHODE ISLAND 02904

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-388-4400

Warren County Zoning
Plat of Survey Review
Approved by:

Betsy Schultz 06/12/25
Signature

Approved as buildable, other than what is
marked floodplain is non-buildable. 06/12/25

APPROVED BY WARREN COUNTY AUDITOR
[Signature] AUDITOR
DEPUTY

PLAT OF SURVEY

Warren County, Iowa
Recorded: 6/12/2025 at 3:08:26.0 PM
Jordyn M. Hill, RECORDER
Number: 2025-04743
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax:

AREA ABOVE RESERVED FOR RECORDING STAMP

OWNER

KANSAS LAND GROUP LLC
148 WEST RIVER STREET SUITE 1E
PROVIDENCE, RHODE ISLAND 02904
ATT. QUINN KENDRICK 620-428-1183

DATE OF SURVEY

MAY 14, 2025

AREA SUMMARY

PARCEL '25-015':
NE1/4 NE1/4 SEC 15: 40.42 AC (1,780,749 SF)
SE1/4 SE1/4 SEC 10: 10.91 AC (475,198 SF)
OUTLOT 'X': 14.99 AC (653,189 SF)
TOTAL: 66.32 AC (2,889,117 SF)
ROW: 0.14 AC (5,992 SF)
NET: 66.19 AC (2,883,118)

PARCEL '25-016':
SE1/4 SE1/4 SEC 10: 28.19 AC (1,228,167 SF)
NE1/4 SE1/4 SEC 10: 3.71 AC (161,588 SF)
OUTLOT 'X': 18.24 AC (794,397 SF)
TOTAL: 50.14 AC (2,184,132 SF)
ROW: 0.4 AC (17,218 SF)
NET: 49.75 AC (2,166,918 SF)

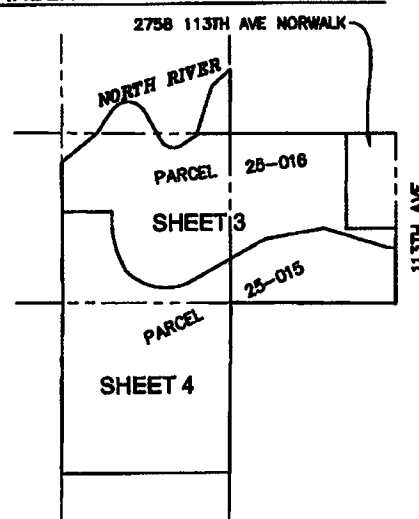
REMAINDER:

SE1/4 SE1/4 SEC 10: 1.25 AC (54,512 SF)
NE1/4 SE1/4 SEC 10: 38.81 AC (1,603,397 SF)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	70°16'25"	437.96'	537.15'	N79°20'48"W	504.11'
C2	35°34'40"	778.04'	483.12'	N12°50'07"W	475.40'
C3	118°48'08"	145.99'	302.63'	S87°29'59"E	251.28'
C4	94°48'11"	117.85'	194.60'	S79°24'28"E	173.18'

SHEET INDEX



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---

PLAT OF SURVEY

☒ Approved ☐ w/ Conditions

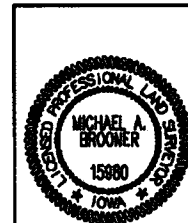
By: *[Signature]*
Permit and Development Administrator

Date: 06/12/2025

City of Des Moines
Permit & Development Center

STATEMENT OF INTENT

THE PURPOSE OF THIS PLAT IS TO CREATE NEW TAX PARCELS
FOR THE TRANSFER OF OWNERSHIP.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED 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.

[Signature] 6-9-2025
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2028
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 - 4

PT SEC 10 & 15, T77N R24W
& OUTLOT 'X', HOLLAND ESTATES PLAT 1
PLAT OF SURVEY
WARREN COUNTY, IOWA

PARCEL '25-015' DESCRIPTION

A PART OF OUTLOT 'X', HOLLAND ESTATES PLAT 1, BEING AN OFFICIAL PLAT IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, ALL BEING A PART OF TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALSO BEING THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 89°25'34" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'X', 1312.52 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10, ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 00°39'04" WEST ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE 1319.19 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE SOUTH 89°59'28" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1332.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°52'33" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1328.14 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 00°07'13" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 709.47 FEET; THENCE SOUTH 89°52'47" EAST, 393.03 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 778.04 FEET, WHOSE ARC LENGTH IS 483.12 FEET AND WHOSE CHORD BEARS SOUTH 12°50'07" EAST, 475.40 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 437.96 FEET, WHOSE ARC LENGTH IS 537.15 FEET AND WHOSE CHORD BEARS SOUTH 79°20'46" EAST, 504.11 FEET; THENCE NORTH 61°22'50" EAST, 695.64 FEET; THENCE NORTH 79°57'27" EAST, 469.98 FEET; THENCE SOUTH 73°26'55" EAST, 555.44 FEET; THENCE SOUTH 89°49'22" EAST, 40.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALSO BEING THE EASTERLY LINE OF SAID OUTLOT 'X'; THENCE SOUTH 00°10'38" WEST ALONG SAID EAST LINE, 430.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.32 ACRES (2,889,117 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL '25-016' DESCRIPTION

A PART OF OUTLOT 'X', HOLLAND ESTATES PLAT 1, AN OFFICIAL PLAT IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, ALL BEING A PART OF TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALSO BEING THE SOUTHEAST CORNER OF SAID OUTLOT 'X'; THENCE NORTH 00°10'38" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALSO BEING THE EASTERLY LINE OF SAID OUTLOT 'X', 430.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°49'22" WEST, 40.00 FEET; THENCE NORTH 73°26'55" WEST, 555.44 FEET; THENCE SOUTH 79°57'27" WEST, 469.98 FEET; THENCE SOUTH 61°22'50" WEST, 695.64 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 437.96 FEET, WHOSE ARC LENGTH IS 537.15 FEET AND WHOSE CHORD BEARS NORTH 79°20'46" WEST, 504.11 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 778.04 FEET, WHOSE ARC LENGTH IS 483.12 FEET AND WHOSE CHORD BEARS NORTH 12°50'07" WEST, 475.40 FEET; THENCE NORTH 89°52'47" WEST, 393.03 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 00°07'13" EAST ALONG SAID WEST LINE, 390.80 FEET TO THE CENTER OF THE NORTH RIVER; THENCE NORTH 51°02'56" EAST FOLLOWING THE MEANDER OF SAID CENTER OF THE NORTH RIVER, 355.92 FEET; THENCE NORTH 34°36'23" EAST CONTINUING ALONG SAID CENTER OF NORTH RIVER, 214.39 FEET; THENCE EASTERLY CONTINUING ALONG SAID CENTER OF NORTH RIVER AND ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 145.99 FEET, WHOSE ARC LENGTH IS 302.63 FEET AND WHOSE CHORD BEARS SOUTH 87°29'59" EAST, 251.28 FEET; THENCE SOUTH 29°25'22" EAST CONTINUING ALONG SAID CENTER OF THE NORTH RIVER, 262.31 FEET; THENCE EASTERLY CONTINUING ALONG SAID CENTER OF NORTH RIVER AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 117.65 FEET, WHOSE ARC LENGTH IS 194.60 FEET AND WHOSE CHORD BEARS SOUTH 79°24'28" EAST, 173.16 FEET; THENCE NORTH 56°58'13" EAST, 131.65 FEET; THENCE NORTH 18°16'54" EAST CONTINUING ALONG SAID CENTER OF NORTH RIVER, 407.16 FEET; THENCE NORTH 48°59'38" EAST CONTINUING ALONG SAID CENTER OF NORTH RIVER, 190.90 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE SOUTH 00°09'28" WEST ALONG SAID EAST LINE, 502.32 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, ALSO BEING THE NORTHWEST CORNER OF SAID OUTLOT 'X'; THENCE SOUTH 89°55'19" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, ALSO BEING THE NORTH LINE OF SAID OUTLOT 'X', 924.10 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID HOLLAND ESTATES PLAT 1; THENCE SOUTH 00°10'59" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'X', 750.01 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID HOLLAND ESTATES PLAT 1; THENCE SOUTH 89°55'21" EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 388.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°10'38" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALSO BEING THE EASTERLY LINE OF SAID OUTLOT 'X', 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.14 ACRES (2,184,132 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE:
 REVISIONS:
 DRAWN BY:
 CHECKED BY:
 REVIEWED BY:
 PREPARED BY:
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 389-4400

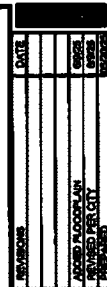
TECH:
 ENGINEER:
 REVIEW:

 CIVIL DESIGN ADVANTAGE

PT SEC 10 & 15, T77N R24W
 & OUTLOT 'X', HOLLAND ESTATES PLAT 1
 PLAT OF SURVEY

WARREN COUNTY, IOWA

2
 4
 2505.359



121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 368-4400	TECH:	REVIEW:
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EA
CIVIL DESIGN ADVANTAGE
ENGINEERING

PT SEC 10 & 15, T77N R24W
LOT 'X', HOLLAND ESTATES PLAT 1
PLAT OF SURVEY
WARREN COUNTY, IOWA

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2506.359

