

INDEX LEGEND

COUNTY: JASPER

SECTION: 13, T-79N, R-20W, SE 1/4

SURVEY FOR: Bret Doering, Newton, IA

OWNERS: Healy Farm Trust, Mitchellville, IA

SURVEYOR & SURVEY COMPANY:

Jason S. Lowry, P.L.S.

Lowry Land Services, L.L.C.

752 Diamond Trail Rd., Searsboro, Iowa 50242

PREPARED BY AND RETURN TO:

Jason S. Lowry, P.L.S.

752 Diamond Trail Rd., Searsboro, Iowa 50242

(641) 521-1160, lowrylandservices@gmail.com

Unique Doc ID: 350829

Recorded: 3/30/2023 at 4:07:37.0 PM

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax:

Jasper County, Iowa

Denise Allan RECORDER

Instr. Number: 202300001480

**PLAT OF SURVEY
SE 1/4, SEC. 13, T-79N, R-20W
JASPER COUNTY, IOWA**

(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

DESCRIPTION OF PARCEL - B

That part of the Southeast Quarter of Section 13, Township 79 North, Range 20 West of the Fifth Principal Meridian, Jasper County, Iowa, described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 13; thence on an assumed bearing of North 89 degrees 11 minutes 21 seconds East 888.79 feet along the north line of the Northeast Quarter of the Southeast Quarter of said Section 13; thence South 00 degrees 02 minutes 11 seconds West 2530.88 feet; thence North 69 degrees 21 minutes 58 seconds West 191.57 feet; thence North 51 degrees 02 minutes 47 seconds West 175.58 feet; thence North 66 degrees 13 minutes 58 seconds West 386.07 feet; thence North 86 degrees 59 minutes 10 seconds West 270.26 feet; thence South 34 degrees 25 minutes 45 seconds West 97.63 feet; thence South 14 degrees 12 minutes 54 seconds West 301.95 feet; thence North 49 degrees 22 minutes 38 seconds West 572.07 feet; thence North 52 degrees 02 minutes 15 seconds West 218.11 feet; thence North 54 degrees 07 minutes 48 seconds East 287.24 feet; thence North 31 degrees 17 minutes 02 seconds West 362.67 feet; thence North 40 degrees 06 minutes 10 seconds West 544.93 feet; thence North 00 degrees 05 minutes 43 seconds West 1051.04 feet to the north line of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 13 minutes 20 seconds East 1286.64 feet along said north line to the point of beginning.

Said tract contains 103.74 acres and is subject to a Jasper County Highway Easement over the northeasterly 1.29 acres thereof.

AREA BY 1/4 1/4 SECTION

NW 1/4 SE 1/4 = 38.15 Acres (Hwy. R.O.W. = 0.02 Acres)

NE 1/4 SE 1/4 = 27.03 Acres (Hwy. R.O.W. = 1.27 Acres)

SE 1/4 SE 1/4 = 20.41 Acres

SW 1/4 SE 1/4 = 18.15 Acres

MEASURED DISTANCE/BEARING - (M)
RECORDED DISTANCE/BEARING - (R)

MONUMENTS

▲ - found sec. cor. (pipe, stone, etc.)

● set - 5/8" x 18" rebar with pink plastic cap P.L.S. 22291

○ - no monument found or set

■ - found lot cor. (1/2" pink plastic capped rebar, P.L.S. #24413, unless otherwise noted)



I hereby 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 duly Licensed Land Surveyor under the laws of the State of Iowa.

My license renewal date is 12/31/2023

Pages covered by this seal: 1 - 3

Jason S. Lowry
Jason S. Lowry

Iowa Lic. No. 22291

03-30-2023

Date

LOWRY LAND SERVICES, L.L.C.

752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160

PROJ. NO. 1423-3

DATE OF SURVEY: 03/20/22

PAGE 1

PLAT OF SURVEY

SE 1/4, SEC. 13, T-79N, R-20W

JASPER COUNTY, IOWA

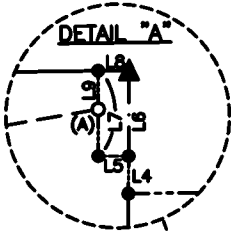
LINE TABLE		
Line	Bearing	Distance
L1	S 89° 11' 21" W	287.78
L2	S 86° 19' 49" W	100.24
L3	S 89° 11' 21" W	500.00
L4	N 00° 49' 39" W	20.00
L5	S 89° 11' 21" W	16.89
L6	N 00° 49' 39" W	45.00
L7	N 00° 03' 55" W	45.01
L8	S 89° 13' 20" W	16.30
L9	N 00° 03' 55" W	20.28
A-B	S 80° 05' 42" W	171.22
B-D	S 89° 31' 19" W	1137.24
B-C	S 89° 31' 19" W	1064.46
C-E	S 00° 24' 34" E	950.22
E-F	S 16° 44' 45" E	178.04



----- Jasper Co. Hwy. Easement

(A) - (B) - (D) = Ingress/Egress Access Easement No. 1

(A) - (B) - (C) - (E) - (F) = Ingress/Egress Access Easement No. 2



W 54TH ST. S

NE COR. of the NW 1/4 of the SE 1/4, SEC. 13. Found 1" iron pin. P.O.B.

SEC. COR. TO SEC. COR. =
N 89° 11' 21" E - 1321.58(M)
N 89° 23' 15" E - 1321.60(R)

NE COR. of the SE 1/4, SEC. 13. Found 1/2" yellow plastic capped rebar, P.L.S. #15270.

CENTER, SEC. 13. Found 1/2" pink plastic capped rebar, P.L.S. #24413.

SEC. COR. TO SEC. COR. =
N 89° 13' 20" E - 1322.05(M)
N 89° 25' 35" E - 1322.04(R)

S 48TH AVE. W

SEC. COR. TO SEC. COR. = S 00° 18' 01" E - 2641.10(M) S 00° 30' 00" W - 2641.08(R)

DEED BK. 715, P. 16

ACCESS EASEMENT INSTRUMENT NO. 20230001269

WARRANTY DEED BK. 2022, P. 7087

40' wide permanent ingress/egress access easement centerline

NW 1/4 SE 1/4

Parcel - B
103.74 Acres
(Hwy. R.O.W. = 1.29 ac.)

NE 1/4 SE 1/4

Approx. 1/4 1/4 Sec. Line

Approx. 1/4 1/4 Sec. Line

N 54° 07' 48" E 287.24

N 52° 02' 15" W 218.11

SW COR. of the SE 1/4, SEC. 13. Found 1/2" pink plastic capped rebar, P.L.S. #24413.

DEED BK. 715, P. 16

S 14° 12' 54" W 301.95

S 34° 25' 45" W - 97.63

N 86° 59' 10" W 270.26

N 66° 13' 58" W 386.07

N 51° 02' 47" W 175.58

N 69° 21' 58" W 191.57

S 00° 02' 11" W - 2530.88

SE 1/4 SE 1/4

PLAT OF SURVEY
SE 1/4, SEC. 13, T-79N, R-20W
JASPER COUNTY, IOWA

PERMANENT ACCESS EASEMENT DESCRIPTION NO. 1

A 40 feet wide permanent access easement description for ingress and egress, and being 20 feet on each side of the following described centerline:

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Corner of Section 13, Township 78 North, Range 20 West of the Fifth Principal Meridian, Jasper County, Iowa;
thence South 89 degrees 13 minutes 20 seconds West 16.30 feet along the north line of said Northwest Quarter of the Southeast Quarter to the present west line of a Jasper County Highway;
thence South 00 degrees 03 minutes 55 seconds East 20.28 feet along said west line to the point of beginning of said permanent 40 feet wide access easement centerline;
thence South 80 degrees 05 minutes 42 seconds West 171.22 feet;
thence South 89 degrees 31 minutes 19 seconds West 1137.24 feet to the west line of said Northwest Quarter of the Southeast Quarter and to the terminus of said permanent 40 feet wide access easement centerline.

PERMANENT ACCESS EASEMENT DESCRIPTION NO. 2

A 40 feet wide permanent access easement description for ingress and egress, and being 20 feet on each side of the following described centerline:

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Corner of Section 13, Township 78 North, Range 20 West of the Fifth Principal Meridian, Jasper County, Iowa;
thence South 89 degrees 13 minutes 20 seconds West 16.30 feet along the north line of said Northwest Quarter of the Southeast Quarter to the present west line of a Jasper County Highway;
thence South 00 degrees 03 minutes 55 seconds East 20.28 feet along said west line to the point of beginning of said permanent 40 feet wide access easement centerline;
thence South 80 degrees 05 minutes 42 seconds West 171.22 feet;
thence South 89 degrees 31 minutes 19 seconds West 1064.46 feet;
thence South 00 degrees 24 minutes 34 seconds East 950.22 feet;
thence South 16 degrees 44 minutes 45 seconds East 178.04 feet to the terminus of said permanent 40 feet wide access easement centerline.

SURVEYOR'S NOTES:

1. The Jasper County Highway Easement for West 54th Street South is not aligned with the section line so the present traveled centerline was used as best evidence to establish the west line of the Jasper County Highway Easement.
2. The surveyed parcel is subject to an existing 60 foot wide access easement crosses. Said easement recorded in Instrument No. 202300001269, in the Jasper County, Iowa, Recorder's Office.