

INDEX LEGEND

COUNTY: JASPER
SECTION: 18, T-79N, R-19W, NE 1/4 of the SW 1/4
& W 1/2 of the 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: 350832
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: 202300001483

PLAT OF SURVEY
NE 1/4 of the SW 1/4 & W 1/2 of the SE 1/4, SEC. 18, T-79N, R-19W,
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.(1/2" blue plastic capped pipe, P.L.S. #22259, 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. 1423-6

DATE OF SURVEY: 03/20/22

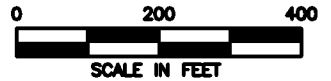
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PLAT OF SURVEY

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

CENTER,
SEC. 18.
Found 5/8"
orange plastic
capped rebar,
P.L.S. #9763.
P.O.C.

S 48TH AVE. W

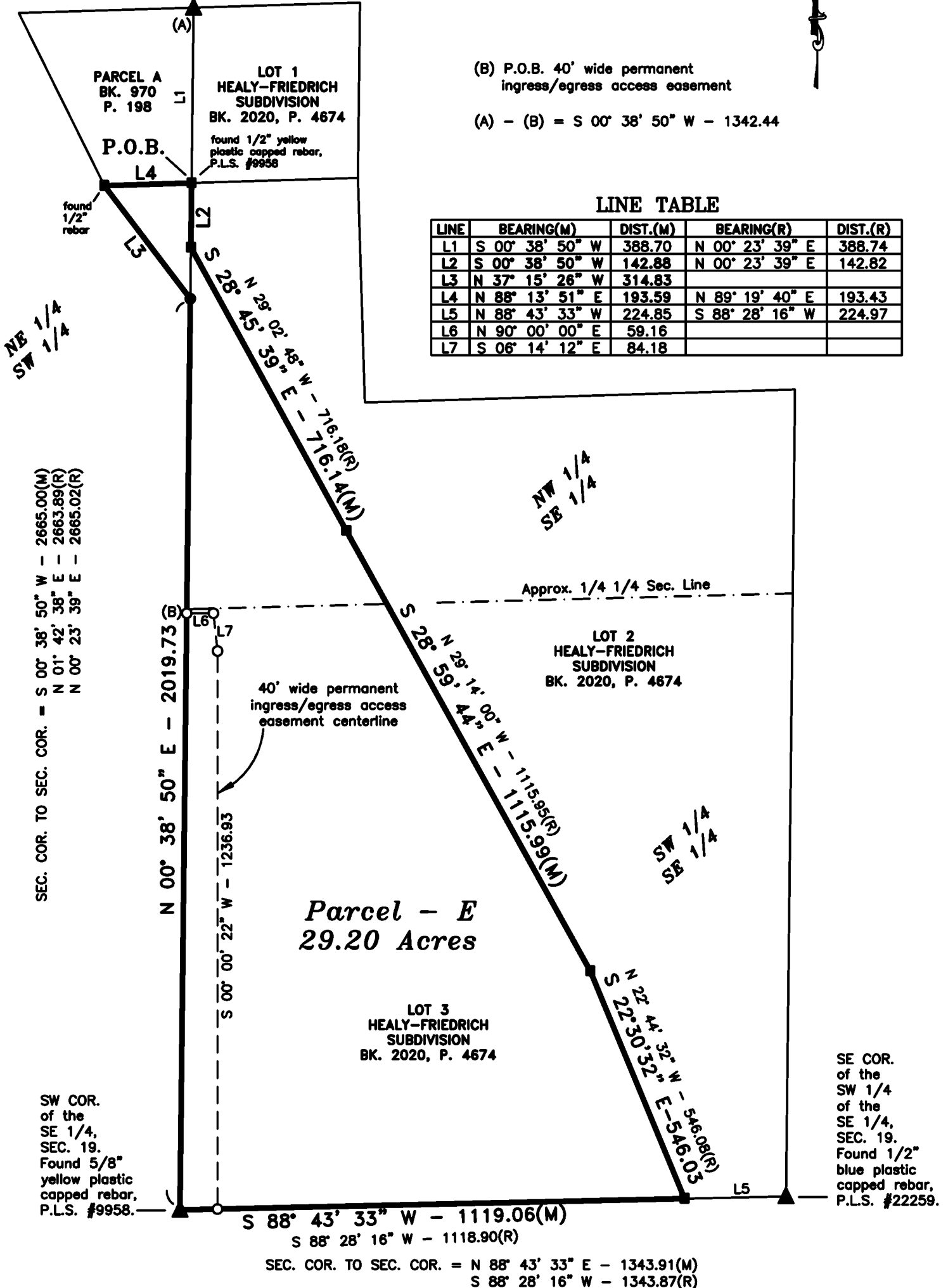


(B) P.O.B. 40' wide permanent
ingress/egress access easement

(A) - (B) = S 00° 38' 50" W - 1342.44

LINE TABLE

LINE	BEARING(M)	DIST.(M)	BEARING(R)	DIST.(R)
L1	S 00° 38' 50" W	388.70	N 00° 23' 39" E	388.74
L2	S 00° 38' 50" W	142.88	N 00° 23' 39" E	142.82
L3	N 37° 15' 26" W	314.83		
L4	N 88° 13' 51" E	193.59	N 89° 19' 40" E	193.43
L5	N 88° 43' 33" W	224.85	S 88° 28' 16" W	224.97
L6	N 90° 00' 00" E	59.16		
L7	S 06° 14' 12" E	84.18		



PLAT OF SURVEY
NE 1/4 of the SW 1/4 & W 1/2 of the SE 1/4, SEC. 18, T-79N, R-19W,
JASPER COUNTY, IOWA

DESCRIPTION OF PARCEL – E

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

Commencing at the Center of said Section 18, also being the northeast corner of Parcel "A" as recorded in Book 970, Page 198, in the Jasper County, Iowa, Recorder's Office, also being the northwest corner of Lot 1 of the Healy-Friedrich Subdivision as recorded in Instrument Number 2020-00004674, in the Jasper County, Iowa, Recorder's Office;
thence on an assumed bearing South 00 degrees 38 minutes 50 seconds West 388.70 feet along the west line of said Southeast Quarter, and along the east line of said Parcel "A", and along the west line of said Lot 1, to the southeast corner of said Parcel "A", also being the northwest corner of Lot 2 of said Healy Friedrich Subdivision, and to the point of beginning;
thence South 00 degrees 38 minutes 50 seconds West 142.88 feet along said west line of said Southeast Quarter, and along the west line of said Lot 2, to the northwest corner of Lot 3 of said Healy Friedrich Subdivision;
thence South 28 degrees 45 minutes 39 seconds East 716.14 feet along the east line of said Lot 3;
thence South 28 degrees 59 minutes 44 seconds East 1115.99 feet along the east line of said Lot 3;
thence South 22 degrees 30 minutes 32 seconds East 546.03 feet along the east line of said Lot 3 to the southeast corner of said Lot 3, and to the south line of the Southwest Quarter of the Southeast Quarter of said Section 18;
thence South 88 degrees 43 minutes 33 seconds West 1119.06 feet along said south line of the Southwest Quarter of the Southeast Quarter, and along the south line of said Lot 3 to the southwest corner of said Lot 3, and to the Southwest Corner of said Southwest Quarter of the Southeast Quarter;
thence North 00 degrees 38 minutes 50 seconds East 2019.73 feet along the west line of said Lot 3, and along the west line of said Southeast Quarter of said Section 18;
thence North 37 degrees 15 minutes 26 seconds West 314.83 feet to the southwest corner of said Parcel "A";
thence North 88 degrees 13 minutes 51 seconds East 193.59 feet along the south line of said Parcel "A" to the point of beginning.

Said tract contains 29.20 acres.

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 Center 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 38 minutes 50 seconds West 1342.44 feet along the west line of the Southeast Quarter of said Section 18 to the point of beginning of said permanent 40 feet wide access easement centerline;
thence North 90 degrees 00 minutes 00 seconds East 59.16 feet;
thence South 06 degrees 14 minutes 12 seconds East 84.18 feet;
thence South 00 degrees 00 minutes 22 seconds West 1236.93 feet to the south line of the Southwest Quarter of the Southeast Quarter of said Section 18 and to the terminus of said permanent 40 feet wide access easement centerline.

AREA BY 1/4 1/4 SECTION

NE 1/4 SW 1/4 SEC. 18-79-19 = 0.57 Acres
NW 1/4 SE 1/4 SEC. 18-79-19 = 4.08 Acres
SW 1/4 SE 1/4 SEC. 18-79-19 = 24.55 Acres

SURVEYOR'S NOTE

Parcel E does not meet Jasper County Zoning requirements for access to a public roadway and shall therefore be consolidated with adjoining Parcel "A" (recorded in Book 970, Page 198) and adjoining Lot 3 (recorded in Instrument # 2020-00004674).