

INDEX LEGEND

COUNTY: MARION
SECTION:
E 1/2 of the SW 1/4, SEC. 8, T-75N, R-20W

SURVEY FOR: Hertz Real Estate Services, Nevada, IA
OWNERS: Coe College, trustee of Raymond K. Clark
Racquet Center Trust, Cedar Rapids, 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

Instr. Number: 24-563
BK: 2024 PG: 563
Recorded: 2/16/2024 at 9:48:25.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
NAOMI ELLIS, RECORDER
Marion County, Iowa

RETRACEMENT PLAT OF SURVEY
E 1/2 of the SW 1/4, SEC. 8, T-75N, R-20W,
MARION COUNTY, IOWA

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

DESCRIPTION OF PARCEL - (Quit Claim Deed - Bk. 2006, P. 1782)

That part of the East One Half of the Southwest Quarter of Section 8, Township 75 North, Range 20 West of the Fifth Principal Meridian, Marion County, Iowa, as described in a Quit Claim Deed recorded in Book 2006, Page 1782 in the Marion County, Iowa, Recorder's Office as follows:

"The E 1/2 of the SW 1/4 of Section 8, Township 75 North, Range 20 West of the 5th P.M., except commencing at the Southwest corner of the SE 1/4 of the SW 1/4 of said Section 8, thence East 380 feet, thence North 290 feet, thence West 110 feet, thence North 721.2 feet, thence West 270 feet to the West line of said 1/4 1/4, thence South 1011.2 feet to the point of beginning."

Said tract contains 70.84 acres and is subject to a Marion County Highway Easement over the southerly 0.68 acres thereof.

AREA BY 1/4 1/4 SECTION

NE 1/4 SW 1/4, Sec. 8 = 39.03 Acres
SE 1/4 SW 1/4, Sec. 8 = 31.81 Acres (Hwy. R.O.W. = 0.68 Acres)

SURVEYOR'S NOTE

An unrecorded Plat of Survey by P.L.S. #4521 for the adjoining tract described in Quit Claim Deed (Bk. 2009, P. 1343) was found in the files of P.L.S. #5594 and used for the purposes of this survey. Found monuments set by P.L.S. #4521 fit the long standing fences along the surveyed line and were therefore used even though they did not fit the 1/4 1/4 section line along the west.

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. (5/8" rebar 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 12/31/2025

Pages covered by this seal: 1 - 2

Jason S. Lowry
Jason S. Lowry

02/16/2024

Iowa Lic. No. 22291

Date

LOWRY LAND SERVICES, L.L.C.

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

PROJ. NO. 11923-3

DATE OF SURVEY: 02/01/24

PAGE 1

RETRACEMENT PLAT OF SURVEY
E 1/2 of the SW 1/4, SEC. 8, T-75N, R-20W,
MARION COUNTY, IOWA



NW COR.
of the
NE 1/4
of the
SW 1/4,
SEC. 8.

N 88° 57' 03" E - 1304.26

CENTER,
SEC. 8.

NE 1/4
SW 1/4

Quit Claim Deed
Bk. 2006, P. 1782
70.84 Acres

SEC. COR. TO SEC. COR. = N 01° 14' 21" W - 2620.92

N 00° 56' 32" W - 1610.85

Approx. 1/4 1/4 Sec. Line

S 00° 32' 16" E - 2625.65

found 5/8"
rebar property
corner 8.35
feet west of
section line

S 88°30'44" W
270.00(M)
270.0(R)

QUIT CLAIM DEED
BK. 2009, P. 1343

SE 1/4
SW 1/4

S 01° 42' 46" E - 1010.13(M) 1011.2(R)

N 89°48'26" W
110.00(M)
110.0(R)

N 01°34'35" W - 721.20(M) 721.2(R)

N 02°03'19" W
290.00(M)
290.0(R)

found existing fence line 3-5 feet east of section line

SW COR.
of the
SE 1/4
of the
SW 1/4,
SEC. 8.

380.00(M&R)

N. Line Marion Co. Hwy = S 89° 09' 33" W - 893.01

SE COR.
of the
SW 1/4,
SEC. 8.
Found 9"x6"x3"
sandstone

S 89° 09' 33" W - 892.14

NEVADA ST.

SEC. COR. TO SEC. COR. = S 89° 09' 33" W - 1272.14

INDEX LEGEND

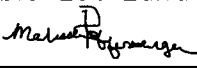
COUNTY: MARION
SECTION: NW 1/4 of the SW 1/4 & SW 1/4 of the NW 1/4, SEC. 16, T-75N, R-20W, AND SE 1/4 of the NE 1/4, SEC. 17, T-75N, R-20W
SURVEY FOR: Hertz Real Estate Services, Nevada, IA
OWNERS: Coe College, trustee of Raymond K. Clark Racquet Center Trust, Cedar Rapids, IA
SURVEYOR & SURVEY COMPANY:
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(641) 521-1160, lowrylandservices@gmail.com

Instr. Number: 24-68
BK: 2024 PG: 68
Recorded: 1/8/2024 at 9:35:08.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
NAOMI ELLIS, RECORDER
Marion County, Iowa

PLAT OF SURVEY

NW 1/4 of the SW 1/4 & SW 1/4 of the NW 1/4, SEC. 16, and SE 1/4 of the NE 1/4, SEC. 17, T-75N, R-20W, MARION COUNTY, IOWA
(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

MARION COUNTY APPROVALS

Marion County Approved
This day of 12/21/2023
A Buildable Lot Land Division


Melissa Poffenbarger, Zoning

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

MONUMENTS

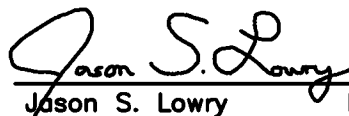
- ▲ - found sec. cor. (pipe, stone, etc.)
- - set - 5/8" x 18" rebar with pink plastic cap P.L.S. 22291
- - no monument found or set
- - found lot cor.



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

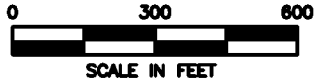
Pages covered by this seal: 1 - 3


Jason S. Lowry

12/31/2023
Date

PLAT OF SURVEY

NW 1/4 of the SW 1/4 & SW 1/4 of the NW 1/4, SEC. 16, and
SE 1/4 of the NE 1/4, SEC. 17, T-75N, R-20W, MARION COUNTY, IOWA



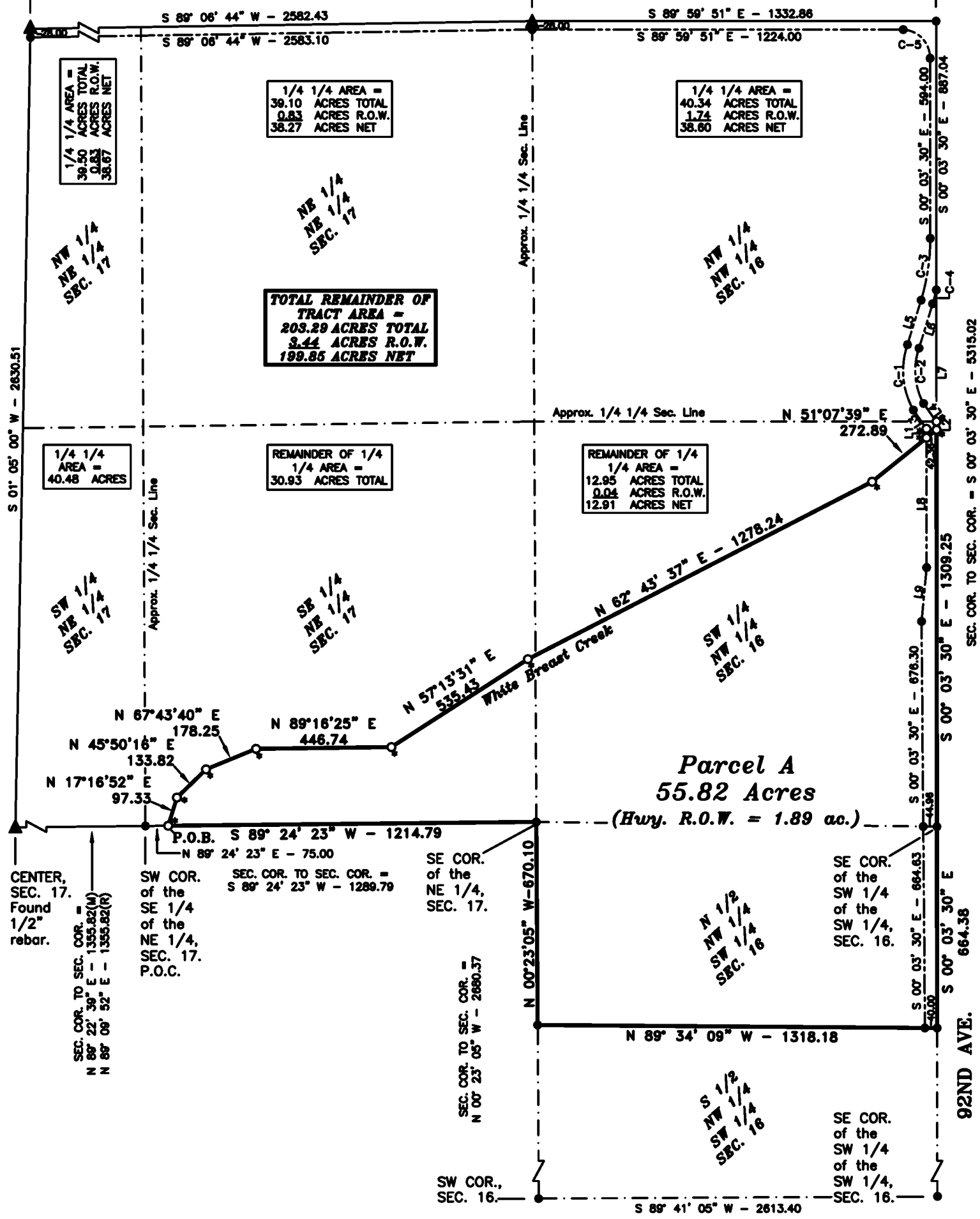
----- = South/West line Marion Co. Hwy.
* Lands in creek

NW COR.
of the
NE 1/4,
SEC. 17.
Found 9"x6"x3"
sandstone

NW COR.,
SEC. 16.
Found wood hub
and set 5/8" pink
plastic capped
rebar, P.L.S.
#22291, above.

NE COR.
of the
NW 1/4
of the
NW 1/4,
SEC. 16.

NEVADA ST.



PLAT OF SURVEY

NW 1/4 of the SW 1/4 & SW 1/4 of the NW 1/4, SEC. 16, and
SE 1/4 of the NE 1/4, SEC. 17, T-75N, R-20W, MARION COUNTY, IOWA

DESCRIPTION PARCEL - A

That part of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 16 and the Southeast Quarter of the Northeast Quarter of Section 17, Township 75 North, Range 20 West of the Fifth Principal Meridian, Marion County, Iowa, described as follows:

Commencing at the Southwest Corner said Southeast Quarter of the Northeast Quarter of said Section 17;
 thence on an assumed bearing of North 89 degrees 24 minutes 23 seconds East 75.00 feet along the south line of said Southeast Quarter of the Northeast Quarter to the point of beginning;
 thence North 17 degrees 16 minutes 52 seconds East 97.33 feet;
 thence North 45 degrees 50 minutes 16 seconds East 133.82 feet;
 thence North 67 degrees 43 minutes 40 seconds East 178.25 feet;
 thence North 89 degrees 16 minutes 25 seconds East 446.74 feet;
 thence North 57 degrees 13 minutes 31 seconds East 535.43 feet;
 thence North 62 degrees 43 minutes 37 seconds East 1278.24 feet;
 thence North 51 degrees 07 minutes 39 seconds East 272.89 feet to the east line of said Southwest Quarter of the Northwest Quarter of said Section 16;
 thence South 00 degrees 03 minutes 30 seconds East 1309.25 feet along said east line to the Northeast Corner of said Northwest Quarter of the Southwest Quarter of said Section 16;
 thence South 00 degrees 03 minutes 30 seconds East 664.38 feet along the east line of said Northwest Quarter of the Southwest Quarter of said Section 16;
 thence North 89 degrees 34 minutes 09 seconds West 1318.18 feet to the west line of said Northwest Quarter of the Southwest Quarter of said Section 16;
 thence North 00 degrees 23 minutes 05 seconds West 670.10 feet to the Southeast Corner of the Northeast Quarter of said Section 17;
 thence South 89 degrees 24 minutes 23 seconds West 1214.79 feet along said south line of said Southeast Quarter of the Northeast Quarter of said Section 17 to the point of beginning.

Said tract contains 55.82 acres and is subject to a Marion County Highway Easement over the easterly 1.89 acres thereof.

AREA BY 1/4 1/4 SECTION

SW 1/4 NW 1/4, Sec. 16 = 27.46 Acres (Hwy. R.O.W. = 1.24 Acres)
 NW 1/4 SW 1/4, Sec. 16 = 20.22 Acres (Hwy. R.O.W. = 0.65 Acres)
 SW 1/4 NE 1/4, Sec. 17 = 8.14 Acres

SURVEYOR'S NOTE

The only right of way information that could be obtained from the Marion County Engineer's Office for Nevada Street and 92nd Avenue was for the original 40' wide establishment and 1947 grading plans for a bridge over White Breast Creek. Said grading plans, existing fences, and grader ditches were used as best evidence to establish the extents of the Marion County roadway easement for this survey.

LINE TABLE

Line	Bearing	Distance
L1	N 00° 03' 30" W	29.81
L2	N 00° 03' 30" W	25.83
L3	N 35° 02' 15" W	75.93
L4	N 35° 02' 15" W	74.59
L5	N 16° 58' 44" E	153.36
L6	N 16° 58' 44" E	153.36
L7	N 00° 03' 30" W	435.39
L8	N 05° 23' 48" E	427.90
L9	S 17° 03' 20" E	178.75

CURVE TABLE

CURVE	RADIUS	DEGREE OF CURVE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	264.48	21°39'49"	222.92	216.38	N 05° 05' 10" W	48°17'34"	118.58
C2	225.02	25°27'46"	188.39	182.94	N 04° 36' 10" W	47°58'10"	100.11
C3	696.30	08°13'43"	207.05	206.29	N 08° 27' 36" E	17°02'15"	104.30
C4	736.30	07°46'54"	46.94	46.93	N 15° 09' 30" E	03°39'09"	23.48
C5	93.25	61°26'37"	143.54	129.78	N 43° 11' 55" W	88°11'49"	90.36

INDEX LEGEND

COUNTY: MARION
SECTIONS:
SW 1/4 of the SW 1/4, SEC. 16, T-75N, R-20W, &
SE 1/4 of the SE 1/4, SEC. 17, T-75N, R-20W
SURVEY FOR: Hertz Real Estate Services, Nevada, IA
OWNERS: Coe College, trustee of Raymond K. Clark
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Instr. Number: 24-562
BK: 2024 PG: 562
Recorded: 2/16/2024 at 9:01:31.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
NAOMI ELLIS, RECORDER
Marion County, Iowa

RETRACEMENT PLAT OF SURVEY

**SW 1/4 of the SW 1/4, SEC. 16, and SE 1/4 of the SE 1/4,
SEC. 17, T-75N, R-20W, MARION COUNTY, IOWA**

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

DESCRIPTION OF PARCEL - (Quit Claim Deed - Bk. 2006, P. 1782)

That part of the Southwest Quarter of the Southwest Quarter of Section 16 and the Southeast Quarter of the Southeast Quarter of Section 17, Township 75 North, Range 20 West of the Fifth Principal Meridian, Marion County, Iowa, as described in a Quit Claim Deed recorded in Book 2006, Page 1782 in the Marion County, Iowa, Recorder's Office as follows:

"The W 1/2 of the NW 1/4; the N 1/2 of the NW 1/4 of the SW 1/4; and the SW 1/4 of the SW 1/4, except commencing at a point on the East line of said 1/4 1/4 where the South bank of White Breast Creek intersects said line, thence South 35 feet, thence Northwesterly following said South bank 65 feet, thence North 5 feet, thence Northwesterly following said South bank of Creek to a point on the North line of said 1/4 1/4 35 feet West of the intersection of said line with the South bank of said Creek, thence East to said South bank of said Creek, thence Southeasterly along said South bank of said Creek to the place of beginning; all in Section 16, Township 75 North, Range 20 West of the 5th P.M.;

and

The NE 1/4; and the SE 1/4 of the SE 1/4, except commencing at a point 14 feet East of the Southwest corner of said 1/4 1/4, thence West 14 feet to the Southwest corner of said 1/4 1/4, thence North 14 feet, thence in a straight line Southeasterly to the place of beginning; all in Section 17, Township 75 North, Range 20 West of the 5th P.M."

Said tract contains 78.13 acres.

AREA BY 1/4 1/4 SECTION

SW 1/4 SW 1/4, Sec. 16 = 38.73 Acres
SE 1/4 SE 1/4, Sec. 17 = 39.40 Acres

SURVEYOR'S NOTE

The channel of White Breast Creek has been moved since the creation of the description above. Existing topography was used as best evidence as to the location of the "South bank" as referred to in said description.

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.



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My license renewal date is 12/31/2025

Pages covered by this seal: 1 - 2

Jason S. Lowry
Jason S. Lowry

02/16/2024

Iowa Lic. No. 22291

Date

LOWRY LAND SERVICES, L.L.C.

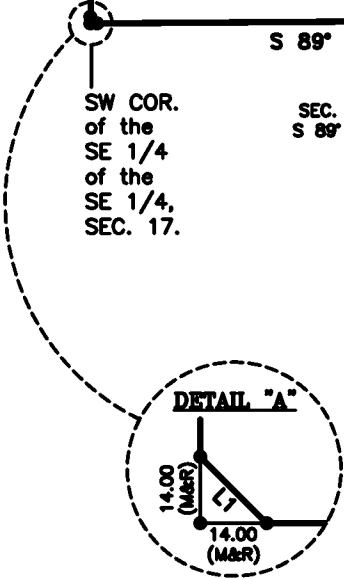
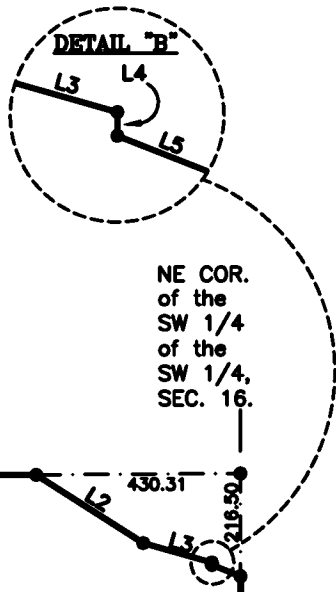
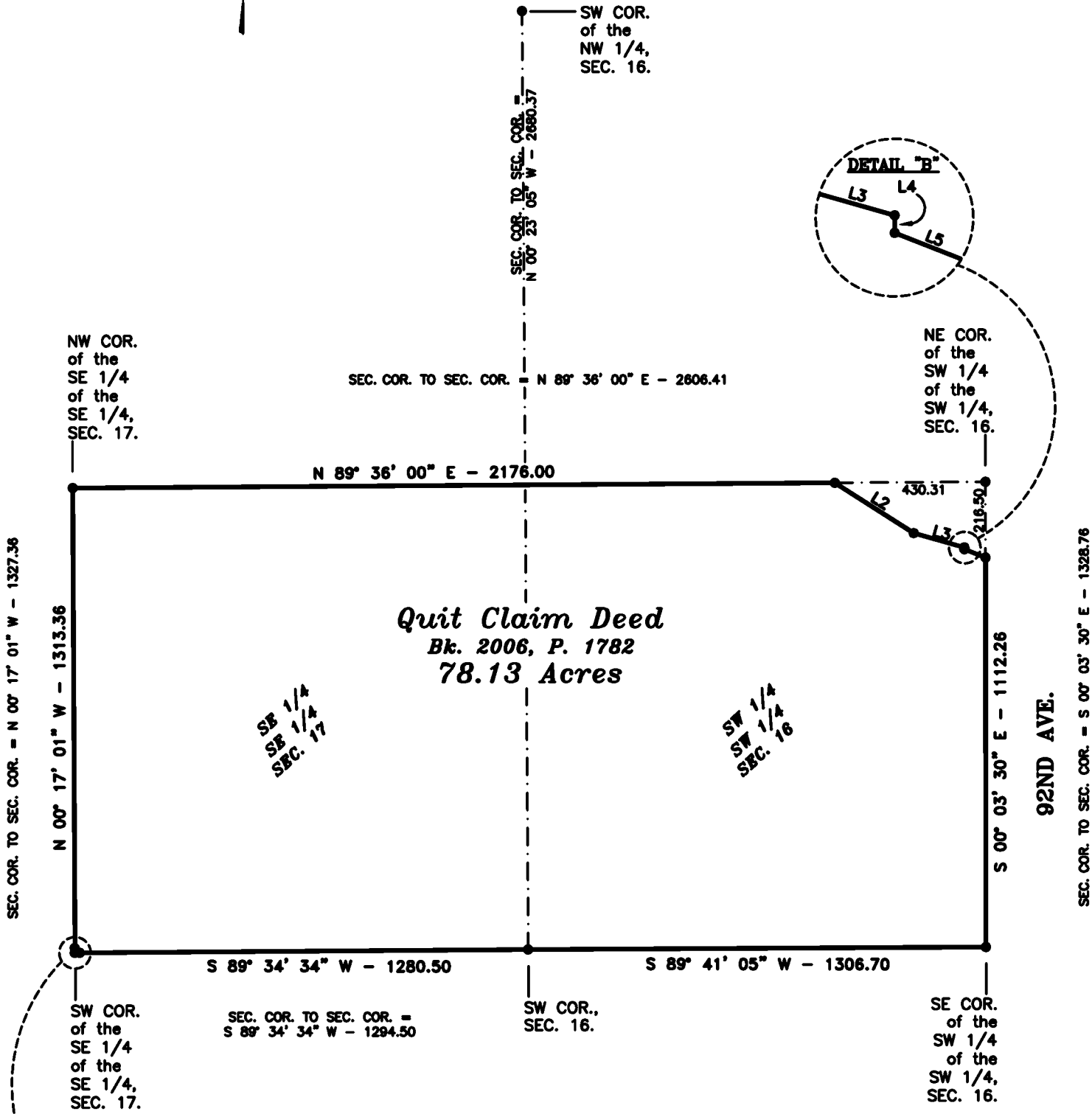
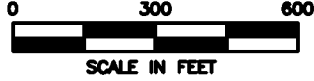
752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160

PROJ. NO. 11923-2

DATE OF SURVEY: 01/31/24

PAGE 1

RETRACEMENT PLAT OF SURVEY
 SW 1/4 of the SW 1/4, SEC. 16, and SE 1/4 of the SE 1/4,
 SEC. 17, T-75N, R-20W, MARION COUNTY, IOWA



LINE TABLE

Line	Bearing	Distance
L1	N 45° 19' 40" W	19.77
L2	S 57° 30' 12" E	267.40
L3	S 74° 09' 05" E	150.31
L4	S 00° 00' 00" E	5.00(M&R)
L5	S 68° 31' 51" E	65.00(M&R)