

Warren County Zoning
Plat of Survey Review

APPROVED ☒ DENIED ☐

Lindsey Baughman 3/14/17

Warren County, Iowa
Polly J. Glascock Recorder
Fee Book 2017-2028
03/14/2017 @ 02:46PM # Pages 2
XPS PLATS SURVEY
Total Fees: \$12.00

APPROVED BY WARREN COUNTY AUDITOR

DATE THIS 14 DAY OF March 2017

Traci VanderLinden AUDITOR

Sharon Wiley DEPUTY

PLAT OF SURVEY

INDEX LEGEND

LOCATION: S 1/2 OF NW 1/4 & E 1/2 OF SW 1/4 & NW 1/4 OF SE 1/4
SECTION 20, T 74N, R 22W, WARREN COUNTY, IOWA

OWNER: MERRILL DEAN & LUANNE HEEMSTRA
15415 ROOSEVELT STREET, INDIANOLA IA 50125

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22598 18TH AVE, 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

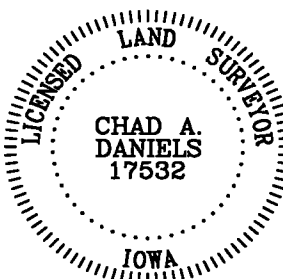
BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL A:

That part of the South Half of the Northwest Quarter and the East Half of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 20, Township 74 North, Range 22 West of the 5th P.M., Warren County, Iowa, described as follows:
Beginning at the West Quarter corner of said Section 20; thence North 00 degrees 02 minutes 13 seconds West, 30.00 feet along the West line of said Section 20; thence North 89 degrees 50 minutes 56 seconds East, 1,332.39 feet; thence South 45 degrees 18 minutes 00 seconds East, 42.54 feet to the North line of said East Half of the Southwest Quarter; thence North 89 degrees 50 minutes 56 seconds East, 1,302.60 feet to the Center of said Section 20; thence North 89 degrees 50 minutes 56 seconds East, 1,328.55 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 14 minutes 28 seconds East, 1,314.85 feet to the southeast corner of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 51 minutes 55 seconds West, 1,332.76 feet to the southwest corner of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 03 minutes 29 seconds East, 325.77 feet along the East line of said East Half of the Southwest Quarter; thence South 89 degrees 22 minutes 02 seconds West, 1,325.03 feet to the West line of said East Half of the Southwest Quarter; thence North 00 degrees 19 minutes 27 seconds West, 1,645.11 feet to the northwest corner of the Northeast Quarter of said Southwest Quarter; thence South 89 degrees 50 minutes 56 seconds West, 1,332.60 feet to the Point of Beginning, having an area of 91.00 Acres including 0.02 acres of Warren County Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW NW	0.90	0.02	0.92
SE NW	0.01	0.00	0.01
NE SW	40.01	0.00	40.01
SE SW	10.00	0.00	10.00
NW SE	40.06	0.00	40.06
TOTAL	90.98	0.02	91.00



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 Land Surveyor under the laws of the State of Iowa.

Signed

Chad A. Daniels
Chad A. Daniels

Date

3/9/17

Iowa License No. 17532

My license renewal date is 12-31-2018

Page No.'s covered by this seal: 1 and 2

