

INDEX LEGEND

COUNTY: MARION  
LOCATION: PARCEL "A", "B" AND "C" OF THE N½ OF THE NE¼, IN SECTION 07 TOWNSHIP 75 NORTH, RANGE 20 WEST

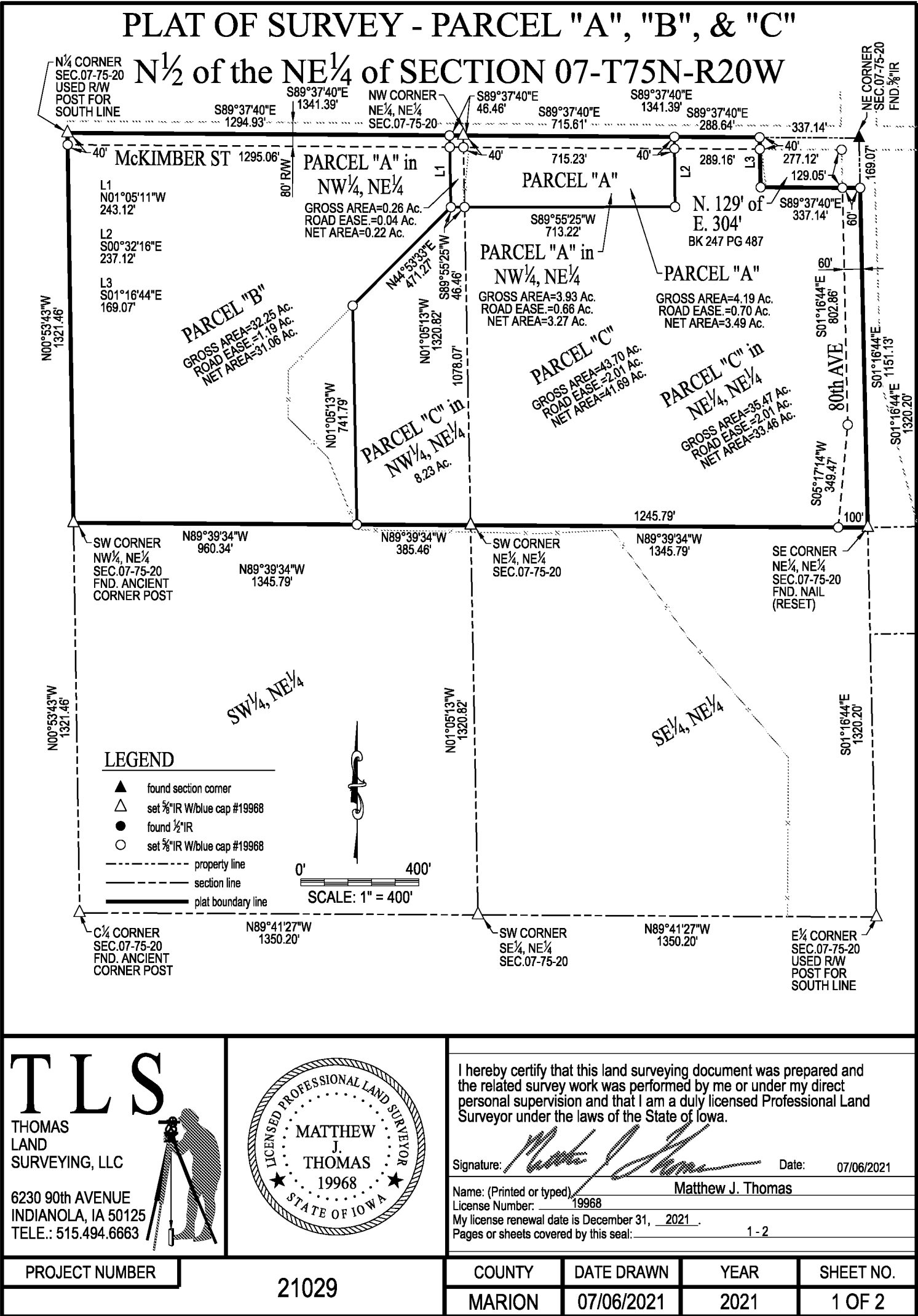
SURVEY FOR: DANIEL JORDAN  
27314 550th AVENUE, AMES, IA 50010

PROPRIETOR: DAVID C. JORDAN and GLORIA L. JORDAN  
780 McKIMBER STREET  
KNOXVILLE, IA 50138

RETURN TO AND PREPARED BY:  
THOMAS LAND SURVEYING, LLC  
MATT THOMAS, 6230 90th AVENUE,  
INDIANOLA, IOWA 50125  
(515) 494-6663

DATE OF SURVEY: 03/08/2021 THRU 04/23/2021

Instr. Number: 21-4775  
BK: 2021 PG: 4775  
Recorded: 7/26/2021 at 9:26:44.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax:  
KAREN SCHWANEBECK, RECORDER  
Marion County, Iowa



PLAT OF SURVEY - PARCEL "A", "B", & "C"  
N½ of the NE¼ of SECTION 07-T75N-R20W

LEGAL DESCRIPTION: PARCEL "A"

A parcel of land now included in and forming a part of the North Half of the Northeast Quarter in Section 07, Township 75 North, Range 20 West of the 5th P.M., Marion County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of the Northeast Quarter in Section 07, Township 75 North, Range 20 West of the 5th P.M., Marion County, Iowa; thence South 89°37'40" East along the North Line of the Northeast Quarter of the Northeast Quarter of said Section 07, a distance of 715.61 feet; thence South 00°32'16" East, a distance of 237.12 feet; thence South 89°55'25" West, a distance of 713.22 feet to a point on the West Line of the Northeast Quarter of the Northeast Quarter of said Section 07; thence continuing South 89°55'25" West, a distance of 46.46 feet; thence North 01°05'11" West, a distance of 243.12 feet to a point on the North Line of the Northwest Quarter of the Northeast Quarter of said Section 07; thence South 89°37'40" East along said North Line, a distance of 46.46 feet to the Point of Beginning, containing 4.19 Acres, which includes 0.70 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.

LEGAL DESCRIPTION: PARCEL "B"

A parcel of land now included in and forming a part of the Northwest Quarter of the Northeast Quarter in Section 07, Township 75 North, Range 20 West of the 5th P.M., Marion County, Iowa, more particularly described as follows:

Beginning at the North Quarter Corner of Section 07, Township 75 North, Range 20 West of the 5th P.M., Marion County, Iowa; thence South 89°37'40" East along the North Line of the Northwest Quarter of the Northeast Quarter of said Section 07, a distance of 1294.93 feet; thence South 01°05'11" East, a distance of 243.12 feet; thence South 44°53'33" West, a distance of 471.27 feet; thence South 01°05'13" East, a distance of 741.79 feet to a point on the South Line of the Northwest Quarter of the Northeast Quarter of said Section 07; thence North 89°39'34" West along said South Line, a distance of 960.34 feet to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 07; thence North 00°53'43" West along the West Line of the Northwest Quarter of the Northeast Quarter of said Section 07, a distance of 1321.46 feet to the Point of Beginning, containing 32.25 Acres, which includes 1.19 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.

LEGAL DESCRIPTION: PARCEL "C"

A parcel of land now included in and forming a part of the North Half of the Northeast Quarter in Section 07, Township 75 North, Range 20 West of the 5th P.M., Marion County, Iowa, more particularly described as follows:


Beginning at the Southeast Corner of the Northeast Quarter of the Northeast Quarter in Section 07, Township 75 North, Range 20 West of the 5th P.M., Marion County, Iowa; thence North 89°39'34" West along the South Line of the Northeast Quarter of the Northeast Quarter of said Section 07, a distance of 1345.79 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 07; thence continuing North 89°39'34" West along the South Line of the Northwest Quarter of the Northeast Quarter of said Section 07, a distance of 385.46 feet; thence North 01°05'13" West, a distance of 741.79 feet; thence North 44°53'33" East, a distance of 471.27 feet; thence North 89°55'25" East, a distance of 46.46 feet; thence continuing North 89°55'25" East, a distance of 713.22 feet; thence North 00°32'16" West, a distance of 237.12 feet to a point on the North Line of the Northeast Quarter of the Northeast Quarter of said Section 07; thence South 89°37'40" East along said North Line, a distance of 288.64 feet; thence South 01°16'44" East, a distance of 169.07 feet; thence South 89°37'40" East, a distance of 337.14 to a point on the East Line of the Northeast Quarter of the Northeast Quarter of said Section 07; thence South 01°16'44" East along said East Line, a distance of 1151.13 feet to the Point of Beginning, containing 43.70 Acres, which includes 2.01 Acres for Public Highway Easement, subject to all easements, restrictions and covenants of record.

TLS

THOMAS  
LAND  
SURVEYING, LLC

6230 90th AVENUE  
INDIANOLA, IA 50125  
TELE.: 515.494.6663



Marion County Zoning has  
Approved this land division to be  
a buildable lot survey.  
Date 7/23/2021 Approval 

Digitally signed by Melissa Hoffberger  
DN: cn=Melissa Hoffberger, ou=Marion County  
Zoning Administration,  
c=US, email=melissa.hoffberger@marioncountypa.gov, o=MS  
Date: 2021.07.23 12:01:21 -0500

PROJECT NUMBER	21029	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		MARION	07/06/2021	2021	2 OF 2