

INDEX LEGEND

COUNTY: JASPER
SECTION: 18, T-79N, R-19W, W 1/2 of the SW 1/4
19, T-79N, R-19W, NW 1/4 & NE 1/4 of the SW 1/4
13, T-79N, R-20W, E 1/2 of the SE 1/4
24, T-79N, R-20W, NE 1/4 of the NE 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: 350830
Recorded: 3/30/2023 at 4:07:37.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
Jasper County, Iowa
Denise Allan RECORDER
Instr. Number: 202300001481

PLAT OF SURVEY

W 1/2 of the SW 1/4, SEC. 18, NW 1/4 & NE 1/4 of the SW 1/4, SEC. 19,
T-79N, R-19W, E 1/2 of the SE 1/4, SEC. 13 & NE 1/4 of the NE 1/4,
SEC. 24, T-79N, R-20W, JASPER COUNTY, IOWA
(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

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" yellow plastic capped pipe, P.L.S. #6708, 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 - 4

Jason S. Lowry
Jason S. Lowry

03-30-2023

Iowa Lic. No. 22291

Date

LOWRY LAND SERVICES, L.L.C.

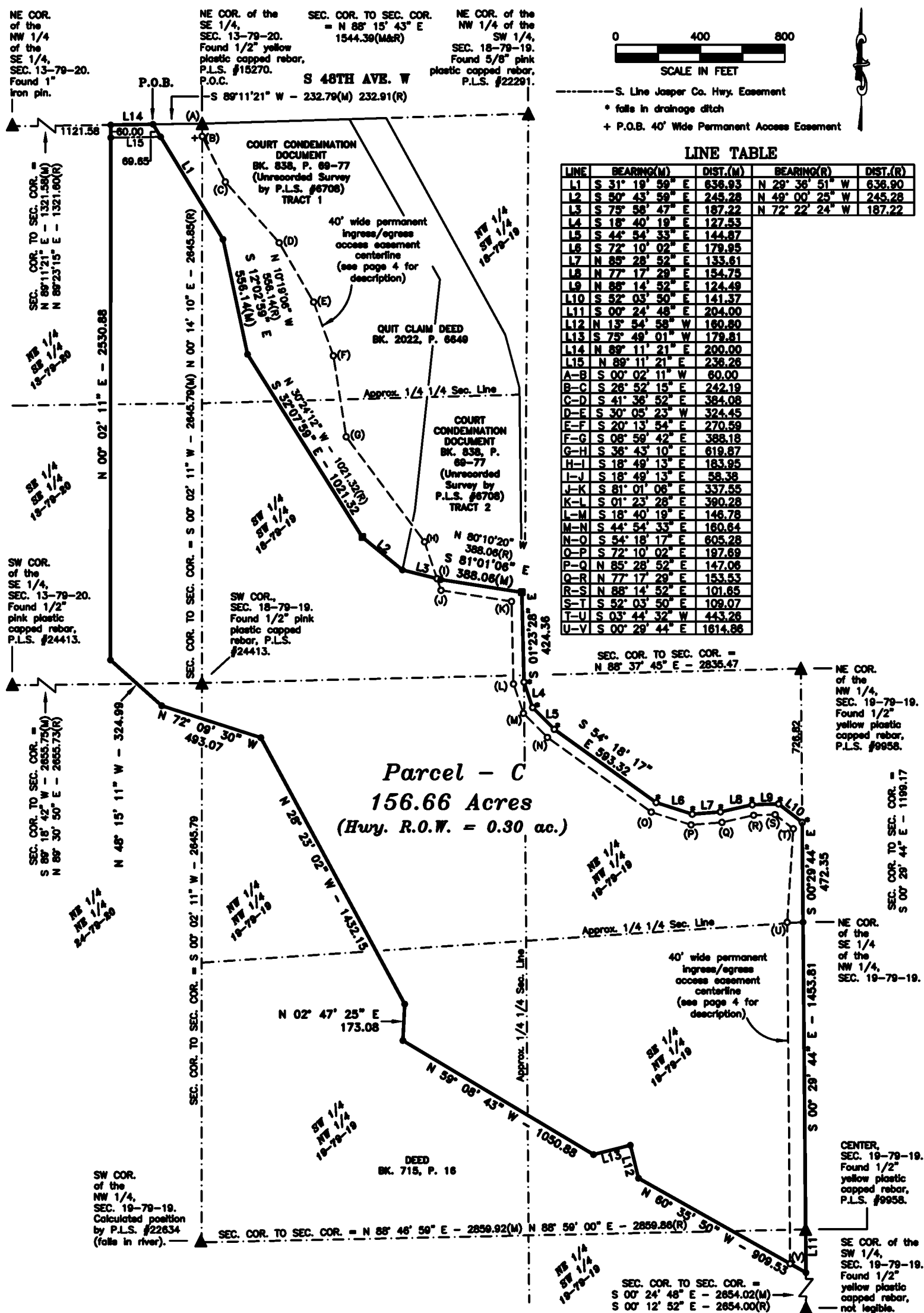
752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160

PROJ. NO. 1423-4

DATE OF SURVEY: 03/20/22

PAGE 1

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T-79N, R-19W, E 1/2 of the SE 1/4, SEC. 13 & NE 1/4 of the NE 1/4,
SEC. 24, T-79N, R-20W, JASPER COUNTY, IOWA



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W 1/2 of the SW 1/4, SEC. 18, NW 1/4 & NE 1/4 of the SW 1/4, SEC. 19,
T-79N, R-19W, E 1/2 of the SE 1/4, SEC. 13 & NE 1/4 of the NE 1/4,
SEC. 24, T-79N, R-20W, JASPER COUNTY, IOWA

DESCRIPTION OF PARCEL - C

That part of the West One Half of the Southwest Quarter of Section 18, and of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 19, Township 79, Range 19 West of the Fifth Principal Meridian, and of the East One Half of the Southeast Quarter of Section 13, and of the Northeast Quarter of the Northeast Quarter of Section 24, Township 79 North, Range 20 West of the Fifth Principal Meridian, Jasper County, Iowa, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 13, Township 79 North, Range 20 West;

thence on an assumed bearing South 89 degrees 11 minutes 21 seconds West 232.79 feet along the north line of the Northeast Quarter of the Southeast Quarter of said Section 13 to the northwest corner of Tract 1 as described in a Court Condemnation document recorded in Book 838, Pages 69-77, in the Jasper County, Iowa, Recorder's Office, and to the point of beginning;

thence South 31 degrees 19 minutes 59 seconds East 636.93 feet along the westerly line of said Tract 1;
thence South 12 degrees 02 minutes 59 seconds East 556.14 feet along the westerly line of said Tract 1;
thence South 32 degrees 07 minutes 59 seconds East 1021.32 feet along the westerly line of said Tract 1;
thence South 50 degrees 43 minutes 59 seconds East 245.28 feet along the westerly line of said Tract 1 to the southwest corner of Tract 2 as described in a Court Condemnation document recorded in Book 838, Pages 69-77, in the Jasper County, Iowa, Recorder's Office;

thence South 75 degrees 58 minutes 47 seconds East 187.22 feet along the south line of said Tract 2;
thence South 81 degrees 01 minutes 06 seconds East 388.06 feet along the south line of said Tract 2 to the southeast corner of said Tract 2;

thence South 01 degrees 23 minutes 28 seconds East 424.36 feet;

thence South 18 degrees 40 minutes 19 seconds East 127.53 feet;

thence South 44 degrees 54 minutes 33 seconds East 144.87 feet;

thence South 54 degrees 18 minutes 17 seconds East 593.32 feet;

thence South 72 degrees 10 minutes 02 seconds East 179.95 feet;

thence North 85 degrees 28 minutes 52 seconds East 133.61 feet;

thence North 77 degrees 17 minutes 29 seconds East 154.75 feet;

thence North 88 degrees 14 minutes 52 seconds East 124.49 feet;

thence South 52 degrees 03 minutes 50 seconds East 141.37 feet to the east line of the Northeast Quarter of the Northwest Quarter of said Section 19, Township 79 North, Range 19 West;

thence South 00 degrees 29 minutes 44 seconds East 472.35 feet along said east line to the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 19, Township 79 North, Range 19 West;

thence South 00 degrees 29 minutes 44 seconds East 1435.81 feet along the east line of the Southeast Quarter of the Northwest Quarter of said Section 19 to the Center of said Section 19, Township 79 North, Range 19 West;

thence South 00 degrees 24 minutes 48 seconds East 204.00 feet along the east line of the Northeast Quarter of the Southwest Quarter of said Section 19, Township 79 North, Range 19 West;

thence North 60 degrees 35 minutes 50 seconds West 909.53 feet;

thence North 13 degrees 54 minutes 58 seconds West 160.80 feet;

thence South 75 degrees 49 minutes 01 seconds West 179.81 feet;

thence North 59 degrees 08 minutes 43 seconds West 1050.88 feet;

thence North 02 degrees 47 minutes 25 seconds East 173.08 feet;

thence North 28 degrees 23 minutes 02 seconds West 1432.15 feet;

thence North 72 degrees 09 minutes 30 seconds West 493.07 feet;

thence North 48 degrees 15 minutes 11 seconds West 324.99 feet;

thence North 00 degrees 02 minutes 11 seconds East 2530.88 feet to the north line of said Southeast Quarter of said Section 13, Township 79 North, Range 20 West;

thence North 89 degrees 11 minutes 21 seconds East 200.00 feet along said north line to the point of beginning.

Said tract contains 156.66 acres and is subject to a Jasper County Highway Easement over the north 0.30 acres thereof.

AREA BY 1/4 1/4 SECTION

NW 1/4 SW 1/4 SEC. 18-79-19 = 3.64 Acres

SW 1/4 SW 1/4 SEC. 18-79-19 = 28.45 Acres

NW 1/4 NW 1/4 SEC. 19-79-19 = 31.69 Acres

NE 1/4 NW 1/4 SEC. 19-79-19 = 21.15 Acres

SW 1/4 NW 1/4 SEC. 19-79-19 = 8.79 Acres

SE 1/4 NW 1/4 SEC. 19-79-19 = 36.30 Acres

NE 1/4 SW 1/4 SEC. 19-79-19 = 0.81 Acres

NE 1/4 SE 1/4 SEC. 13-79-20 = 12.14 Acres (Hwy. R.O.W. = 0.30 Acres)

SE 1/4 SE 1/4 SEC. 13-79-20 = 12.96 Acres

NE 1/4 NE 1/4 SEC. 24-79-20 = 0.73 Acres

PLAT OF SURVEY

**W 1/2 of the SW 1/4, SEC. 18, NW 1/4 & NE 1/4 of the SW 1/4, SEC. 19,
T-79N, R-19W, E 1/2 of the SE 1/4, SEC. 13 & NE 1/4 of the NE 1/4,
SEC. 24, 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 Northwest Corner of the Northwest Quarter of the Southwest Corner of Section 18, Township 78 North, Range 19 West of the Fifth Principal Meridian, Jasper County, Iowa;
thence on an assumed bearing South 00 degrees 02 minutes 11 seconds West 60.00 feet along the west line of said Northwest Quarter of the Southwest Quarter to the present west line of a Jasper County Highway and to the point of beginning of said permanent 40 feet wide access easement centerline;
thence South 26 degrees 52 minutes 15 seconds East 242.19 feet;
thence South 41 degrees 36 minutes 52 seconds East 384.08 feet;
thence South 30 degrees 05 minutes 23 seconds East 324.45 feet;
thence South 20 degrees 13 minutes 54 seconds East 270.59 feet;
thence South 08 degrees 59 minutes 42 seconds East 388.18 feet;
thence South 36 degrees 43 minutes 10 seconds East 619.87 feet;
thence South 18 degrees 49 minutes 13 seconds East 183.95 feet to the south line of Tract 2 as described in a Court Condemnation recorded in Book 838, Pages 69-77, in the Jasper County, Iowa, Recorder's Office, and to the terminus of said permanent 40 feet wide access easement centerline.

Ingress/Egress Access Easement No. 1 = (B)-(C)-(D)-(E)-(F)-(G)-(H)-(I)

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 Northwest Corner of the Northwest Quarter of the Southwest Corner of Section 18, Township 78 North, Range 19 West of the Fifth Principal Meridian, Jasper County, Iowa;
thence on an assumed bearing South 00 degrees 02 minutes 11 seconds West 60.00 feet along the west line of said Northwest Quarter of the Southwest Quarter to the present west line of a Jasper County Highway and to the point of beginning of said permanent 40 feet wide access easement centerline;
thence South 26 degrees 52 minutes 15 seconds East 242.19 feet;
thence South 41 degrees 36 minutes 52 seconds East 384.08 feet;
thence South 30 degrees 05 minutes 23 seconds East 324.45 feet;
thence South 20 degrees 13 minutes 54 seconds East 270.59 feet;
thence South 08 degrees 59 minutes 42 seconds East 388.18 feet;
thence South 36 degrees 43 minutes 10 seconds East 619.87 feet;
thence South 18 degrees 49 minutes 13 seconds East 183.95 feet to the south line of Tract 2 as described in a Court Condemnation recorded in Book 838, Pages 69-77, in the Jasper County, Iowa, Recorder's Office;
thence South 18 degrees 49 minutes 13 seconds East 58.38 feet;
thence South 81 degrees 01 minutes 06 seconds East 337.55 feet;
thence South 01 degrees 23 minutes 28 seconds East 390.28 feet;
thence South 18 degrees 40 minutes 19 seconds East 146.78 feet;
thence South 44 degrees 54 minutes 33 seconds East 160.64 feet;
thence South 54 degrees 18 minutes 17 seconds East 605.28 feet;
thence South 72 degrees 10 minutes 02 seconds East 197.69 feet;
thence North 85 degrees 28 minutes 52 seconds East 147.06 feet;
thence North 77 degrees 17 minutes 29 seconds East 153.53 feet;
thence North 88 degrees 14 minutes 52 seconds East 101.65 feet;
thence South 52 degrees 03 minutes 50 seconds East 109.07 feet;
thence South 03 degrees 44 minutes 32 seconds West 443.26 feet;
thence South 00 degrees 29 minutes 44 seconds East 1614.86 feet to the terminus of said permanent 40 feet wide access easement centerline.

Ingress/Egress Access Easement No. 2 =
(B)-(C)-(D)-(E)-(F)-(G)-(H)-(I)-(J)-(K)-(L)-(M)-(N)-(O)-(P)-(Q)-(R)-(S)-(T)-(U)-(V)