

Warren County, Iowa
Recorded: 4/9/2025 at 8:18:24.0 AM
Jordyn M. Hill, RECORDER
Number: 2025-02716
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:

Warren County Zoning
Plat of Survey Review

APPROVED ☒ DENIED ☐

Becky Schutte 04/08/25

APPROVED BY WARREN COUNTY AUDITOR

[Signature] AUDITOR
[Signature] DEPUTY

APPROVED
BY THE MARTENSDALE CITY COUNCIL
DATE 4-7-2025

Dona Behar, City Clerk

NOTE: PARCEL P IS NOW TOTALLY
REPLACED WITH PARCELS U, V, AND W.

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of Parcel P of the SE ¼ of the SW ¼ of Section 27 and the NE ¼ of the NW ¼ of Section 34, T 76N, R 25W, Warren County, Iowa

OWNER: Sandquist Investments LLC
10409 95th Avenue, Indianola IA 50125

SURVEY FOR: (Owner)

ASSOCIATED Warranty Deed: 2022-10651
DOCUMENTS: Plat of Survey: 2021-14955

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
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
- - Found/Set 12" spike w/ brass washer, #17532
- - Found 1/2" red #17532
- - Found 5/8" yellow #13156

BASIS OF BEARINGS IS IA RCS ZONE 8

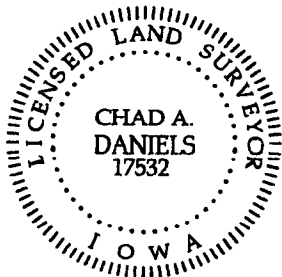
DESCRIPTION: PARCEL V:
That part of Parcel P, recorded instrument number 2021-14955, of the Southeast Quarter of the Southwest Quarter of Section 27, and the Northeast Quarter of the Northwest Quarter of Section 34, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the current Southwest corner of said Parcel P with said Point also being the Southeast corner of Parcel U, recorded number 2024-05993; thence North 00 degrees 05 minutes 10 seconds West, 1986.52 feet to the Northwest corner of said Parcel P with said point also being the Northeast corner of said Parcel U; thence North 89 degrees 34 minutes 27 seconds East, 27.39 feet to a corner of said Parcel P; thence South 43 degrees 59 minutes 44 seconds East, 345.79 feet along the North line of said Parcel P; thence South 00 degrees 05 minutes 10 seconds East, 1738.11 feet to the South line of said Parcel P; thence North 89 degrees 58 minutes 07 seconds West, 267.21 feet to the Point of Beginning, having an area of 11.50 Acres including 0.25 Acres of Road Easement.

DESCRIPTION: PARCEL W:
That part of Parcel P, recorded instrument number 2021-14955, of the Southeast Quarter of the Southwest Quarter of Section 27, and the Northeast Quarter of the Northwest Quarter of Section 34, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa, described as follows;
Beginning at the Southeast corner of said Parcel P; thence North 00 degrees 03 minutes 14 seconds East, 480.08 feet to a corner of said Parcel P; thence North 51 degrees 02 minutes 17 seconds West, 158.19 feet to a corner of said Parcel P; thence North 01 degrees 21 minutes 40 seconds West, 375.97 feet to a corner of said Parcel P; thence North 01 degrees 38 minutes 36 seconds East, 536.32 feet to a corner of said Parcel P; thence North 43 degrees 59 minutes 44 seconds West, 343.06 feet along the North line of said Parcel P; thence South 00 degrees 05 minutes 10 seconds East, 1738.11 feet to the South line of said Parcel P; thence South 89 degrees 58 minutes 07 seconds East, 351.78 feet to the Point of Beginning, having an area of 10.00 Acres including 0.32 Acres of Road Easement.

DESCRIPTION - INGRESS/EGRESS EASEMENT:
The South 100 feet of the East 50 feet of Parcel U and the South 100 feet of the West 50 feet of Parcel V, lying in the Northeast Quarter of the Northwest Quarter of Section 34, Township 76 North, Range 25 West of the 5th P.M., Warren County, Iowa.

Said Easement to facilitate a shared access for Parcel U and Parcel V.

AREA BY TRACT PARCEL V:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SE SW 27	3.38	0.00	3.38
NE NW 34	7.87	0.25	8.12
TOTAL	11.25	0.25	11.50
AREA BY TRACT PARCEL W:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SE SW 27	1.56	0.00	1.56
NE NW 34	8.12	0.32	8.44
TOTAL	9.68	0.32	10.00



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 Professional Land Surveyor under the laws of the State of Iowa.
Signed *[Signature]* 7 Apr 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

