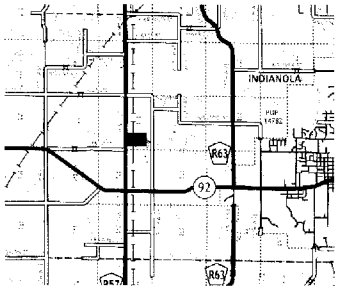
Instrument N. 2024-05423
12/10/2024 03:03:23 PM Total Pages: 11
RP PLATS
Recording Fee: $ 57.00
Jordan Hill, Recorder Warren County Iowa

INDEX LEGEND

Location: N 1/2 SE 1/4 Sec 20-76-24
Requestor: Terra Tender, Inc.
Proprietor: Terra Tender, Inc.
Project: 20074 Date of Survey: XX/XX/17
Surveyor Co: Boldman Surveying & Consulting
Prepared by/Return to: Craig S.Boldman
521 West Green Street, Winterset, Ia 50273
Phone/fax: 515-462-9242

VICINITY MAP – NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	21.58'	20.92'	S 65°09'28" W	49°27'30"
C2	75.00'	87.28'	82.44'	N73°46'10"E	66°40'55"
C3	75.00'	95.26'	88.99'	S 38°30'05" E	72°46'35"
C4	75.00'	94.96'	88.75'	N 36°09'41" E	72°32'56"
C5	75.00'	87.58'	82.69'	N 74°06'34"W	66°54'34"
C6	25.00'	21.58'	20.92'	N 65°23'02" W	49°27'30"
C7	25.00'	39.07'	35.21'	S 44°43'54" E	89°32'04"
C8	25.00'	38.47'	35.50'	N 45°16'06" E	90°27'56"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°48'49" W	23.52'
L2	S 01°04'12" W	56.41'

NOTES

OWNER/DEVELOPER:

Terra Tender,Inc.
PO Box 35
Norwalk, Ia 50211

SURVEYOR:

Boldman Surveying & Consulting
521 West Green St
Winterset,Ia 50273
(515)462-9242

ENGINEER:

Larson Engineering Inc
1001 Office Park Rd Ste 120
West Des Moines,Ia 50265
(515)225-4377

ZONING:

Rural Residential (RR-1)

Min Lot width =150'
Min Front yard=50' from existing right of way
Min Rear yard=50'
Min Side yard=15'

UTILITIES:

Water=Warren rural water
Gas=Propane
Sewer=Private septic
Electric=Mid American
Cable=Century Link

Project No: 20074

SURVEYOR'S NOTES

1. ALL LOT CORNERS SHALL BE PLACED WITHIN ONE YEAR OF RECORDING OF PLAT

2. THE PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 PART IN 10000

3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 PART IN 5000

4. BEARINGS ARE BASED ON THE IOWA REAL TIME NETWORK USING THE COUNTY WIDE COORDINATE SYSTEM FOR AREA 8

5. LOT "A" TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION

APPROVED BY WARREN COUNTY AUDITOR
DATE THIS 10 DAY OF December, 2024
AUDITOR
DEPUTY

WARREN COUNTY ZONING
12/10/24

LEGEND OF SYMBOLS & ABBREVIATIONS

——— – – – ———	PROPERTY BOUNDARY
▲	PLSS CORNER FOUND (AS NOTED)
●	FOUND 1/2"IRON ROD w ORANGE CAP #13427
O	SET 1/2"IRON ROD w ORANGE CAP #13427
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
(XXXX)	PLAT OR DEED DIMENSION

LEGAL DESCRIPTION

A tract of land described as the N 1/2 of the SE 1/4 of Section 20, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, EXCEPT Parcels M,N,P,Q,R,S,T and Amended Parcel U said tract of land more particulary described as follows:

Commencing at the NW corner of the N 1/2 SE 1/4 of said Section 20; thence S 89°29'56" E, along the North line thereof, a distance of 351.01'to a 1/2" iron rod at the Point of Beginning; thence S 89°29'56" E, along said North line, a distance of 1928.79'; thence S 00°03'30" E, a distance of 1282.88'; thence N 88°48'49" W, a distance of 23.52' thence S 01°04'12" W a distance of 56.41'; thence N 89°35'26" W, along the South line of the N 1/2 SE ¼ of said Section 20, a distance of 1761.33' to a 1/2" iron rod; thence N 00°02'08" E a distance of 598.80'to a 1/2" iron rod; thence N 89°29'56" W a distance of 496.02 to a 1/2" iron rod; thence N 00°02'08" E a distance of 66.00'; thence S 89°29'56" E a distance of 351.01' to a 1/2" iron rod; thence N 00°02'08" E a distance of 676.02' to the point of beginning.

Containing 57.923 acres. Subject to a 50.00' wide gas line easement located in the NW 1/4 SE 1/4 of said Section 20

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
2/11/22	FIRST DRAFT	11/03/24	CLIENT COMMENTS
3/23/22	CLIENT COMMENTS		
10/31/24	CLIENT COMMENTS		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG:

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature _____ Date 12/9/24

Name Craig S. Boldman P.L.S No. 13427

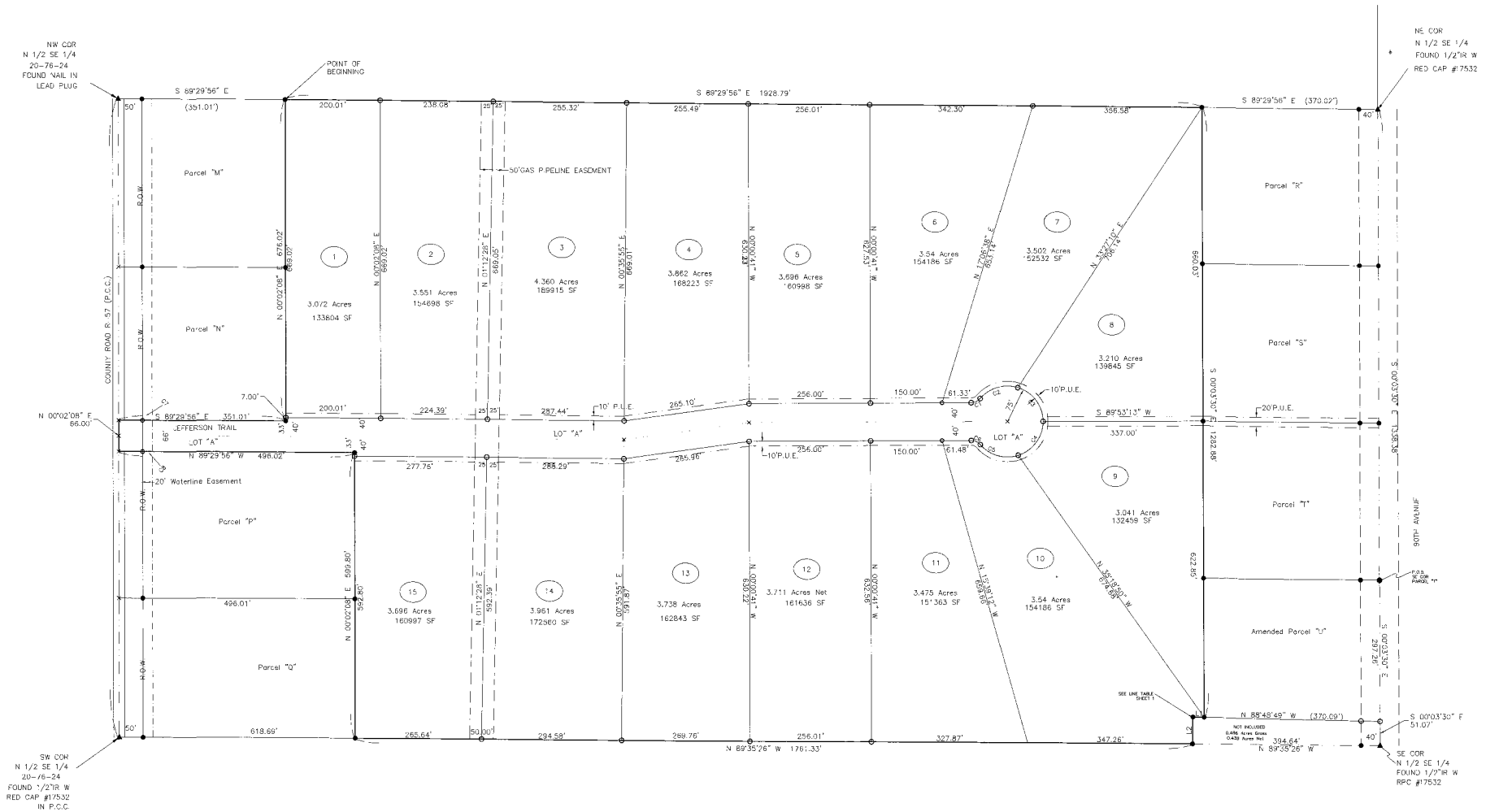
Renewal date is December 31, 2024

Pages or sheets covered by this seal: All

LICENSED LAND SURVEYOR
CRAIG S. BOLDMAN
LS 13427
IOWA

FINAL PLAT WARREN WONDER ESTATES

BOLDMAN SURVEYING & CONSULTING
521 West Green Street, Winterset, IA 50273
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