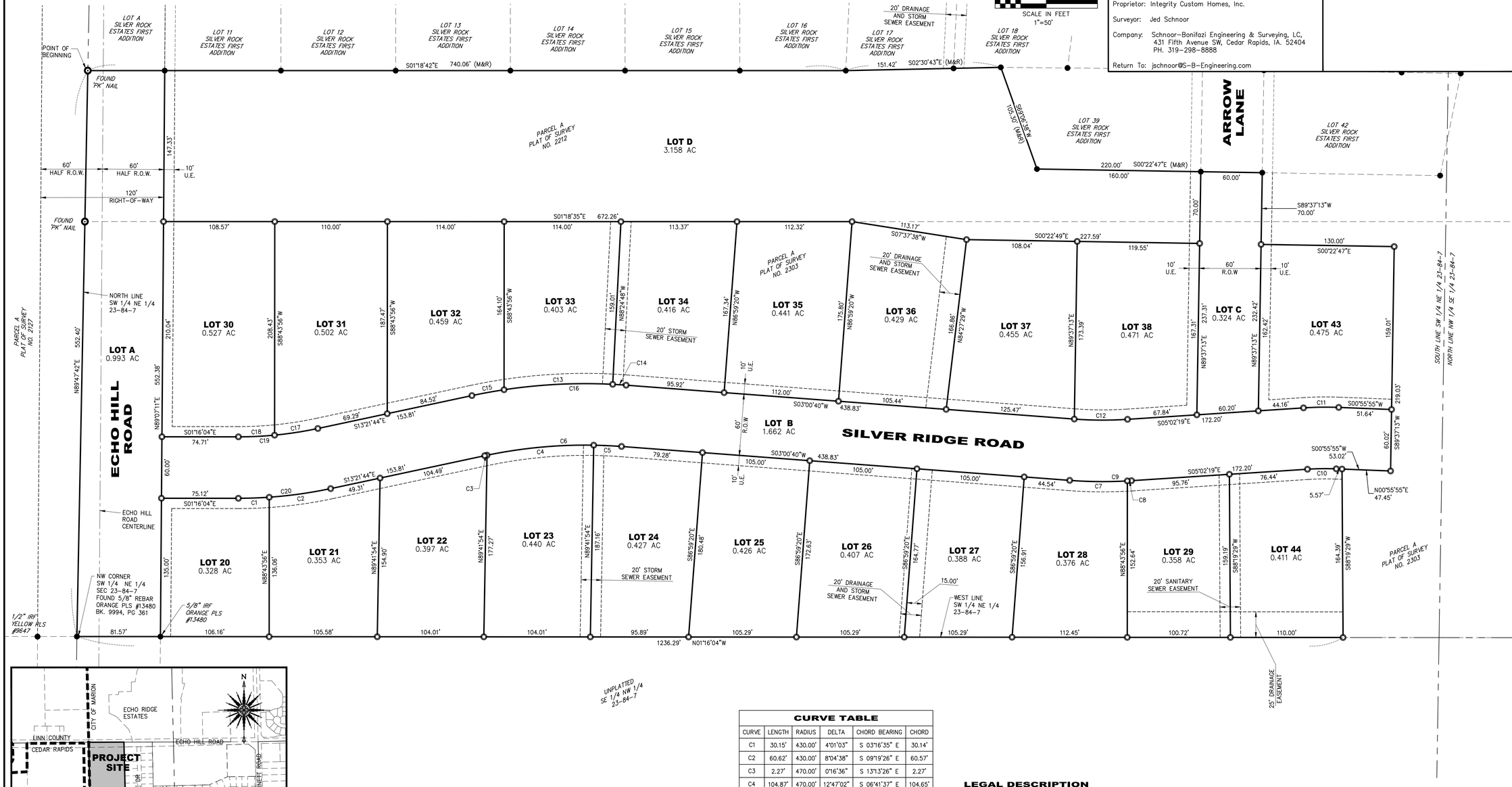
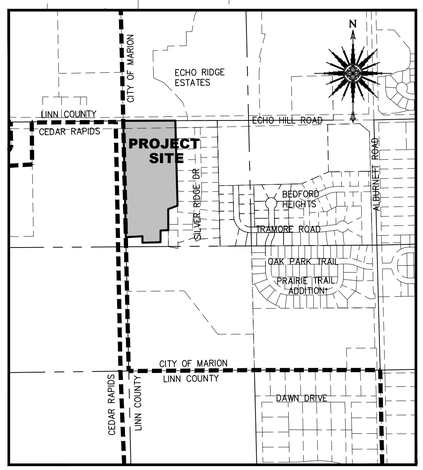
FINAL PLAT
SILVER ROCK ESTATES SECOND ADDITION TO MARION, IOWA





1 LOCATION MAP
NOT TO SCALE

OWNER

INTEGRITY CUSTOM HOMES, INC.
591 62ND STREET, SUITE 101
MARION, IA 52302
CONTACT PERSON: KENT BACKEN
PHONE: 319-551-9802
Email: integritycustomhomes@gmail.com

DATE OF SURVEY

SEPTEMBER 26, 2022

NOTES:

1. LOT A IS NOW BEING DEDICATED TO THE CITY OF MARION AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS ECHO HILL ROAD.
2. LOT B IS NOW BEING DEDICATED TO THE CITY OF MARION AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS SILVER RIDGE ROAD.
3. LOT C IS NOW BEING DEDICATED TO THE CITY OF MARION AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS ARROW LANE.
4. LOT D IS NOW BEING DEDICATED TO THE CITY OF MARION FOR STORM WATER MANAGEMENT.
5. NO ACCESS SHALL BE ALLOWED FROM LOT 20 OR LOT 30 TO ECHO HILL ROAD.
6. MINIMUM LOW OPENING ELEVATIONS EXIST FOR THIS ADDITION. CONTACT THE CITY OF MARION OR SCHNOOR-BONIFAZI ENGINEERING & SURVEYING FOR THE REQUIREMENTS.

AREAS

QUARTER QUARTER	AREA
SW1/4 NE1/4 23-84-7	15.03 AC.
TOTAL	15.03 AC.

LEGEND

	SECTION LINE
	PROPERTY LINE
	ADJOINING LOT LINE
	EASEMENT LINE
●	FOUND 5/8" REBAR W/ORANGE CAP NO. 13480 UNLESS OTHERWISE NOTED
⊠	FOUND CUT 'X'
⊙	FOUND "PK" NAIL
○	SET 5/8" IRON REBAR W/BLUE CAP NO. 19241
⊗	SET "PK" NAIL
U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
⅝" IRF	IRON REBAR FOUND & SIZE
PLS #9647	PROFESSIONAL LAND SURVEYOR CAP WITH LICENSE NUMBER
(M&R)	(RECORD BEARING AND/OR DIST.)
BK.	BOOK
PG.	PAGE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	30.15'	430.00'	4°01'03"	S 03°16'35" E	30.14'
C2	60.62'	430.00'	8°04'38"	S 09°19'26" E	60.57'
C3	2.27'	470.00'	0°16'36"	S 13°13'26" E	2.27'
C4	104.87'	470.00'	12°47'02"	S 06°41'37" E	104.65'
C5	27.17'	470.00'	3°18'46"	S 01°21'17" W	27.17'
C6	134.31'	470.00'	16°22'24"	S 05°10'32" E	133.85'
C7	56.37'	430.00'	7°30'40"	S 00°44'40" E	56.33'
C8	4.04'	430.00'	0°32'19"	S 04°46'09" E	4.04'
C9	60.41'	430.00'	8°02'58"	S 01°00'49" E	60.36'
C10	28.14'	270.00'	5°58'14"	S 02°03'12" E	28.12'
C11	34.39'	330.00'	5°58'14"	S 02°03'12" E	34.37'
C12	51.98'	370.00'	8°02'58"	S 01°00'49" E	51.94'
C13	106.40'	530.00'	11°30'07"	S 04°09'52" E	106.22'
C14	13.18'	530.00'	1°25'28"	S 02°17'56" W	13.18'
C15	31.89'	530.00'	3°26'49"	S 11°38'20" E	31.88'
C16	151.46'	530.00'	16°22'24"	S 05°10'32" E	150.94'
C17	42.77'	370.00'	6°37'25"	S 10°03'02" E	42.75'
C18	35.33'	370.00'	5°28'16"	S 04°00'11" E	35.32'
C19	78.10'	370.00'	12°05'41"	S 07°18'54" E	77.96'
C20	90.77'	430.00'	12°05'41"	S 07°18'54" E	90.60'

LEGAL DESCRIPTION

SILVER ROCK ESTATES SECOND ADDITION TO MARION, IOWA is that part of Parcel A, Plat of Survey No. 2212 and that part of Parcel A, Plat of Survey No. 2303, all in Marion, Linn County, Iowa, described as follows:

Beginning at the Northwest corner of Lot A, Silver Rock Estates First Addition to Marion, Linn County, Iowa;
thence South 01° 18' 42" East 740.06 feet along a West line of said Silver Rock Estates First Addition to the Southwest corner of Lot 16 of said First Addition;
thence South 02° 30' 43" East 151.42 feet along a West line of said Silver Rock Estates First Addition to the Northeast corner of Lot 39 of said First Addition;
thence South 69° 06' 38 West 105.30 feet along the North line of said Lot 39 to the Northwest corner thereof;
thence South 00° 22' 47" East 220.00 feet along a West line of said Silver Rock Estates First Addition to the Northwest corner of Lot 42 of said First Addition;
thence South 89° 37' 13" West 70.00 feet;
thence South 00° 22' 47" East 130.00 feet;
thence South 89° 37' 13" West 219.03 feet;
thence North 00° 55' 55" East 47.45 feet;
thence South 88° 19' 29" West 164.39 feet to the West line of Parcel A, Plat of Survey No. 2303 and also being the West line of the Southwest Quarter of the Northeast Quarter of Section 23, Township 84 North, Range 7 West of the 5th P.M., Marion, Linn County, Iowa;
thence North 01° 16' 04" West 1236.29 feet along said West line to the Northwest corner thereof;
thence North 89° 47' 42" East 552.40 feet along the North line of Parcel A, Plat of Survey No. 2303 and also being the North line of said Southwest Quarter to the point of beginning, containing 15.03 acres subject to covenants, easements and restrictions of record.

For the purpose of this description the West line of Parcel A, Plat of Survey No. 2303 is assumed to bear North 01° 16' 04" West.

JED SCHNOOR 19241 IOWA

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.

SIGNATURE: DATE: 6/13/2023
JED SCHNOOR
LICENSE NO. 19241
SHEETS COVERED BY THIS SEAL: 1-OF-1
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

INDEX LEGEND

Location: PARCEL A, PLAT OF SURVEY NO. 2212 & PARCEL A, PLAT OF SURVEY NO. 2303 SW 1/4 NE 1/4, SEC. 23-84-7

Requestor: Integrity Custom Homes, Inc.

Proprietor: Integrity Custom Homes, Inc.

Surveyor: Jed Schnoor

Company: Schnoor-Bonifazi Engineering & Surveying, LC, 431 Fifth Avenue SW, Cedar Rapids, IA. 52404 PH. 319-298-8888

Return To: jschnoor@S-B-Engineering.com

SPACE RESERVED FOR RECORDING PURPOSES

Schnoor Bonifazi
Engineering & Surveying
SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS, IA 52404
(319) 298-8888 (PHONE)

REVISIONS

DRAWN: JED SCHNOOR
APPROVED: JED SCHNOOR
ISSUED FOR: APPROVAL
DATE: 6/13/2023
PROJECT NO.: 16127

FINAL PLAT
SILVER ROCK ESTATES SECOND ADDITION TO MARION, IOWA

FINAL PLAT

1 OF 1