Warren County Zoning
Plat of Survey Review
Approved by:

Signature

03-03-2025 approved for
one residence

APPROVED BY WARREN COUNTY AUDITOR
AUDITOR
DEPUTY

Warren County, Iowa
Recorded: 3/3/2025 at 3:03:55.0 PM
Jordyn M. Hill, RECORDER
Number: 2025-01612
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 SW ¼ of the SE ¼ of Section 4
T 75N, R 25W, Warren County, Iowa

OWNER: Thomas & Jan Cassady (½ Int.), Robert Cassady (½ Int.)
PO Box 13, St Marys IA 50241

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Trustee Warranty Deed: Book 2003 Page 5863

PREPARED BY RETURN TO: CHAD A. DANIELS
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
o - Set 12" spike w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

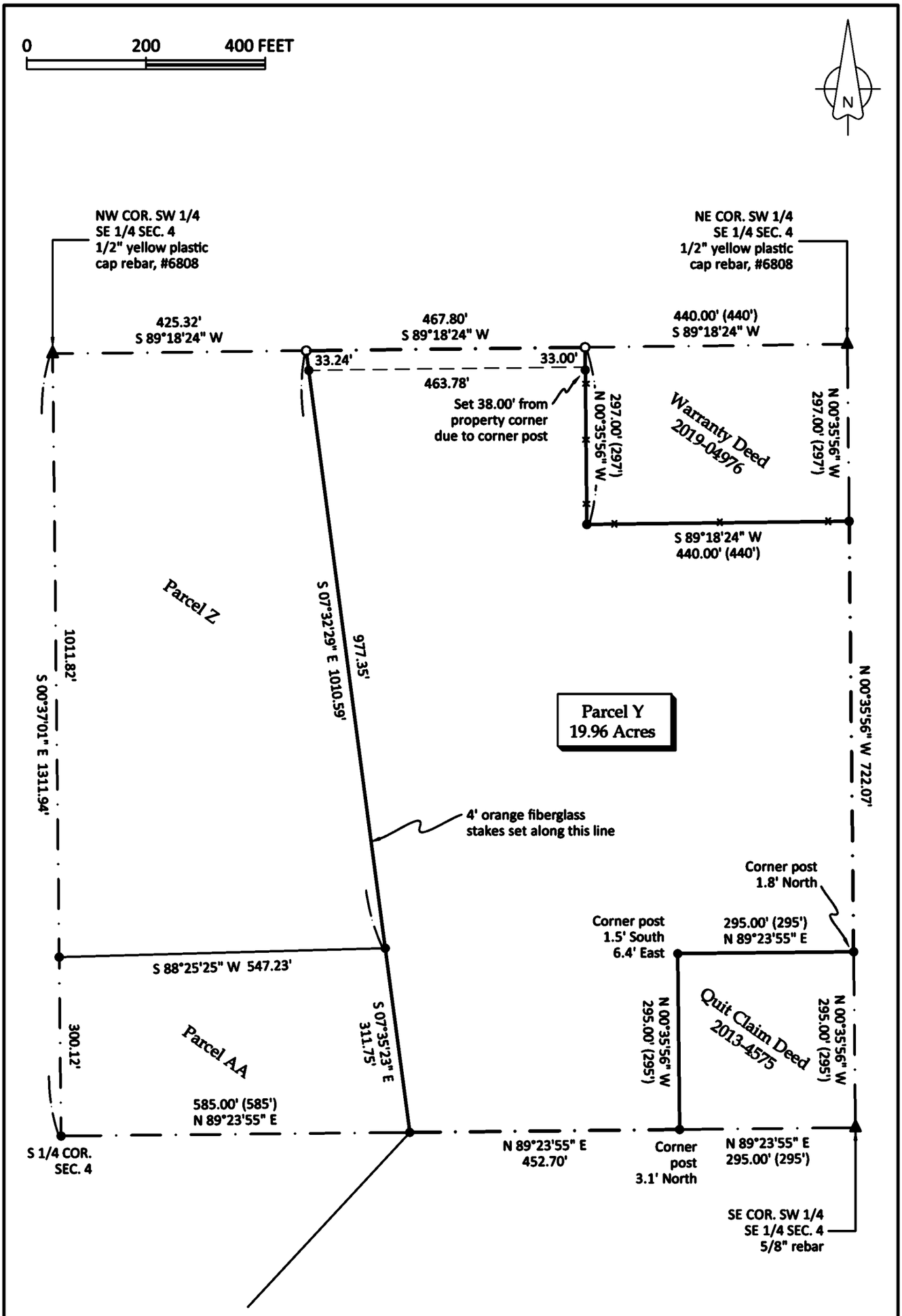
DESCRIPTION - PARCEL Y:
That part of the Southwest Quarter of the Southeast Quarter of Section 4, Township 75 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;
Commencing at the Northeast corner of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 18 minutes 24 seconds West, 440.00 feet along the North line of said Southwest Quarter of the Southeast Quarter to the Northwest corner of a tract of land described on a Warranty Deed recorded 2019-04976 and to the Point of Beginning; thence South 89 degrees 18 minutes 24 seconds West, 467.80 feet along said North line; thence South 07 degrees 32 minutes 29 seconds East, 1010.59 feet; thence South 07 degrees 35 minutes 23 seconds East, 311.75 feet to the South line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 23 minutes 55 seconds East, 452.70 feet along said South line to the Southwest corner of a tract of land described on a Quit Claim Deed recorded 2013-4575; thence North 00 degrees 35 minutes 56 seconds West, 295.00 feet to the Northwest corner of said tract of land described on a Quit Claim Deed recorded 2013-4575; thence North 89 degrees 23 minutes 55 seconds East, 295.00 feet to the Northeast corner of said tract of land described on a Quit Claim Deed recorded 2013-4575 with said point also being on the East line of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 35 minutes 56 seconds West, 722.07 feet along said East line to the Southeast corner of said tract of land described on a Warranty Deed recorded 2019-04976; thence South 89 degrees 18 minutes 24 seconds West, 440.00 feet to the Southwest corner of said tract of land described on a Warranty Deed recorded 2019-04976; thence North 00 degrees 35 minutes 56 seconds West, 297.00 feet to the Point of Beginning, having an area of 19.96 Acres including 0.36 Acres of Road Easement.

LICENSED LAND SURVEYOR
CHAD A. DANIELS
17532
IOWA

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 24 FEB 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


0
200
400 FEET
N
NW COR. SW 1/4
SE 1/4 SEC. 4
1/2" yellow plastic
cap rebar, #6808
NE COR. SW 1/4
SE 1/4 SEC. 4
1/2" yellow plastic
cap rebar, #6808
425.32'
S 89°18'24" W
467.80'
S 89°18'24" W
440.00' (440')
S 89°18'24" W
33.24'
33.00'
463.78'
Set 38.00' from
property corner
due to corner post
297.00' (297')
N 00°35'56" W
Warranty Deed
2019-04976
N 00°35'56" W
297.00' (297')
S 89°18'24" W
440.00' (440')
Parcel Z
S 07°32'29" E 1010.59'
977.35'
1011.82'
S 00°37'01" E 1311.94'
Parcel Y
19.96 Acres
N 00°35'56" W 722.07'
4' orange fiberglass
stakes set along this line
Corner post
1.8' North
Corner post
1.5' South
6.4' East
295.00' (295')
N 89°23'55" E
S 88°25'25" W 547.23'
N 00°35'56" W
295.00' (295')
Quit Claim Deed
2013-4575
N 00°35'56" W
295.00' (295')
300.12'
Parcel AA
S 07°35'23" E
311.75'
585.00' (585')
N 89°23'55" E
S 1/4 COR.
SEC. 4
N 89°23'55" E
452.70'
Corner
post
3.1' North
N 89°23'55" E
295.00' (295')
SE COR. SW 1/4
SE 1/4 SEC. 4
5/8" rebar