

INDEX LEGEND

COUNTY: Poweshiek
SECTION: 8, T-78N, R-13W, S 1/2 of the SW 1/4
SURVEY FOR & OWNER: Irena McWilliams, Deep River, IA
REFERENCED DOCUMENTS: Inst. No. 2022-04030
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.
Lowry Land Services, L.L.C.
752 Diamond Trail Rd., Searsboro, Iowa 50242
(641) 521-1160, lowrylandservices@gmail.com

File Number: 2026-00958
Recorded: 4/9/2026 at 1:31:38.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Real Estate Transfer Tax Paid:
Lora Wyckoff RECORDER
Poweshiek County, Iowa

PLAT OF SURVEY
Parcel A in the S 1/2 of the SW 1/4, SEC. 8, T-78N, R-13W,
POWESHIEK COUNTY, IOWA

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

DESCRIPTION OF PARCEL - A

That part of the South One Half of the Southwest Quarter of Section 8, Township 78 North, Range 13 West of the Fifth Principal Meridian, Poweshiek County, Iowa, described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of said Section 8;
thence on an assumed bearing North 89 degrees 12 minutes 41 seconds West 453.12 feet along the south line of the Southwest Quarter of said Section 8 to the point of beginning;
thence North 89 degrees 12 minutes 41 seconds West 869.15 feet continuing along said south line;
thence North 01 degrees 31 minutes 04 seconds East 169.14 feet;
thence North 14 degrees 56 minutes 15 seconds East 167.17 feet;
thence North 83 degrees 44 minutes 18 seconds East 506.82 feet;
thence South 63 degrees 18 minutes 08 seconds East 341.56 feet;
thence South 02 degrees 56 minutes 23 seconds East 244.70 feet to the point of beginning.

Said tract contains 6.72 acres and is subject to a Poweshiek County Highway Easement over the southerly 0.80 acres thereof.

AREA BY 1/4 1/4 SECTION

SW 1/4 SW 1/4 = 0.16 Acres (Hwy. R.O.W. = 0.03 acres)
SE 1/4 SW 1/4 = 6.56 Acres (Hwy. R.O.W. = 0.77 acres)

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 or mag nail in asphalt pavement
- - 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 12/31/2027

Pages covered by this seal: 1 - 2

Jason S. Lowry
Jason S. Lowry

04/09/2026

Iowa Lic. No. 22291

Date

LOWRY LAND SERVICES, L.L.C.

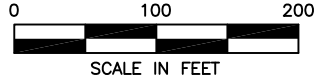
752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160

PROJ. NO. 1526

DATE OF SURVEY: 03/31/26

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PLAT OF SURVEY
 Parcel A in the S 1/2 of the SW 1/4, SEC. 8, T-78N, R-13W,
 POWESHIEK COUNTY, IOWA



SW 1/4
SW 1/4

SE 1/4
SW 1/4

AFFIDAVIT OF SURVIVING SPOUSE FOR
 CHANGE OF TITLE TO REAL ESTATE
 INSTRUMENT NO.
 2022-04030

APPROX. 1/4 1/4 SEC. LINE

N 83° 44' 18" E - 506.82

S 63° 18' 08" E - 341.56

N 14° 56' 15" E
167.17

N 01° 31' 04" E
169.14

Parcel - A
6.72 Acres

(Hwy. R.O.W. = 0.80 acres)

falls under
wood fence
post

N. Line Poweshiek Co. Hwy. Easement = S 00° 15' 29" W - 397.70

N 89° 12' 41" W - 869.15

40.08
P.O.B.

453.12

SW COR.,
SEC. 8.
Found 5/8"
iron pin.

500TH AVE.

SE COR.
of the
SW 1/4,
SEC. 8.
Found 5/8"
iron pin.
P.O.C.

SEC. COR. TO SEC. COR. = N 89° 12' 41" W - 2580.37