

Instr. Number: 2025-1142
Recorded: 8/14/2025 at 3:09:38.0 PM
BK: 11 PG: 117
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
REBECCA BITTNER, RECORDER
Lucas County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 1
T 73N, R 23W, Lucas County, Iowa

OWNER: Patti Ann Atkinson
57846 150th Avenue, Lacona IA 50139

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: Book 65 Page 25

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

— — — — 33' Road Easement

— . — . — Section line

 Fence line

Monuments

▲ - Found section corner

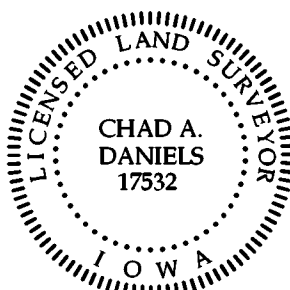
- - Set 1/2" red plastic capped rebar, #17532

- - Set 12" spike
w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 12

DESCRIPTION - PARCEL A:

That part of the North Half of the Northwest Quarter of Section 1, Township 73 North, Range 23 West of the 5th P.M., Lucas County, Iowa, described as follows;
Commencing at the Southwest corner of said North Half of the Northwest Quarter; thence North 00 degrees 06 minutes 58 seconds West, 270.00 feet along the West line of said North Half of the Northwest Quarter to the Northwest corner of a tract of land described on a Warranty Deed recorded in Book 68 Page 494 and to the Point of Beginning; thence North 00 degrees 06 minutes 58 seconds West, 607.96 feet along said West line; thence South 89 degrees 23 minutes 31 seconds East, 100.00 feet; thence South 38 degrees 30 minutes 41 seconds East, 312.99 feet; thence South 16 degrees 53 minutes 19 seconds East, 376.08 feet to the North line of said tract of land described on a Warranty Deed recorded in Book 68 Page 494; thence South 89 degrees 41 minutes 54 seconds West, 402.91 feet to the Point of Beginning, having an area of 4.00 Acres including 0.46 Acres of Road Easement.



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 13 AUG 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

