

7
cc. 270

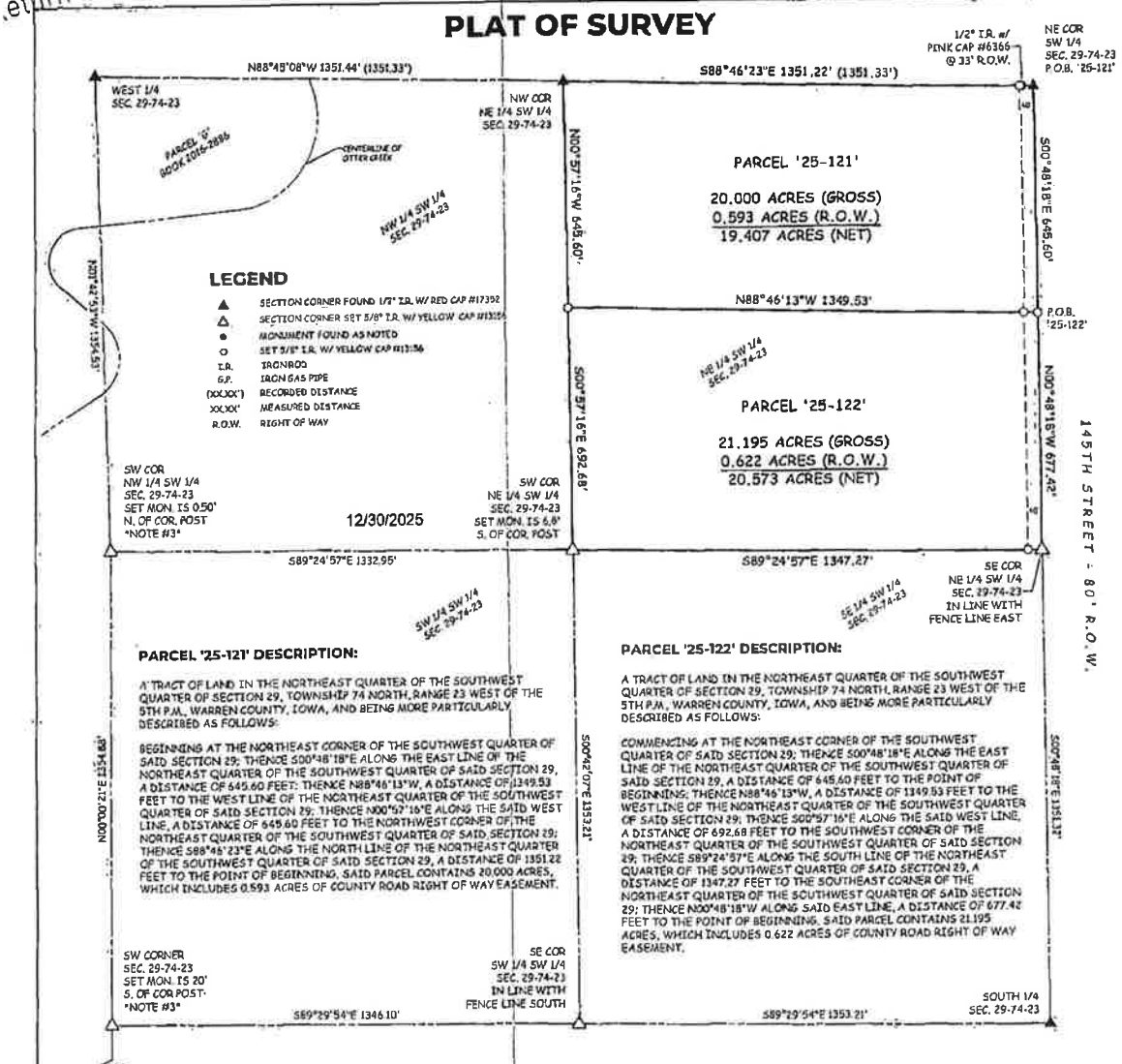
INDEX LEGEND

COUNTY: WARREN
 LOCATION: NE 1/4 SW 1/4 SEC. 29-74N-23W
 REQUESTOR: BRODIE WUBBEN
 PROPRIETOR: WILLIAM AND JULIE HERBERT TRUST
 SURVEYOR: CHAD R. ASBERRY, P.L.S.
 SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
 475 S. 50th STREET, SUITE 800
 WEST DES MOINES, IOWA 50265
 COOPER CRAWFORD & ASSOCIATES, LLC

RETURN TO:

Instrument #: 2025-11344
12/30/2025 11:21:59 AM Total Pages: 1
XPS PLAT OF SURVEY
 Recording Fee: \$ 7.00
 Jordyn Hill, Recorder, Warren County Iowa

RECORDER'S USE ONLY



SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD.
3. THE ANCIENT CORNER POST FOUND IN THE VICINITY OF THE SW CORNER OF SECTION 29 IS BELIEVED TO BE THE LOCATION OF WHERE THE ORIGINAL WEST LINE OF THE SW 1/4 INTERSECTED THE NORTH RIGHT OF WAY LINE OF THE VACATED PORTION OF VIRGINIA STREET. THE ROAD BED AND CREEK CROSSINGS HAVE SINCE BEEN OBLITERATED BUT AERIAL PHOTOS DATING BACK TO THE 1930'S SHOW A WELL DEFINED FENCE LINE ALONG THE WEST LINE OF THE SW 1/4 OF THE SW 1/4. ROAD RECORD BOOK 'B' PAGE 69 DESCRIBES VIRGINIA STREET AS BEING 40 FEET WIDE ACROSS THE SW 1/4 OF SECTION 29. A POINT WAS CALCULATED BY HOLDING THE ANCIENT CORNER POST AT THE SW CORNER OF THE NW 1/4 SW 1/4 AND EXTENDED A LINE 20 FEET SOUTH OF THE CORNER POST AT THE NORTH R.O.W. LINE OF VACATED VIRGINIA STREET. HOLDING THE CALCULATED POSITION AND CORNER POSTS CREATES A CLOSELY MATCHED SPLIT OF THE OVERALL DISTANCE BETWEEN THE SW CORNER AND THE WEST 1/4 CORNER. THE CALCULATED POINT ALSO CLOSELY MATCHES THE GLO DISTANCE TO THE SW CORNER OF SECTION 32-74-23.

SITE ADDRESS:

NO MAILING ADDRESS
 WARREN COUNTY, IOWA

COOPER CRAWFORD & Associates
 Civil Engineers & Land Surveyors
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

SHEET 1 OF 1

BASIS OF BEARING
 IOWA RTN ZONE B
 AMES-DES MOINES

SCALE: 1"=300'
 DATE: 12-19-2025

JOB NUMBER
 CC 3151

DATE OF FIELD WORK
 12-16-2025

KEVIN J. CRAWFORD
 13155

THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF IOWA.

THIS SURVEY WAS PERFORMED ON 12/16/2025 AND I CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF IOWA.

DATE: 12/30/2025

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