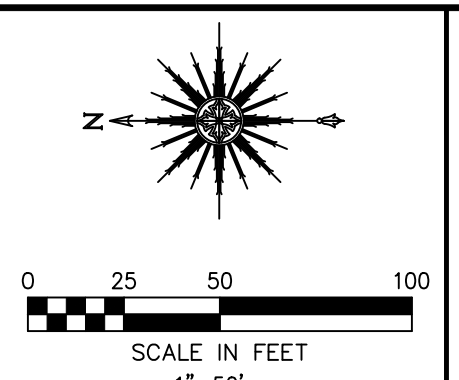


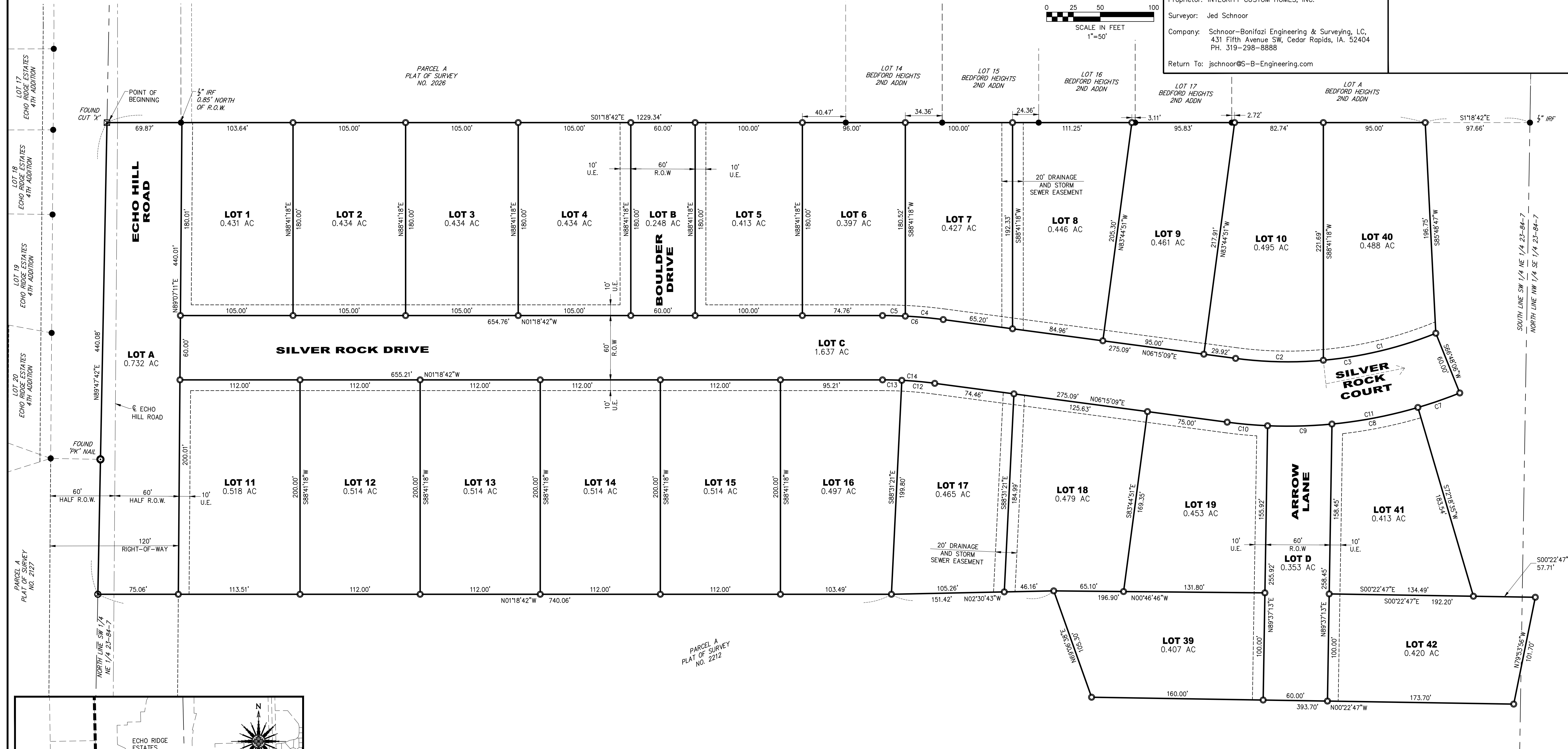
**FINAL PLAT
SILVER ROCK ESTATES FIRST ADDITION
TO MARION, IOWA**



INDEX LEGEND
 Location: PARCEL A, PLAT OF SURVEY NO. 2212
 SW 1/4 NE 1/4 & NW 1/4 SE 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

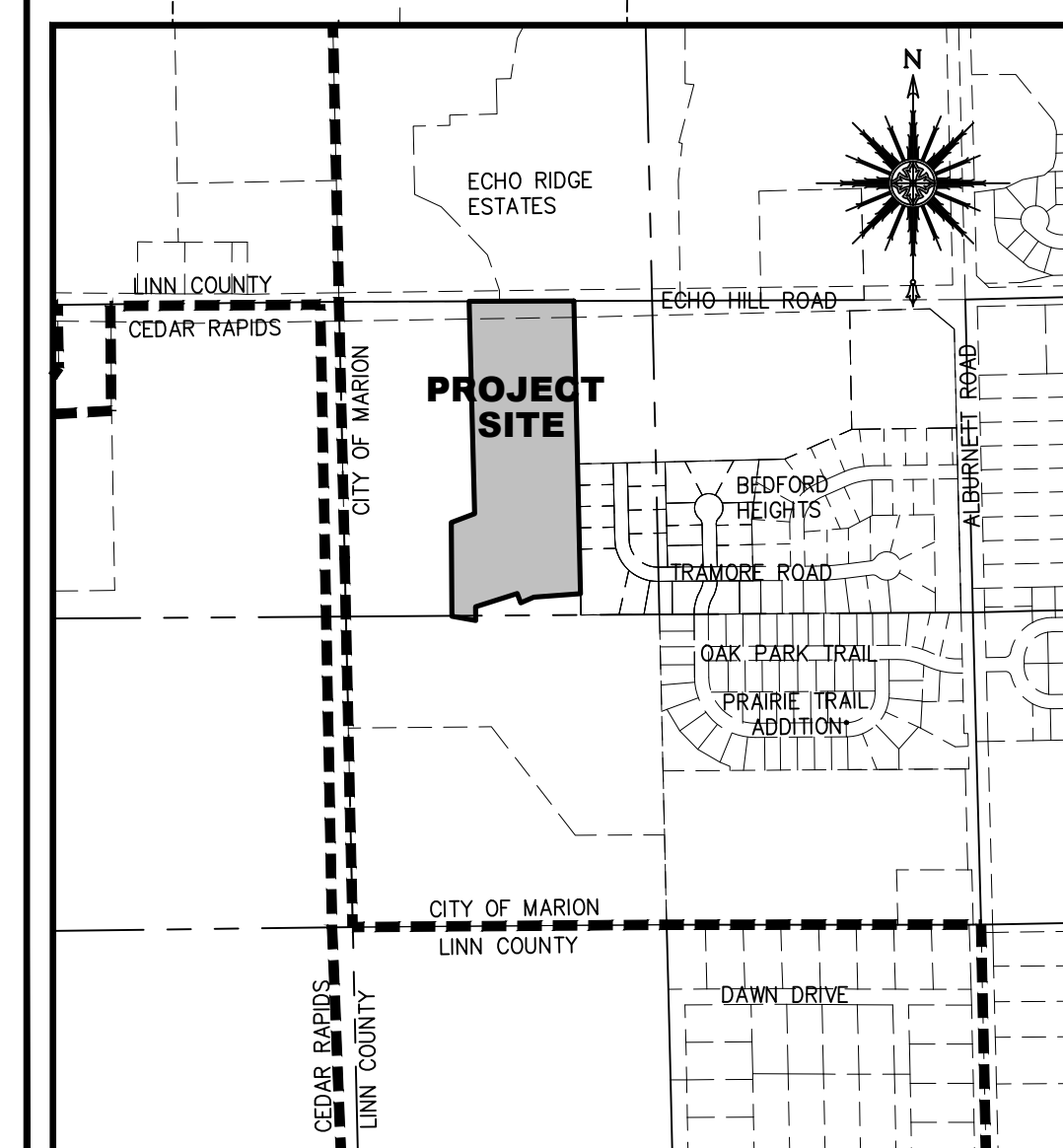
SPACE RESERVED FOR RECORDING PURPOSES

**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: REVIEW
 DATE: 4/12/2022
 PROJECT NO.: 16127



1 LOCATION MAP
 NOT TO SCALE

OWNER
 INTEGRITY CUSTOM HOMES, INC.
 591 82ND STREET, SUITE 101
 MARION, IA 52302
 CONTACT PERSON: KENT BACKEN
 PHONE: 319-551-9802
 Email: integritycustomhomes@gmail.com

DATE OF SURVEY
 JULY 26, 2021

- NOTES:**
- LOT A IS NOW BEING DEDICATED TO THE CITY OF MARION AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS ECHO HILL ROAD.
 - LOT B IS NOW BEING DEDICATED TO THE CITY OF MARION AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS BOULDER DRIVE.
 - LOT C IS NOW BEING DEDICATED TO THE CITY OF MARION AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS SILVER ROCK DRIVE & SILVER ROCK COURT.
 - LOT D IS NOW BEING DEDICATED TO THE CITY OF MARION AS PUBLIC RIGHT-OF-WAY TO BE KNOWN AS ARROW LANE.
 - NO ACCESS SHALL BE ALLOWED FROM LOT 1 OR LOT 11 TO ECHO HILL ROAD.
 - MINIMUM LOW OPENING ELEVATIONS EXIST FOR THIS ADDITION. CONTACT THE CITY OF MARION OR SCHNOOR-BONIFAZI ENGINEERING & SURVEYING FOR THE REQUIREMENTS.

AREAS

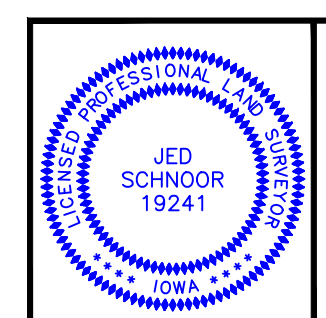
QUARTER QUARTER	AREA
NW1/4 SE1/4 23-84-7	0.01 AC.
SW1/4 NE1/4 23-84-7	13.53 AC.
TOTAL	13.54 AC.

- 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
 - ⊙ PUBLIC UTILITY EASEMENT
 - ⊙ R.O.W.
 - ⊙ RIGHT-OF-WAY
 - ⊙ IRF
 - ⊙ IRON REBAR FOUND & SIZE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	108.24'	370.00'	16°45'40"	S 14°49'04" E	107.85'
C2	81.95'	370.00'	12°41'23"	S 00°05'33" E	81.78'
C3	190.18'	370.00'	29°27'03"	S 08°28'23" E	188.10'
C4	35.52'	430.00'	4°43'58"	N 03°53'10" E	35.51'
C5	21.25'	430.00'	2°49'53"	N 00°06'14" E	21.25'
C6	56.77'	430.00'	7°33'51"	N 02°28'13" E	56.73'
C7	41.34'	430.00'	5°30'29"	N 20°26'39" W	41.32'
C8	81.74'	430.00'	10°53'29"	N 12°14'40" W	81.62'
C9	60.10'	430.00'	8°00'30"	N 02°47'40" W	60.05'
C10	37.85'	430.00'	5°02'34"	N 03°43'52" E	37.83'
C11	221.03'	430.00'	29°27'03"	N 08°28'23" W	218.60'
C12	30.83'	370.00'	4°46'29"	N 03°51'54" E	30.83'
C13	18.01'	370.00'	2°47'22"	N 00°04'58" E	18.01'
C14	48.85'	370.00'	7°33'51"	N 02°28'13" E	48.81'

LEGAL DESCRIPTION
 SILVER ROCK ESTATES FIRST ADDITION TO MARION, IOWA is that part of Parcel A, Plat of Survey No. 2212 in Marion, Linn County, Iowa, described as follows:
 Beginning at the Northeast corner of Parcel A, Plat of Survey No. 2212, Marion, Linn County, Iowa;
 thence South 01° 18' 42" East 1229.34 feet along the East line of said Parcel A;
 thence South 85° 48' 47" West 196.75 feet;
 thence South 66° 48' 06" West 60.00 feet to a point on a 430.00 foot radius curve concave Northeasterly;
 thence Northwesterly through a central angle 5° 30' 29", an arc distance of 41.34 feet (chord bearing North 20° 26' 39" West, 41.32 feet);
 thence South 72° 18' 35" West 183.54 feet;
 thence South 00° 22' 47" East 57.71 feet;
 thence North 79° 53' 56" West 101.70 feet;
 thence North 00° 22' 47" West 393.70 feet;
 thence North 69° 06' 38" East 105.30 feet;
 thence North 02° 30' 43" West 151.42 feet;
 thence North 01° 18' 42" West 740.06 feet to the North line of said Parcel A and also being the North 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 89° 47' 42" East 440.08 feet along said North line to the point of beginning, containing 13.54 acres subject to covenants, easements and restrictions of record.
 For the purpose of this description the East line of Parcel A, Plat of Survey No. 2212 is assumed to bear South 01° 18' 42" East.



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: 4/12/2022
 JED SCHNOOR
 LICENSE NO. 19241
 SHEETS COVERED BY THIS SEAL: 1-OF-1
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

**FINAL PLAT
SILVER ROCK ESTATES FIRST ADDITION TO
MARION, IOWA**

FINAL PLAT
1 OF 1