

PLAT OF SURVEY

INDEX LEGEND

LOCATION: All of the N 1/2 of NE 1/4 of Section 5, T 75N, R 22W, and part of the SE 1/4 of Section 32, T 76N, R 22W, Warren County, Iowa

OWNER: Larry E Ethell
609 Brookwood Drive, Indianola IA 50125

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Change of Title: Instrument # 2023-03280

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing

— — — — 40' 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 8

DESCRIPTION - PARCEL 26-002:
That part of the Southeast Quarter of Section 32, Township 76 North, Range 22 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Northwest corner of the Southwest Quarter of said Southeast Quarter; thence North 89 degrees 46 minutes 37 seconds East, 1312.11 feet to the Northeast corner of said Southwest Quarter of the Southeast Quarter; thence North 01 degrees 41 minutes 31 seconds West, 132.13 feet to the Northwest corner of an existing tract of land; thence South 89 degrees 57 minutes 15 seconds East, 1312.58 feet to the Northeast corner of said existing tract of land with said point being on the East line of said Southeast Quarter; thence South 01 degrees 34 minutes 50 seconds East, 1335.58 feet along said East line; thence South 89 degrees 41 minutes 44 seconds West, 1309.77 feet to the East line of said Southwest Quarter of the Southeast Quarter; thence North 01 degrees 41 minutes 31 seconds West, 317.28 feet along last said East line; thence South 89 degrees 17 minutes 59 seconds West, 1310.16 feet to the West line of said Southwest Quarter of the Southeast Quarter; thence North 01 degrees 48 minutes 01 seconds West, 905.23 feet to the Point of Beginning, having an area of 67.38 Acres including 1.23 Acres of Road Easement.

DESCRIPTON - PARCEL 26-003:
All of the North Half of the Northeast Quarter of Section 5, Township 75 North, Range 22 West of the 5th P.M., Warren County, Iowa, and that part of the South Half of the Southeast Quarter of Section 32, Township 76 North, Range 22 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Southeast corner of said Section 32; thence North 01 degrees 34 minutes 50 seconds West, 110.00 feet along the East line of said Section 32; thence South 89 degrees 41 minutes 44 seconds West, 1309.77 feet to the East line of the Southwest Quarter of said Southeast Quarter of Section 32; thence North 01 degrees 41 minutes 31 seconds West, 317.28 feet along last said East line; thence South 89 degrees 17 minutes 59 seconds West, 1310.16 feet to the West line of said Southwest Quarter of the Southeast Quarter of Section 32; thence South 01 degrees 48 minutes 01 seconds East, 418.24 feet to the North Quarter corner of said Section 5; thence South 02 degrees 24 minutes 41 seconds East, 1239.02 feet to the Southwest corner of said North Half of the Northeast Quarter of Section 5; thence North 89 degrees 35 minutes 20 seconds East, 2558.97 feet to the Southeast corner of said North Half of the Northeast Quarter of Section 5; thence North 00 degrees 22 minutes 24 seconds East, 1233.51 feet to the Point of Beginning, having an area of 89.47 Acres including 1.23 Acres of Road Easement.

AREA BY TRACT: PARCEL 26-002			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE SE 5	3.77	0.12	3.89
SE SE 5	35.31	1.11	36.42
SW SE 5	27.07	0.00	27.07
TOTAL	66.15	1.23	67.38

AREA BY TRACT: PARCEL 26-003			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW SE 32	12.71	0.00	12.71
SE SE 32	3.21	0.10	3.31
NE NE 5	35.56	1.13	36.69
NW NE 5	36.76	0.00	36.76
TOTAL	88.24	1.23	89.47

LICENSED LAND SURVEYOR

CHAD A. DANIELS

17532

I O W A

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 Date _____

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

PROJ. NO. 2548

DATE OF SURVEY: 7 JANUARY 2026

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