



2

INDEX LEGEND

LOCATION: NE 1/4 OF SEC 27, T74N, R20W, MARION COUNTY, IOWA

PROPRIETOR: HOCH BROTHERS, INC.
1713 70TH AVE
MELCHER-DALLAS, IA 50062

REQUESTER: JASON HOCH

SURVEYOR: NICHOLAS F. CARTER
COMPANY & RETURN TO: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC
8755 NE 27TH AVE
ALTOONA, IA 50009
515-343-6756

Document 25-961

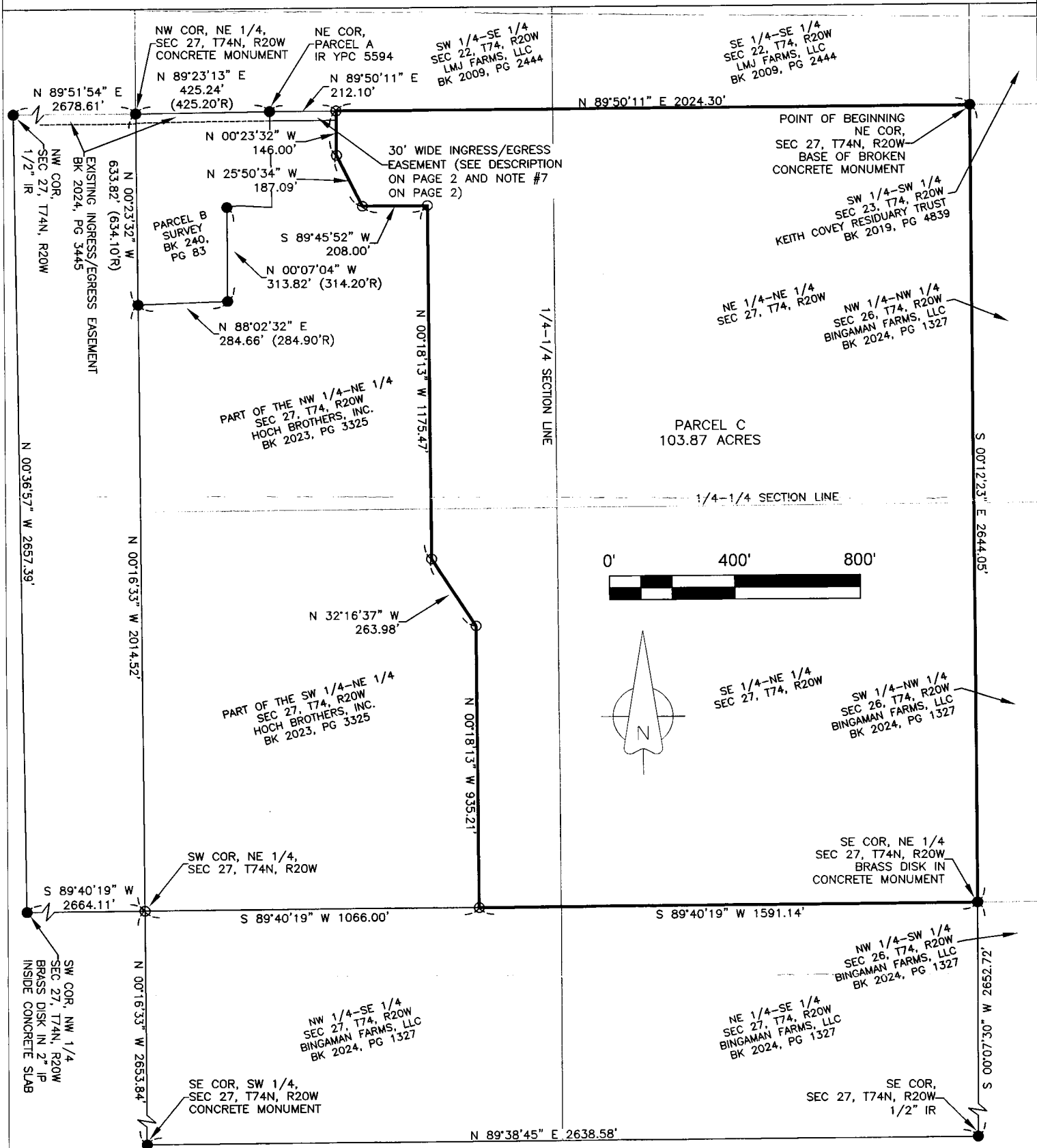
Book 2025 Page 961 Type SURV Pages 2
Date 3/10/2025 Time 11:35 AM
Rec Amt \$12.00

NAOMI ELLIS, RECORDER
MARION COUNTY IOWA

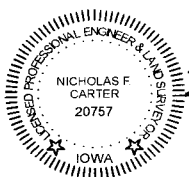
PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTOONA, IA 50009 515-343-6756

PLAT OF SURVEY

PARCEL C IN THE NE 1/4 OF SEC 27, T74N R20W, 5TH P.M., MARION COUNTY, IOWA



DRAWN DATE: 2/26/2025
REV DATE: 3/6/2025
DRAWN BY: N CARTER
SCALE: 1" = 400'
PAGE 1 OF 2
PROJECT #25-110



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NICHOLAS F. CARTER, P.L.S. IA, LIC. NO. 20757 DATE 3-7-25

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) PAGE 1 AND PAGE 2

SYMBOLS LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
- SET PK NAIL IN ASPHALT
- FOUND IR YPC 5594 UNLESS NOTED
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- BPC BLUE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- PI POINT OF INTERSECTION
- C.M. CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- IR IRON ROD
- IP IRON PIPE
- CL CENTERLINE
- POB POINT OF BEGINNING

1-2

PLAT OF SURVEY

PARCEL C IN THE NE 1/4 OF SEC 27, T74N R20W, 5TH P.M., MARION COUNTY, IOWA

SURVEY NOTES:

- 1. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- 2. DATE OF FIELD WORK: FEBRUARY 25, 2025.
- 3. BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA SOUTH STATE PLANE COORDINATE SYSTEM (NAD 83-2011).
- 4. THE PURPOSE OF THIS PLAT OF SURVEY IS TO ESTABLISH PARCEL C WHICH WILL BE SOLD IN PRIVATE SALE.
- 5. THOSE MEASUREMENTS MARKED AS "R" (RECORD) REFER TO THE MEASUREMENTS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 240, PAGE 83 IN THE OFFICE OF THE MARION COUNTY RECORDER.
- 6. A GRID TO GROUND SCALE FACTOR HAS BEEN APPLIED TO ALL MEASUREMENTS IN THIS SURVEY. SCALE POINT IS THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, T74N, R20W.
- 7. INGRESS/EGRESS EASEMENT BETWEEN PARCEL B AND PARCEL C IS FOR AGRICULTURAL PURPOSES ONLY.
- 8. ACCESS TO PARCEL C IS PROVIDED BY AN AGRICULTURAL INGRESS/EGRESS EASEMENT AND IS THEREFORE NOT A BUILDABLE LOT.

ZONING NOTES:

CURRENT ZONING CLASSIFICATION: AGRICULTURE

PARCEL C DESCRIPTION:

PARCEL C, LOCATED IN THE NORTHEAST 1/4 (NE 1/4) OF SECTION 27, TOWNSHIP 74 NORTH, RANGE 20 WEST OF THE 5TH P.M., MARION COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT, SAID MONUMENT BEING THE NORTHEAST CORNER OF SAID NE 1/4; THENCE S00°12'23"E ALONG THE EAST LINE OF SAID NE 1/4, A DISTANCE OF 2644.05 FEET TO THE SOUTHEAST CORNER OF SAID NE 1/4; THENCE S89°40'19"W ALONG THE SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 1591.14 FEET; THENCE N00°18'13"W, A DISTANCE OF 1175.47 FEET; THENCE N32°16'37"W, A DISTANCE OF 263.98 FEET; THENCE N00°18'13"W, A DISTANCE OF 1175.47 FEET; THENCE S89°45'52"W, A DISTANCE OF 208.00 FEET; THENCE N25°50'34"W, A DISTANCE OF 187.09 FEET; THENCE N00°23'32"W, A DISTANCE OF 146.00 FEET TO THE NORTH LINE OF SAID NE 1/4; THENCE N89°50'11"E ALONG SAID NORTH LINE, A DISTANCE OF 2024.30 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 103.87 ACRES.

INGRESS/EGRESS EASEMENT DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 (NW 1/4) OF THE NORTHEAST 1/4 (NE 1/4) OF SECTION 27, TOWNSHIP 74 NORTH, RANGE 20 WEST OF THE 5TH P.M., MARION COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTH 30.00 FEET OF THE EAST 212.10 FEET OF THE WEST 637.34 FEET OF SAID NW 1/4, NE 1/4 LYING EAST OF PARCEL B, AS RECORDED IN BOOK 240, PAGE 83 OF THE MARION COUNTY RECORDER, SAID TRACT CONTAINING 6,356 SQUARE FEET.

AREAS IN 1/4-1/4:

- NW 1/4-NE 1/4: 14.22 ACRES
- NE 1/4-NE 1/4: 40.42 ACRES
- SE 1/4-NE 1/4: 40.35 ACRES
- SW 1/4-NE 1/4: 8.88 ACRES

Marion County Approved:
Ag Only Land Division-access easement noted
This day of 3/6/2024
Melissa Poffenbarger
Melissa Poffenbarger, Zoning

DRAWN DATE: 2/26/2025
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Pd #12 @ check - Ret Carter Surveying