

Lindsay Saughman
Signature

03-03-2025 Parcels W,X approved
for one residence on each parcel

APPROVED BY WARREN COUNTY AUDITOR
Kristy Sutt AUDITOR
DEPUTY

Warren County, Iowa
Recorded: 3/3/2025 at 3:03:55.0 PM
Jordyn M. Hill, RECORDER
Number: 2025-01611
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 the SW 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: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing
— — — — Road Easement
- · - · - Section line

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532

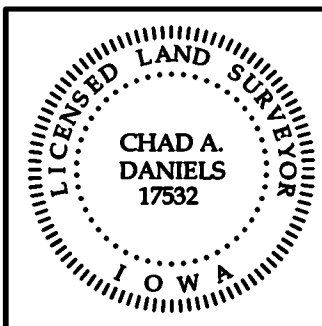
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL W:

That part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 75 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 02 minutes 57 seconds East, 509.94 feet along the West line of said Southeast Quarter of the Southwest Quarter; thence North 88 degrees 57 minutes 46 seconds East, 1047.90 feet; thence North 00 degrees 02 minutes 57 seconds West, 509.94 feet to the North line of said Southeast Quarter of the Southwest Quarter; thence South 88 degrees 57 minutes 46 seconds West, 1047.90 feet to the Point of Beginning, having an area of 12.27 Acres including 1.24 Acres of Road Easement.

DESCRIPTION - PARCEL X:

That part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 75 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;
Commencing at the Northwest corner of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 02 minutes 57 seconds East, 509.94 feet along the West line of said Southeast Quarter of the Southwest Quarter to the Point of Beginning; thence North 88 degrees 57 minutes 46 seconds East, 1047.90 feet; thence South 00 degrees 02 minutes 57 seconds East, 504.78 feet; thence South 88 degrees 25 minutes 25 seconds West, 1048.12 feet to said West line; thence North 00 degrees 02 minutes 57 seconds West, 514.64 feet to the Point of Beginning, having an area of 12.26 Acres including 0.47 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* 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

