

Lindsay Baughman
Signature

03-03-2025 Parcel AA
approved for one
residence

APPROVED BY WARREN COUNTY AUDITOR

Shirley Stutz
AUDITOR
DEPUTY

Warren County, Iowa
Recorded: 3/3/2025 at 3:03:55.0 PM
Jordyn M. Hill, RECORDER
Number: 2025-01614
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 SE ¼ of SW ¼ and SW ¼ of SE ¼ of Section 4, and part of the NW ¼ of NE ¼ of Section 9, 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: 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

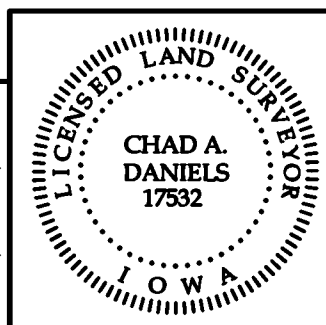
DESCRIPTION - PARCEL AA:

That part of the Southeast Quarter of the Southwest Quarter and that part of the Southwest Quarter of the Southeast Quarter of Section 4, and that part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 75 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;

Beginning at the North Quarter corner of said Section 9; thence South 00 degrees 04 minutes 16 seconds West, 625.00 feet along the West line of said Northwest Quarter of the Northeast Quarter of Section 9; thence North 42 degrees 51 minutes 49 seconds East, 861.06 feet to the South line of said Southwest Quarter of the Southeast Quarter of Section 4; thence North 07 degrees 35 minutes 23 seconds West, 311.75 feet; thence South 88 degrees 25 minutes 25 seconds West, 1890.49 feet to the West line of said Southeast Quarter of the Southwest Quarter of Section 4; thence South 00 degrees 02 minutes 57 seconds East, 250.67 feet along said West line; thence North 88 degrees 25 minutes 25 seconds East, 878.63 feet; thence South 01 degrees 34 minutes 35 seconds East, 49.50 feet to the South line of said Southeast Quarter of the Southwest Quarter of Section 4; thence North 88 degrees 25 minutes 25 seconds East, 466.28 feet to the Point of Beginning, having an area of 16.42 Acres including 0.23 Acres of Road Easement.

AREA BY TRACT:

| TRACT: | NET (AC): | R.O.W. (AC): | TOTAL (AC): |
|--------------|--------------|--------------|--------------|
| SE SW 4 | 8.03 | 0.23 | 8.26 |
| SW SE 4 | 3.96 | 0.00 | 3.96 |
| NW NE 9 | 4.20 | 0.00 | 4.20 |
| TOTAL | 16.19 | 0.23 | 16.42 |



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* 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

