

PURCHASE AGREEMENT

FOR AND IN CONSIDERATION OF Zero Dollars (\$0.00) in hand paid, receipt of which is hereby acknowledged, Linn-Mar Community School District, OWNER, (hereinafter referred to as GRANTOR) of the following described property:

A Part of the Northwest Fractional Quarter of the Southwest Fractional Quarter; a part of the Northwest Fractional Quarter; a part of Southwest Fractional Quarter of the Southwest Fractional Quarter; all in Section 30, Township 84 North, Range 6 West of the 5th P.M., Marion, Linn County, Iowa

hereby agrees to grant to the City of Marion, Iowa (hereinafter referred to as CITY), a perpetual and continual easement on a portion of the above described property located at 3555 N 10th Street, Marion, Iowa, more particularly described as follows:

See Attached Permanent Trail Easement Plat

upon the following conditions, to-wit:

1. The area disturbed by the project will be graded, shaped and seeded upon completion of the project by the CITY.
2. The CITY agrees to pay GRANTOR the sum of \$0.00 for the land by permanent easement, and the sum of \$0.00 for land by temporary easement, for a total sum of \$0.00 as a requirement for the Trail Construction – Indian Creek Trail project.
3. The compensation and rights herein described shall be binding upon the GRANTOR, its heirs and assigns.
4. That the permission is valid for the area described above.
5. GRANTOR grants and warrants that there is no known burial site(s), well(s), solid waste disposal site(s), hazardous substance(s), nor underground storage tank(s) on the premises described and sought herein.
6. The GRANTOR shall have five-years from the date of said settlement to renegotiate construction or maintenance damages not apparent at the time of the signing of this contract as required by Section 6B.52 of the Code of Iowa.
7. The GRANTOR agrees to disclose the project details, including timelines, improvements, and impacts, to any and all individuals with a leasehold interest in the subject property.
8. This Agreement may be executed in any number of counterparts as the case may be, each of which shall be deemed a duplicate original and which together shall constitute one and the same instrument. In addition, the parties agree that this Agreement may be executed by electronic, pdf or facsimile signatures by any party and such signature will be deemed binding for all purposes hereof without delivery of an original signature being thereafter required.

Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this _____ day of _____, 20__.

Linn-Mar Community School District

CITY OF MARION, IOWA

By: Date
Title:

By: Date
Title:

TEMPORARY EASEMENT FOR CONSTRUCTION

KNOW ALL BY THESE PRESENTS:

That Linn-Mar Community School District (hereinafter called "Grantor") in consideration of the sum of Zero Dollars (\$0.00) and other valuable consideration in hand paid by the City of Marion, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Marion, Iowa, a municipal corporation, in the County of Linn, State of Iowa, a temporary easement across the following described real estate:

As per attached "Temporary Construction Easement Plat".

That said easement is granted unto the City of Marion, Iowa, for the purpose of the construction, installation and maintenance of the following described public improvement:

Trail Construction – Indian Creek Trail

In connection herewith it is specifically agreed that by this easement, the City of Marion shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

That said project described above will require minor grading and/or minor drainage modifications in the areas described in attached "Temporary Construction Easement Plat". Said Grading or Drainage modifications will not alter the property owners' long term maintenance of the area. That said project will require this temporary construction easement from the Grantor(s) to allow for proper grading and drainage improvements.

That said municipal corporation shall restore said described land to a satisfactory condition after construction and/or maintenance in substantially the same condition as prior to entry.

It is further agreed that no permanent improvement shall be built or placed upon the above described easement, and that if such improvements are built or constructed, in violation of this easement, the City of Marion shall in no way be responsible for any damages thereto resulting from the construction, reconstruction, maintenance or repair of the aforesaid improvements.

That the grantors do hereby covenant with said grantee, and successors in interest, that said grantors hold said real estate by title and fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be hereinabove stated; that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

The GRANTOR(S) shall have five-years from the date of said settlement to renegotiate

construction or maintenance damages not apparent at the time of the signing of this contract as required by Section 6B.52 of the Code of Iowa

IN WITNESS WHEREOF WE have hereunto affixed my hand this _____ day of _____, 2021.

Linn-Mar Community School District

By:

By:

CITY OF MARION, IOWA

By: Date
Title:

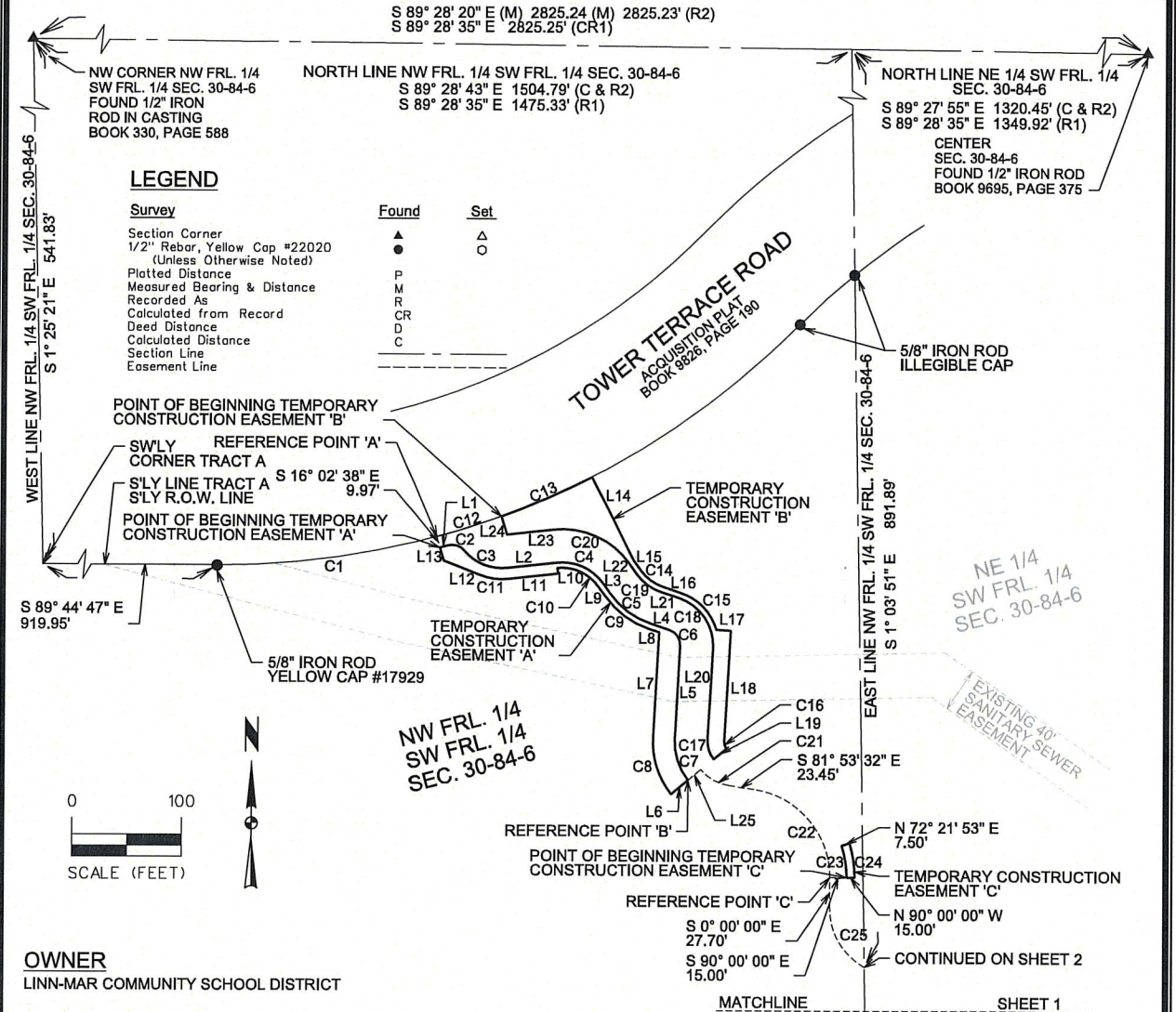
By: Date
Title:

SURVEYOR'S NAME / RETURN TO:
 WALTER HURLBUTT
 SNYDER & ASSOCIATES, INC.
 5005 BOWLING ST. SW SUITE A
 CEDAR RAPIDS, IOWA 52404
 319-362-9394
 whurlbutt@snyder-associates.com
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 SW 1/4
 SEC. 30-84-06
 REQUESTED BY:
 CITY OF MARION
 PROPRIETOR:
 LINN-MAR COMMUNITY SCHOOL DISTRICT

NOTES
 SEE SHEET 4 FOR LINE AND CURVE DATA.

AREA ABOVE RESERVED FOR RECORDER

TEMPORARY CONSTRUCTION EASEMENT PLAT



LEGEND

Survey

- Section Corner
- 1/2" Rebar, Yellow Cap #22020 (Unless Otherwise Noted)
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Calculated from Record
- Deed Distance
- Calculated Distance
- Section Line
- Easement Line

Found	Set
●	△
○	○
P	
M	
R	
CR	
D	
C	



OWNER
 LINN-MAR COMMUNITY SCHOOL DISTRICT

DATE OF SURVEY
 09-22-2020

BASIS OF BEARING

THE LINE BETWEEN THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER AND THE CENTER OF SECTION 30-84-06 IS ASSUMED TO BEAR SOUTH 89° 28' 20" EAST.

REFERENCES

- R1 RETRACEMENT PLAT OF SURVEY BOOK 8186, PAGE 364
- R2 ACQUISITION PLAT BOOK 9826, PAGE 190

DRAFT

Project No. 1803340 Sheet 1 of 10		CITY OF MARION - INDIAN CREEK TRAIL		MARION, LINN COUNTY, IOWA	
		PERMANENT TRAIL EASEMENT PLAT		SNYDER & ASSOCIATES, INC.	
5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-362-9394 www.snyder-associates.com		MARK:	REVISION:	DATE:	BY:
Engineer:	Checked By: TWF	Technician: WTH	Date: 10/07/20	Scale: 1"=100'	Field Bk: Pg:
Project No: 1803340			Sheet 1 of 10		

TEMPORARY CONSTRUCTION EASEMENT PLAT

CONTINUED ON SHEET 1

MATCHLINE

SHEET 1
SHEET 2

NOTES

SEE SHEET 4 FOR LINE AND CURVE DATA.

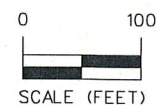
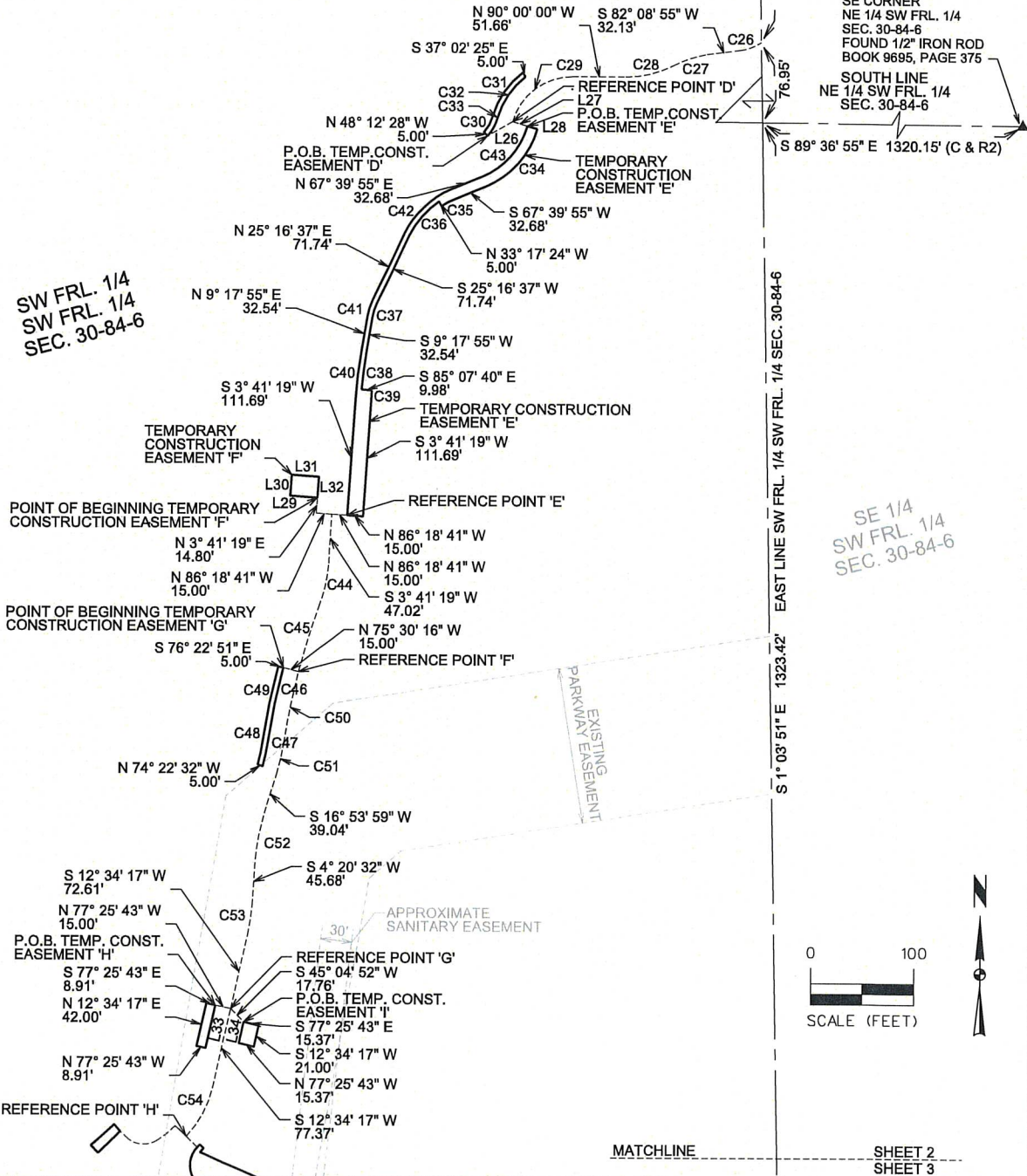
NW FRL. 1/4
SW FRL. 1/4
SEC. 30-84-6

NE 1/4
SW FRL. 1/4
SEC. 30-84-6

SE CORNER
NE 1/4 SW FRL. 1/4
SEC. 30-84-6
FOUND 1/2" IRON ROD
BOOK 9695, PAGE 375
SOUTH LINE
NE 1/4 SW FRL. 1/4
SEC. 30-84-6

SW FRL. 1/4
SW FRL. 1/4
SEC. 30-84-6

SE 1/4
SW FRL. 1/4
SEC. 30-84-6



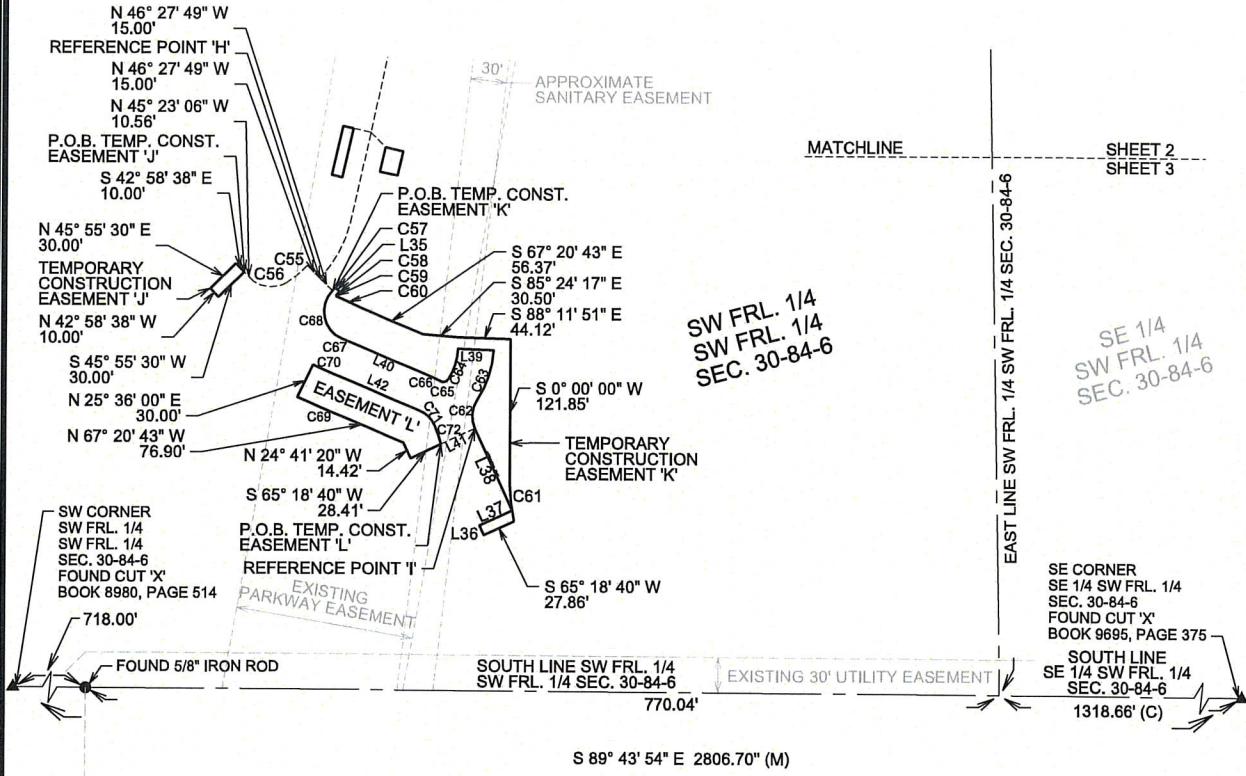
Project No: 180340

SNYDER & ASSOCIATES

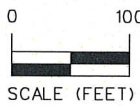
CITY OF MARION - INDIAN CREEK TRAIL
TEMPORARY CONSTRUCTION EASEMENT PLAT MARION, LINN COUNTY, IOWA
SNYDER & ASSOCIATES, INC.
 5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IA 52404
 319-362-8304 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer:	Checked By: TWF	Scale: 1"=100'	
Tech/drafter: WTH	Date: 10/07/20	Field Bk:	Pg:
Project No: 180340	Sheet 2 of 10		

TEMPORARY CONSTRUCTION EASEMENT PLAT



PLAT OF SURVEY NO. 1750
BOOK 8195, PAGE 626



NOTES
SEE SHEET 4 FOR LINE AND CURVE DATA.

Project No: 180340 Sheet 3 of 10	 SNYDER & ASSOCIATES	CITY OF MARION - INDIAN CREEK TRAIL					
		TEMPORARY CONSTRUCTION EASEMENT PLAT		MARION, LINN COUNTY, IOWA		MARK: _____ REVISION: _____ DATE: _____ BY: _____	
		SNYDER & ASSOCIATES, INC. 5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-362-8384 www.snyder-associates.com		Engineer: _____ Checked By: TWF Technician: WTH Date: 10/07/20 Field Bk: _____ Pg: _____	Scale: 1"=100' Project No: 180340 Sheet 3 of 10		

TEMPORARY CONSTRUCTION EASEMENT PLAT

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'A'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER;

THENCE SOUTH 01° 25' 21" EAST 541.83 FEET ALONG THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER TO A SOUTHWESTERLY CORNER OF TRACT A (ACQUISITION PLAT RECORDED IN BOOK 9826, PAGE 190-192 AT THE LINN COUNTY RECORDER'S OFFICE);

THENCE SOUTH 89° 44' 47" EAST 919.95 FEET ALONG A SOUTHERLY LINE OF SAID TRACT A, SAID SOUTHERLY LINE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD;

THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 735.00 FEET, WHOSE ARC LENGTH IS 201.27 FEET AND WHOSE CHORD BEARS NORTH 82° 24' 33" EAST 200.64 FEET TO REFERENCE POINT 'A';

THENCE SOUTH 16° 02' 38" EAST 9.97 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 73° 57' 22" EAST 6.60 FEET;

THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 15.00 FEET, WHOSE ARC LENGTH IS 17.10 FEET AND WHOSE CHORD BEARS SOUTH 73° 23' 10" EAST 16.19 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 45.00 FEET, WHOSE ARC LENGTH IS 43.63 FEET AND WHOSE CHORD BEARS SOUTH 68° 30' 08" EAST 41.94 FEET;

THENCE NORTH 83° 43' 26" EAST 44.97 FEET;

THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 45.00 FEET, WHOSE ARC LENGTH IS 47.41 FEET AND WHOSE CHORD BEARS SOUTH 66° 05' 45" EAST 45.25 FEET;

THENCE SOUTH 35° 54' 55" EAST 11.00 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 47.11 FEET AND WHOSE CHORD BEARS SOUTH 53° 54' 33" EAST 46.34 FEET;

THENCE SOUTH 71° 54' 11" EAST 17.75 FEET;

THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 15.00 FEET, WHOSE ARC LENGTH IS 19.68 FEET AND WHOSE CHORD BEARS SOUTH 34° 19' 32" EAST 18.30 FEET;

THENCE SOUTH 03° 15' 07" WEST 82.47 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 40.87 FEET AND WHOSE CHORD BEARS SOUTH 18° 02' 03" EAST 39.93 FEET;

THENCE SOUTH 50° 40' 47" WEST 20.00 FEET TO REFERENCE POINT 'B';

THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 55.73 FEET AND WHOSE CHORD BEARS NORTH 18° 02' 03" WEST 54.45 FEET;

THENCE NORTH 03° 15' 07" EAST 94.14 FEET;

THENCE NORTH 71° 54' 11" WEST 9.93 FEET;

THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 50.25 FEET AND WHOSE CHORD BEARS NORTH 53° 54' 33" WEST 49.43 FEET;

THENCE NORTH 35° 54' 55" WEST 11.00 FEET;

THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 40.00 FEET, WHOSE ARC LENGTH IS 42.14 FEET AND WHOSE CHORD BEARS NORTH 66° 05' 45" WEST 40.22 FEET;

THENCE SOUTH 06° 16' 34" EAST 5.00 FEET;

THENCE SOUTH 83° 43' 26" WEST 44.97 FEET;

THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 26.66 FEET AND WHOSE CHORD BEARS NORTH 82° 23' 21" WEST 26.40 FEET;

THENCE NORTH 68° 30' 08" WEST 34.82 FEET;

THENCE NORTH 16° 02' 38" WEST 12.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,664 SQUARE FEET MORE OR LESS.

AND

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'B'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'A';

THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 735.00 FEET, WHOSE ARC LENGTH IS 61.12 FEET AND WHOSE CHORD BEARS NORTH 72° 10' 48" EAST 61.10 FEET TO THE POINT OF BEGINNING;

THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 735.00 FEET, WHOSE ARC LENGTH IS 88.96 FEET AND WHOSE CHORD BEARS NORTH 66° 19' 57" EAST 88.91 FEET;

THENCE SOUTH 27° 08' 05" EAST 84.31 FEET;

THENCE SOUTH 35° 54' 55" EAST 11.00 FEET;

(CONTINUED ON SHEET 6)

Project No: 180340
 Sheet 5 of 10



SNYDER & ASSOCIATES

CITY OF MARION - INDIAN CREEK TRAIL

TEMPORARY CONSTRUCTION EASEMENT PLAT MARION, LINN COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IA 52404
 319-362-9394 | www.snyder-assocates.com

MARK	REVISION	DATE	BY

Engineer:	Checked By: TWF	Scale: 1"= 20'
Technician: WTH	Date: 10/01/20	Field Etc: Pp
Project No: 180340	Sheet 5 of 10	

TEMPORARY CONSTRUCTION EASEMENT PLAT

DESCRIPTION - PERMANENT TRAIL EASEMENT 'B' - CONTINUED

(CONTINUED FROM SHEET 5)

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 40.00 FEET, WHOSE ARC LENGTH IS 25.12 FEET AND WHOSE CHORD BEARS SOUTH 53° 54' 33" EAST 24.71 FEET;

THENCE SOUTH 71° 54' 11" EAST 17.75 FEET;

THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 48.10 FEET AND WHOSE CHORD BEARS SOUTH 44° 20' 46" EAST 46.26 FEET;

THENCE SOUTH 86° 44' 53" EAST 13.03 FEET;

THENCE SOUTH 03° 15' 07" WEST 99.61 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 7.43 FEET AND WHOSE CHORD BEARS SOUTH 18° 02' 03" EAST 7.26 FEET;

THENCE SOUTH 50° 40' 47" WEST 15.00 FEET;

THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 18.58 FEET AND WHOSE CHORD BEARS NORTH 18° 02' 03" WEST 18.15 FEET;

THENCE NORTH 03° 15' 07" EAST 79.91 FEET;

THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 45.00 FEET, WHOSE ARC LENGTH IS 59.03 FEET AND WHOSE CHORD BEARS NORTH 34° 19' 32" WEST 54.89 FEET;

THENCE NORTH 71° 54' 11" WEST 17.75 FEET;

THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 45.00 FEET, WHOSE ARC LENGTH IS 28.26 FEET AND WHOSE CHORD BEARS NORTH 53° 54' 33" WEST 27.80 FEET;

THENCE NORTH 35° 54' 55" WEST 11.00 FEET;

THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 79.01 FEET AND WHOSE CHORD BEARS NORTH 66° 05' 45" WEST 75.41 FEET;

THENCE SOUTH 83° 43' 26" WEST 41.97 FEET;

THENCE NORTH 17° 36' 09" WEST 17.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,647 SQUARE FEET MORE OR LESS.

AND

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'C'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'B';

THENCE NORTH 50° 40' 47" EAST 15.00 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 40.00 FEET, WHOSE ARC LENGTH IS 29.72 FEET AND WHOSE CHORD BEARS SOUTH 60° 36' 36" EAST 29.04 FEET;

THENCE SOUTH 81° 53' 32" EAST 23.45 FEET;

THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 114.34 FEET AND WHOSE CHORD BEARS SOUTH 40° 56' 46" EAST 104.86 FEET TO REFERENCE POINT 'C';

THENCE SOUTH 90° 00' 00" EAST 15.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 95.00 FEET, WHOSE ARC LENGTH IS 29.24 FEET AND WHOSE CHORD BEARS NORTH 08° 49' 03" WEST 29.12 FEET;

THENCE NORTH 72° 21' 53" EAST 7.50 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 102.50 FEET, WHOSE ARC LENGTH IS 31.55 FEET AND WHOSE CHORD BEARS SOUTH 08° 49' 03" EAST 31.42 FEET;

THENCE NORTH 90° 00' 00" WEST 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 228 SQUARE FEET MORE OR LESS.

AND

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'D'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE NORTHWEST FRACTIONAL QUARTER AND THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'C';

THENCE SOUTH 0° 00' 00" EAST 27.70 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE ALONG A CURVE CONCAVE WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 64.83 FEET AND WHOSE CHORD BEARS SOUTH 30° 57' 09" EAST 61.72 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER;

THENCE SOUTH 01° 03' 51" EAST 354.75 FEET ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 21.60 FEET AND WHOSE CHORD BEARS SOUTH 69° 46' 15" WEST 21.44 FEET;

(CONTINUED ON SHEET 7)

Sheet 6 of 10	 SNYDER & ASSOCIATES	CITY OF MARION - INDIAN CREEK TRAIL							
		TEMPORARY CONSTRUCTION EASEMENT PLAT	MARION, LINN COUNTY, IOWA	REVISION	DATE	BY			
		SNYDER & ASSOCIATES, INC.	5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-382-9394 www.snyder-associates.com	Engineer: _____ Checked By: TWF Technician: WTH	Date: 10/07/20	Scale: 1"= 20' Field Bk: _____	Pg: _____		
		Project No: 180340	Sheet 6 of 10						

TEMPORARY CONSTRUCTION EASEMENT PLAT

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'D' - CONTINUED

(CONTINUED FROM SHEET 6)

THENCE SOUTH 82° 08' 55" WEST 32.13 FEET;

THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 34.24 FEET AND WHOSE CHORD BEARS SOUTH 72° 20' 23" WEST 34.07 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 47.94 FEET AND WHOSE CHORD BEARS SOUTH 76° 15' 55" WEST 47.49 FEET;

THENCE NORTH 90° 00' 00" WEST 51.66 FEET;

THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 77.58 FEET AND WHOSE CHORD BEARS SOUTH 52° 57' 35" WEST 72.29 FEET TO REFERENCE POINT 'D';

THENCE SOUTH 60° 44' 03" WEST 27.68 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 48° 12' 28" WEST 5.00 FEET;

THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 40.00 FEET, WHOSE ARC LENGTH IS 18.06 FEET AND WHOSE CHORD BEARS NORTH 28° 51' 21" EAST 17.91 FEET;

THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 51.72 FEET AND WHOSE CHORD BEARS NORTH 34° 26' 22" EAST 50.82 FEET;

THENCE SOUTH 37° 02' 25" EAST 5.00 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 48.49 FEET AND WHOSE CHORD BEARS SOUTH 34° 26' 22" WEST 47.65 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 45.00 FEET, WHOSE ARC LENGTH IS 20.32 FEET AND WHOSE CHORD BEARS SOUTH 28° 51' 21" WEST 20.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 346 SQUARE FEET MORE OR LESS.

AND

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'E'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'D';

THENCE SOUTH 74° 04' 51" EAST 15.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 74° 04' 51" EAST 10.00 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 76.77 FEET AND WHOSE CHORD BEARS SOUTH 41° 47' 32" WEST 74.18 FEET;

THENCE SOUTH 67° 39' 55" WEST 32.68 FEET;

THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 14.34 FEET AND WHOSE CHORD BEARS SOUTH 62° 11' 16" WEST 14.32 FEET;

THENCE NORTH 33° 17' 24" WEST 5.00 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 43.89 FEET AND WHOSE CHORD BEARS SOUTH 40° 59' 37" WEST 43.34 FEET;

THENCE SOUTH 25° 16' 37" WEST 71.74 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 15.34 FEET AND WHOSE CHORD BEARS SOUTH 17° 17' 16" WEST 15.29 FEET;

THENCE SOUTH 09° 17' 55" WEST 32.54 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 480.00 FEET, WHOSE ARC LENGTH IS 37.08 FEET AND WHOSE CHORD BEARS SOUTH 07° 05' 08" WEST 37.07 FEET;

THENCE SOUTH 85° 07' 40" EAST 9.98 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 586.87 FEET, WHOSE ARC LENGTH IS 9.71 FEET AND WHOSE CHORD BEARS SOUTH 04° 09' 45" WEST 9.71 FEET;

THENCE SOUTH 03° 41' 19" WEST 111.69 FEET;

THENCE NORTH 86° 18' 41" WEST 15.00 FEET TO REFERENCE POINT 'E';

THENCE NORTH 03° 41' 19" EAST 111.69 FEET;

THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 485.00 FEET, WHOSE ARC LENGTH IS 47.49 FEET AND WHOSE CHORD BEARS NORTH 06° 29' 37" EAST 47.47 FEET;

THENCE NORTH 09° 17' 55" EAST 32.54 FEET;

THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 16.73 FEET AND WHOSE CHORD BEARS NORTH 17° 17' 16" EAST 16.68 FEET;

THENCE NORTH 25° 16' 37" EAST 71.74 FEET;

THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 62.88 FEET AND WHOSE CHORD BEARS NORTH 46° 28' 16" EAST 61.46 FEET;

THENCE NORTH 67° 39' 55" EAST 32.68 FEET;

THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 67.74 FEET AND WHOSE CHORD BEARS NORTH 41° 47' 32" EAST 65.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,040 SQUARE FEET MORE OR LESS.

AND

Sheet 7 of 10	<p>SNYDER & ASSOCIATES</p>	CITY OF MARION - INDIAN CREEK TRAIL							
		TEMPORARY CONSTRUCTION EASEMENT PLAT	MARION, LINN COUNTY, IOWA	MARK: _____ REVISION: _____ DATE: _____ BY: _____	Engineer: _____ Checked By: TWF Scale: 1"= 20' Technician: WTH Date: 10/07/20 Field Bk: _____ Pg: _____	Project No: 1180340	Sheet 7 of 10		
		SNYDER & ASSOCIATES, INC.	5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-382-9394 www.snyder-associates.com						

TEMPORARY CONSTRUCTION EASEMENT PLAT

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'F'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

- COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'E';
- THENCE NORTH 86° 18' 41" WEST 30.00 FEET;
- THENCE NORTH 03° 41' 19" EAST 14.80 FEET TO THE POINT OF BEGINNING;
- THENCE NORTH 86° 18' 41" WEST 26.56 FEET;
- THENCE NORTH 03° 41' 19" EAST 20.00 FEET;
- THENCE SOUTH 86° 18' 41" EAST 26.56 FEET;
- THENCE SOUTH 03° 41' 19" WEST 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 531 SQUARE FEET MORE OR LESS.

AND

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'G'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

- COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'E';
- THENCE SOUTH 03° 41' 19" WEST 47.02 FEET;
- THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 150.00 FEET, WHOSE ARC LENGTH IS 43.56 FEET AND WHOSE CHORD BEARS SOUTH 12° 00' 25" WEST 43.40 FEET;
- THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 638.94 FEET, WHOSE ARC LENGTH IS 64.97 FEET AND WHOSE CHORD BEARS SOUTH 17° 24' 36" WEST 64.94 FEET TO REFERENCE POINT 'F';
- THENCE NORTH 75° 30' 16" WEST 15.00 FEET TO THE POINT OF BEGINNING;
- THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 653.94 FEET, WHOSE ARC LENGTH IS 72.01 FEET AND WHOSE CHORD BEARS SOUTH 11° 20' 27" WEST 71.98 FEET;
- THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 185.00 FEET, WHOSE ARC LENGTH IS 24.62 FEET AND WHOSE CHORD BEARS SOUTH 11° 59' 55" WEST 24.60 FEET;
- THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 180.00 FEET, WHOSE ARC LENGTH IS 23.97 FEET AND WHOSE CHORD BEARS NORTH 12° 00' 05" EAST 23.95 FEET;
- THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 658.94 FEET, WHOSE ARC LENGTH IS 72.49 FEET AND WHOSE CHORD BEARS NORTH 11° 20' 15" EAST 72.45 FEET;
- THENCE SOUTH 76° 22' 51" EAST 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 483 SQUARE FEET MORE OR LESS.

AND

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'H'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

- COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'F';
- THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 638.94 FEET, WHOSE ARC LENGTH IS 70.36 FEET AND WHOSE CHORD BEARS SOUTH 11° 20' 24" WEST 70.33 FEET
- THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 30.42 FEET AND WHOSE CHORD BEARS SOUTH 12° 32' 34" WEST 30.39 FEET;
- THENCE SOUTH 16° 53' 59" WEST 39.04 FEET;
- THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 43.83 FEET AND WHOSE CHORD BEARS SOUTH 10° 37' 15" WEST 43.75 FEET;
- THENCE SOUTH 04° 20' 32" WEST 45.68 FEET;
- THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 28.73 FEET AND WHOSE CHORD BEARS SOUTH 08° 27' 24" WEST 28.70 FEET;
- THENCE SOUTH 12° 34' 17" WEST 72.61 FEET TO REFERENCE POINT 'G';
- THENCE NORTH 77° 25' 43" WEST 15.00 FEET TO THE POINT OF BEGINNING;
- THENCE SOUTH 12° 34' 17" WEST 42.00 FEET;
- THENCE NORTH 77° 25' 43" WEST 8.91 FEET;
- THENCE NORTH 12° 34' 17" EAST 42.00 FEET;
- THENCE SOUTH 77° 25' 43" EAST 8.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 374 SQUARE FEET MORE OR LESS.

AND

Project No: 1100340 Sheet 8 of 10	 SNYDER & ASSOCIATES	CITY OF MARION - INDIAN CREEK TRAIL							
		TEMPORARY CONSTRUCTION EASEMENT PLAT	MARION, LINN COUNTY, IOWA	MARK	REVISION	DATE	BY		
		SNYDER & ASSOCIATES, INC. 5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-382-9394 www.snyder-assoc.com	Engineer: _____ Checked By: TWF Technician: WTH	Date: 10/07/20 Field Bk: ____ Pg: ____	Scale: 1"=20' Project No: 1100340	Sheet 8 of 10			

TEMPORARY CONSTRUCTION EASEMENT PLAT

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'I'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'G';
THENCE SOUTH 45° 04' 52" WEST 17.76 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 77° 25' 43" EAST 15.37 FEET;
THENCE SOUTH 12° 34' 17" WEST 21.00 FEET;
THENCE NORTH 77° 25' 43" WEST 15.37 FEET;
THENCE NORTH 12° 34' 17" EAST 21.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 322 SQUARE FEET MORE OR LESS.

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'J'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'G';
THENCE SOUTH 12° 34' 17" WEST 77.37 FEET;
THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 54.04 FEET AND WHOSE CHORD BEARS SOUTH 28° 03' 14" WEST 53.39 FEET TO REFERENCE POINT 'H';
THENCE NORTH 46° 27' 49" WEST 15.00 FEET;
THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 22.42 FEET AND WHOSE CHORD BEARS SOUTH 51° 05' 31" WEST 22.35 FEET;
THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 29.75 FEET AND WHOSE CHORD BEARS NORTH 87° 15' 32" WEST 28.03 FEET;
THENCE NORTH 45° 23' 06" WEST 10.56 FEET;
THENCE SOUTH 45° 55' 30" WEST 30.00 FEET;
THENCE NORTH 42° 58' 38" WEST 10.00 FEET;
THENCE NORTH 45° 55' 30" EAST 30.00 FEET;
THENCE SOUTH 42° 58' 38" EAST 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 300 SQUARE FEET MORE OR LESS.

AND

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'K'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'H';
THENCE SOUTH 46° 27' 49" EAST 15.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 115.00 FEET, WHOSE ARC LENGTH IS 3.51 FEET AND WHOSE CHORD BEARS NORTH 42° 39' 47" EAST 3.51 FEET;
THENCE SOUTH 48° 12' 38" EAST 5.00 FEET;
THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 120.00 FEET, WHOSE ARC LENGTH IS 3.66 FEET AND WHOSE CHORD BEARS SOUTH 42° 39' 47" WEST 3.66 FEET;
THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 20.00 FEET, WHOSE ARC LENGTH IS 1.34 FEET AND WHOSE CHORD BEARS SOUTH 41° 36' 55" WEST 1.34 FEET;
THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 305.00 FEET, WHOSE ARC LENGTH IS 23.27 FEET AND WHOSE CHORD BEARS SOUTH 65° 09' 34" EAST 23.27 FEET;
THENCE SOUTH 67° 20' 43" EAST 56.37 FEET;
THENCE SOUTH 85° 24' 17" EAST 30.50 FEET;
THENCE SOUTH 88° 11' 51" EAST 44.12 FEET;
THENCE SOUTH 00° 00' 00" WEST 121.85 FEET;
THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 135.00 FEET, WHOSE ARC LENGTH IS 31.28 FEET AND WHOSE CHORD BEARS SOUTH 06° 46' 12" EAST 31.21 FEET;
THENCE SOUTH 65° 18' 40" WEST 27.86 FEET;
THENCE NORTH 24° 41' 20" WEST 9.08 FEET;
THENCE NORTH 65° 18' 40" EAST 30.00 FEET;
THENCE NORTH 24° 41' 17" WEST 75.43 FEET TO REFERENCE POINT 'I';
THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 25.42 FEET AND WHOSE CHORD BEARS NORTH 04° 26' 33" EAST 24.34 FEET;

(CONTINUED ON SHEET 10)

Sheet 9 of 10
Project No: 180340



CITY OF MARION - INDIAN CREEK TRAIL

TEMPORARY CONSTRUCTION EASEMENT PLAT

MARION, LINN COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-8384 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer:	Checked By: TWF	Scale: 1"= 20'	
Technician: WTH	Date: 10/07/20	Field Etc:	Pg:
Project No: 180340	Sheet 9 of 10		

TEMPORARY CONSTRUCTION EASEMENT PLAT

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'K' - CONTINUED

(CONTINUED FROM SHEET 9)

THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 44.00 FEET AND WHOSE CHORD BEARS NORTH 17° 49' 06" EAST 43.44 FEET;

THENCE NORTH 87° 56' 11" WEST 30.00 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 27.00 FEET AND WHOSE CHORD BEARS SOUTH 17° 32' 09" WEST 26.68 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 5.00 FEET, WHOSE ARC LENGTH IS 7.57 FEET AND WHOSE CHORD BEARS SOUTH 76° 22' 55" WEST 6.87 FEET;

THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 6.82 FEET AND WHOSE CHORD BEARS NORTH 63° 47' 41" WEST 6.81 FEET;

THENCE NORTH 67° 20' 43" WEST 78.86 FEET;

THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 4.47 FEET AND WHOSE CHORD BEARS NORTH 66° 57' 46" WEST 4.47 FEET;

THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 48.05 FEET AND WHOSE CHORD BEARS NORTH 11° 31' 19" WEST 40.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,872 SQUARE FEET MORE OR LESS.

AND

DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT 'L'

A TEMPORARY CONSTRUCTION EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'I';

THENCE SOUTH 65° 18' 40" WEST 31.59 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 65° 18' 40" WEST 28.41 FEET;

THENCE NORTH 24° 41' 20" WEST 14.42 FEET;

THENCE NORTH 67° 20' 43" WEST 76.90 FEET;

THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 395.00 FEET, WHOSE ARC LENGTH IS 20.31 FEET AND WHOSE CHORD BEARS NORTH 65° 52' 22" WEST 20.30 FEET;

THENCE NORTH 25° 36' 30" EAST 30.00 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 365.00 FEET, WHOSE ARC LENGTH IS 18.76 FEET AND WHOSE CHORD BEARS SOUTH 65° 52' 22" EAST 18.76 FEET;

THENCE SOUTH 67° 20' 43" EAST 78.86 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 18.61 FEET AND WHOSE CHORD BEARS SOUTH 46° 01' 02" EAST 18.19 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 16.48 FEET AND WHOSE CHORD BEARS SOUTH 19° 08' 09" EAST 16.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,657 SQUARE FEET MORE OR LESS.

Sheet 10 of 10



SNYDER & ASSOCIATES

CITY OF MARION - INDIAN CREEK TRAIL

TEMPORARY CONSTRUCTION EASEMENT PLAT MARION, LINN COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-382-8394 | www.snyder-assocdates.com

MARK		REVISION		DATE	BY
Engineer:	Checked By:	TWF	Scale:	1"= 20'	
Tech/Title:	WTH	Date:	10/07/20	Field Bk:	Pg:
Project No:	1180340	Sheet	10 of 10		

Preparer Information/Return to: Kara Bullerman, 1175 8th Avenue, Marion, IA 52302; 319-377-2022.

SPACE ABOVE THIS LINE FOR RECORDER

PERMANENT ACCESS EASEMENT

KNOW ALL BY THESE PRESENTS:

That Linn-Mar Community School District, (hereinafter called "Grantor") in consideration of the sum of Zero Dollars (\$0.00) and other valuable consideration in hand provided by the City of Marion, Iowa as just compensation upon final approval and acceptance of this easement does hereby convey unto the City of Marion, Iowa, a municipal corporation, (hereinafter called "City") a perpetual easement under, over, through, and across the following described real estate:

A Part of the Northwest Fractional Quarter of the Southwest Fractional Quarter; a part of the Northwest Fractional Quarter; a part of Southwest Fractional Quarter of the Southwest Fractional Quarter; all in Section 30, Township 84 North, Range 6 West of the 5th P.M., Marion, Linn County, Iowa, as per attached "Permanent Trail Easement Plat"

(hereinafter called "Easement Area") for constructing, operating, maintaining, using, and reconstructing an extension to the Indian Creek Trail.

That the location of said easement is shown on the Trail Easement Exhibit attached hereto as "Permanent Trail Easement Plat".

This easement shall be subject to the following terms and conditions:

1. Grantor shall not erect any landscaping or structure over or within the easement area without obtaining the prior written approval of the City of Marion.
2. Grantor shall not change the grade, elevation, or contour of any part of the easement area without obtaining the prior written consent of the City of Marion.
3. The City shall have the right of access to the easement area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the easement area as herein described, including but not limited to, the right to remove any unauthorized obstructions or structures placed or erected on the easement area.

4. Grantor understands and accepts that the easement will be used by members of the general public as part of their use and enjoyment of the overall Indian Creek Trail.
5. This easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.
6. Grantee shall promptly repair any damages caused by Grantee within the Easement Area and any disturbed areas extending beyond the easement area, including any damages by virtue of future excavation or use of the Easement Area. Grantee shall indemnify Grantor against loss or damage which occurs as a result of Grantee's negligent acts or omissions in the exercise of its easement rights herein.
7. The City, as managing agency, will carry liability insurance, will design the trail to recognized trail standards and will develop and carryout a maintenance plan.
8. Grantor shall have the right to construct and maintain a fence and add signage to the South of the Easement Area to prevent those using and enjoying the Indian Creek Trail from entering onto Grantor's private property not included with the Easement Area.
9. Grantor shall have five years from the date of said settlement to renegotiate construction or maintenance damages not apparent at the time of the signing of this easement as required by Section 6B.52 of the Code of Iowa.
10. This easement shall not be binding until it has received the final approval and acceptance by the City.

Grantor does HEREBY COVENANT with the City that Grantor holds said real estate described in this easement by title in fee simple; that grantor has good and lawful authority to convey the same; and said Grantor covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this easement.

IN WITNESS WHEREOF I have hereunto affixed my hand this _____ day of _____, 2021.

Linn-Mar Community School District, Grantor

By: _____

By: _____

STATE OF IOWA, COUNTY OF LINN ss:

This instrument was acknowledged before me on the ____ day of _____, 2021, by _____, as _____ of the Linn-Mar Community School District, and who personally appeared before me.

NOTARY PUBLIC

By: _____
Nicolas AbouAssaly, Mayor

ATTESTED TO:

Rachel Bolender, City Clerk

STATE OF IOWA, COUNTY OF LINN ss:

On this ____ day of _____, 2021, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Nicolas AbouAssaly and Rachel Bolender, to me personally known, who being by me dully sworn, did say that they are the Mayor and City Clerk, respectively, of said municipal corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of said municipal corporation; that said instrument was signed and sealed on behalf of said municipal corporation by authority of City Council of said municipal corporation; and that the said Nicolas AbouAssaly and Rachel Bolender acknowledged the execution of said instrument to be the voluntary act and deed and said municipal corporation, by it and by them voluntarily executed.

NOTARY PUBLIC

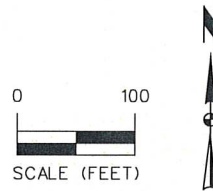
SURVEYOR'S NAME / RETURN TO:
 WALTER HURLBUTT
 SNYDER & ASSOCIATES, INC.
 5005 BOWLING ST. SW SUITE A
 CEDAR RAPIDS, IOWA 52404
 319-362-9394
 whurlbutt@snyder-associates.com

SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
 SW 1/4
 SEC. 30-84-06

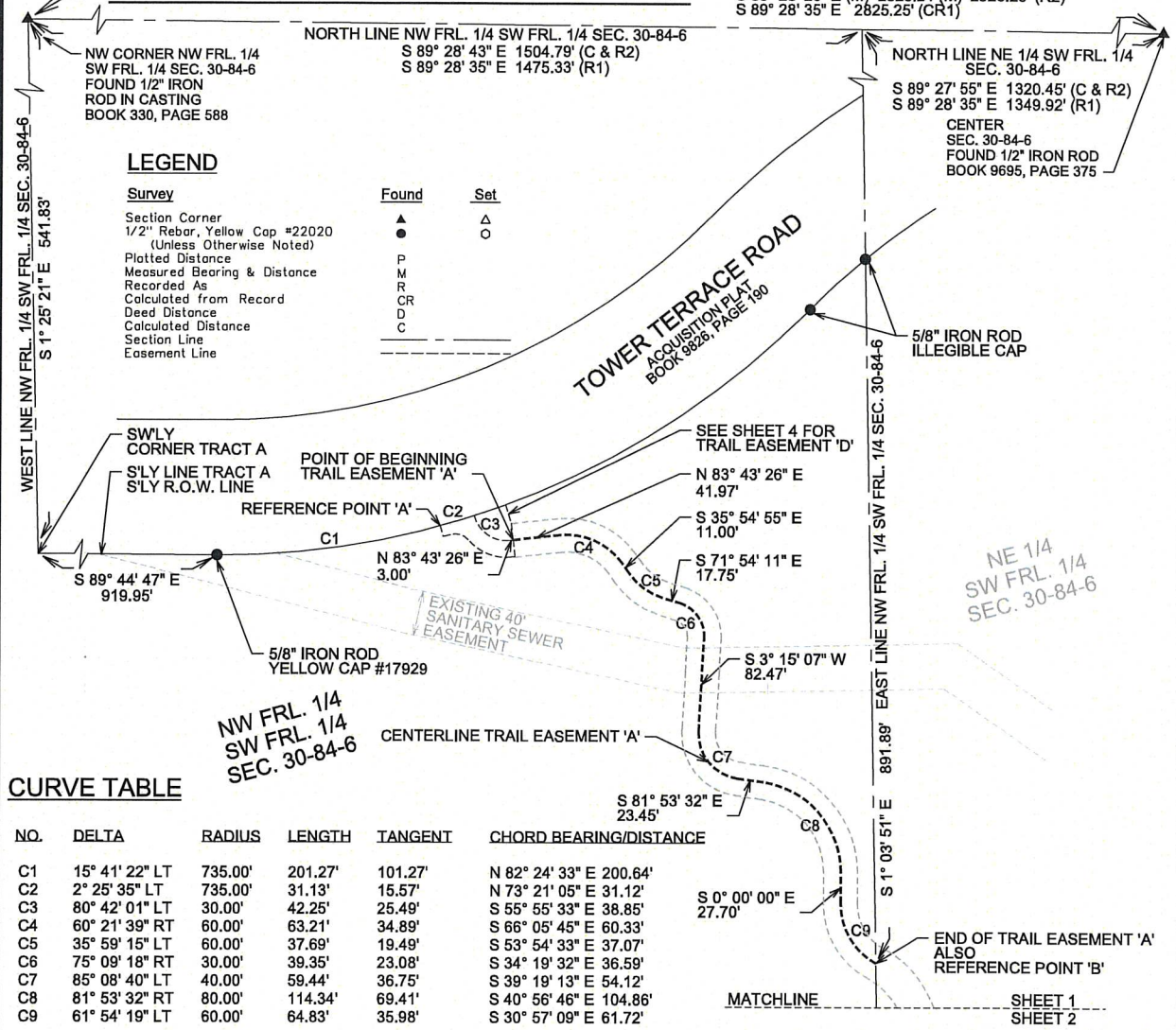
REQUESTED BY:
 CITY OF MARION

PROPRIETOR:
 LINN-MAR COMMUNITY SCHOOL DISTRICT



AREA ABOVE RESERVED FOR RECORDER

PERMANENT TRAIL EASEMENT PLAT



LEGEND

Survey

Section Corner
 1/2" Rebar, Yellow Cap #22020
 (Unless Otherwise Noted)

Platted Distance
 Measured Bearing & Distance
 Recorded As
 Calculated from Record
 Deed Distance
 Calculated Distance
 Section Line
 Easement Line

Found	Set
▲	△
●	○
P	
M	
R	
C	
R	
D	
C	
D	
C	

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	15° 41' 22" LT	735.00'	201.27'	101.27'	N 82° 24' 33" E 200.64'
C2	2° 25' 35" LT	735.00'	31.13'	15.57'	N 73° 21' 05" E 31.12'
C3	80° 42' 01" LT	30.00'	42.25'	25.49'	S 55° 55' 33" E 38.85'
C4	60° 21' 39" RT	60.00'	63.21'	34.89'	S 66° 05' 45" E 60.33'
C5	35° 59' 15" LT	60.00'	37.69'	19.49'	S 53° 54' 33" E 37.07'
C6	75° 09' 18" RT	30.00'	39.35'	23.08'	S 34° 19' 32" E 36.59'
C7	85° 08' 40" LT	40.00'	59.44'	36.75'	S 39° 19' 13" E 54.12'
C8	81° 53' 32" RT	80.00'	114.34'	69.41'	S 40° 56' 46" E 104.86'
C9	61° 54' 19" LT	60.00'	64.83'	35.98'	S 30° 57' 09" E 61.72'

OWNER
 LINN-MAR COMMUNITY SCHOOL DISTRICT

DATE OF SURVEY
 09-22-2020

BASIS OF BEARING
 THE LINE BETWEEN THE NORTHWEST CORNER OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER AND THE CENTER OF SECTION 30-84-06 IS ASSUMED TO BEAR SOUTH 89° 28' 20" EAST.

REFERENCES
 R1 RETRACEMENT PLAT OF SURVEY BOOK 8186, PAGE 364
 R2 ACQUISITION PLAT BOOK 9826, PAGE 190



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 duly licensed Professional Land Surveyor under the laws of the State of Iowa.

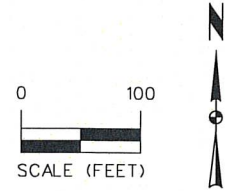
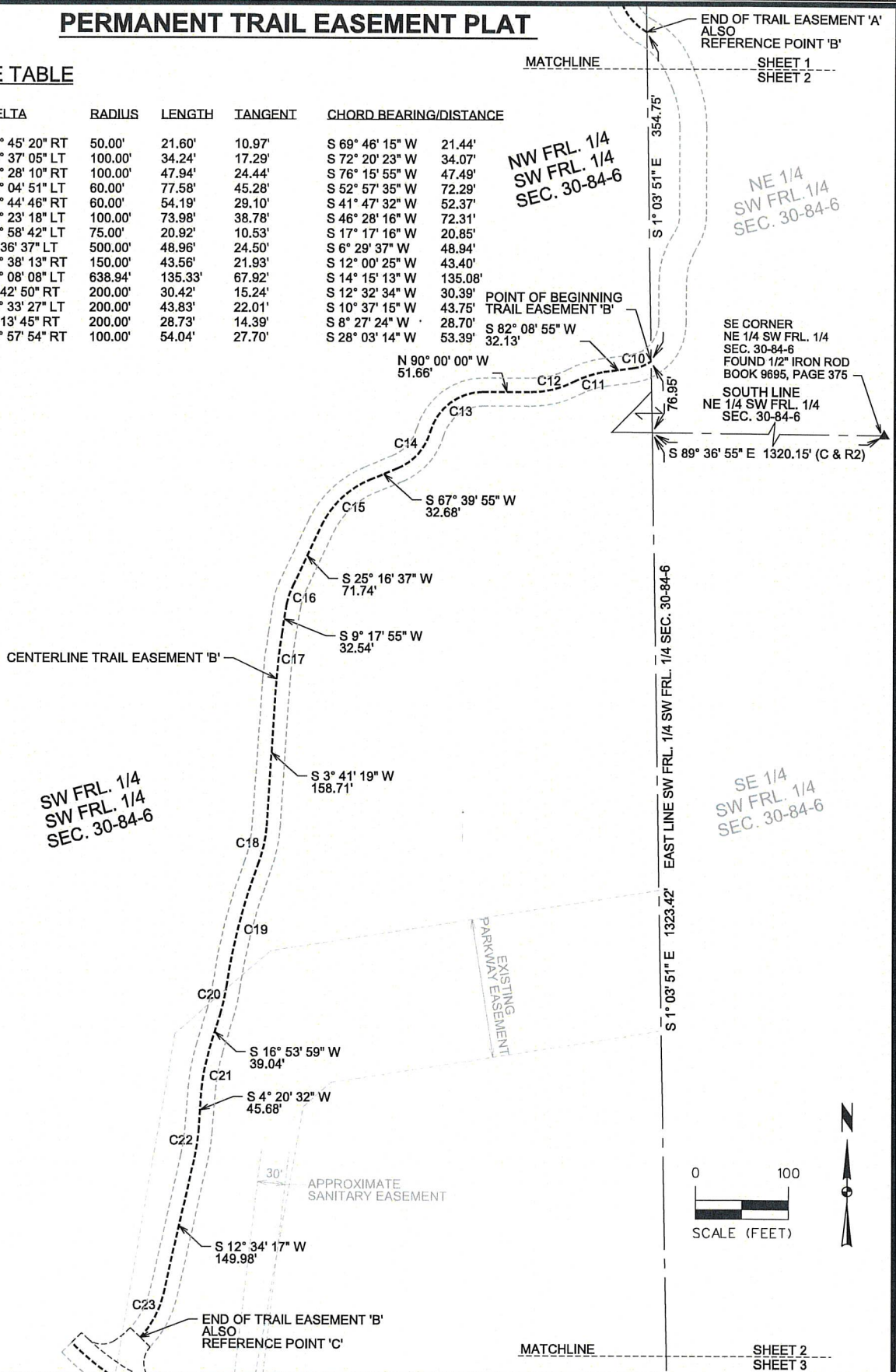
Walter T. Hurlbutt, P.L.S. Date _____
 License Number 22020
 My License Renewal Date is December 31, 2021
 Pages or sheets covered by this seal:
SHEETS 1 THROUGH 8 OF 8.

Project No: 180340 Sheet 1 of 8	<p>SNYDER & ASSOCIATES</p>	CITY OF MARION - INDIAN CREEK TRAIL PERMANENT TRAIL EASEMENT PLAT MARION, LINN COUNTY, IOWA		MARK Engineer: _____ Technician: WTH Date: 10/07/20 Field Bk: Pg: _____
		SNYDER & ASSOCIATES, INC. 5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-362-9394 www.snyder-associates.com		REVISION Checked By: TWF Scale: 1"=100' Date: 10/07/20 Field Bk: Pg: _____

PERMANENT TRAIL EASEMENT PLAT

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING/DISTANCE
C10	24° 45' 20" RT	50.00'	21.60'	10.97'	S 69° 46' 15" W 21.44'
C11	19° 37' 05" LT	100.00'	34.24'	17.29'	S 72° 20' 23" W 34.07'
C12	27° 28' 10" RT	100.00'	47.94'	24.44'	S 76° 15' 55" W 47.49'
C13	74° 04' 51" LT	60.00'	77.58'	45.28'	S 52° 57' 35" W 72.29'
C14	51° 44' 46" RT	60.00'	54.19'	29.10'	S 41° 47' 32" W 52.37'
C15	42° 23' 18" LT	100.00'	73.98'	38.78'	S 46° 28' 16" W 72.31'
C16	15° 58' 42" LT	75.00'	20.92'	10.53'	S 17° 17' 16" W 20.85'
C17	5° 36' 37" LT	500.00'	48.96'	24.50'	S 6° 29' 37" W 48.94'
C18	16° 38' 13" RT	150.00'	43.56'	21.93'	S 12° 00' 25" W 43.40'
C19	12° 08' 08" LT	638.94'	135.33'	67.92'	S 14° 15' 13" W 135.08'
C20	8° 42' 50" RT	200.00'	30.42'	15.24'	S 12° 32' 34" W 30.39'
C21	12° 33' 27" LT	200.00'	43.83'	22.01'	S 10° 37' 15" W 43.75'
C22	8° 13' 45" RT	200.00'	28.73'	14.39'	S 8° 27' 24" W 28.70'
C23	30° 57' 54" RT	100.00'	54.04'	27.70'	S 28° 03' 14" W 53.39'



Sheet 2 of 8
Project No: 180340

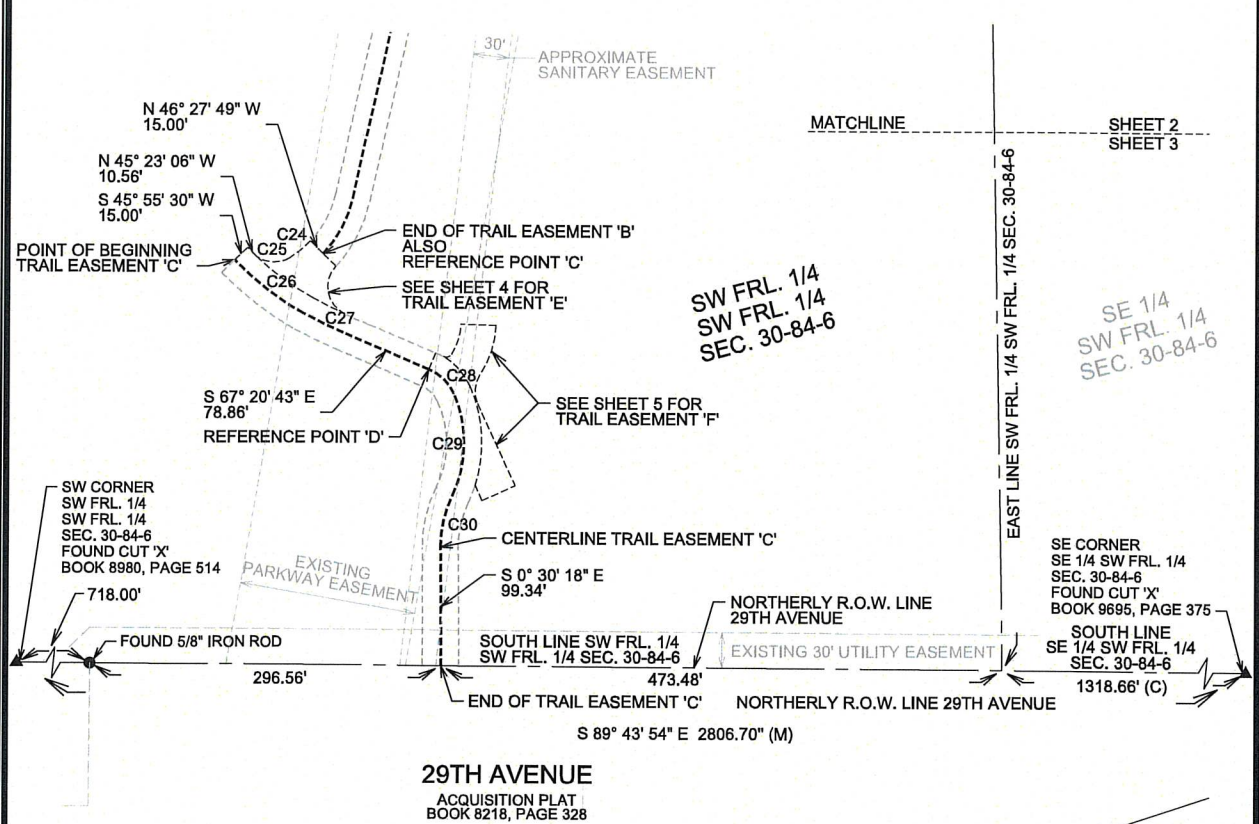


CITY OF MARION - INDIAN CREEK TRAIL
PERMANENT TRAIL EASEMENT PLAT
 MARION, LINN COUNTY, IOWA
SNYDER & ASSOCIATES, INC.
 5005 BOWLING STREET S.W.
 CEDAR RAPIDS, IA 52404
 319-362-9394 | www.snyder-associates.com

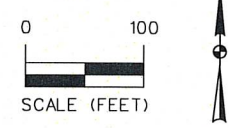
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Engineer: _____ Checked By: TWF Scale: 1"=100'
 Technician: WTH Date: 10/07/20 Field Bk: Pg: _____
 Project No: 180340 Sheet 2 of 8

PERMANENT TRAIL EASEMENT PLAT



PLAT OF SURVEY NO. 1750
BOOK 8195, PAGE 626

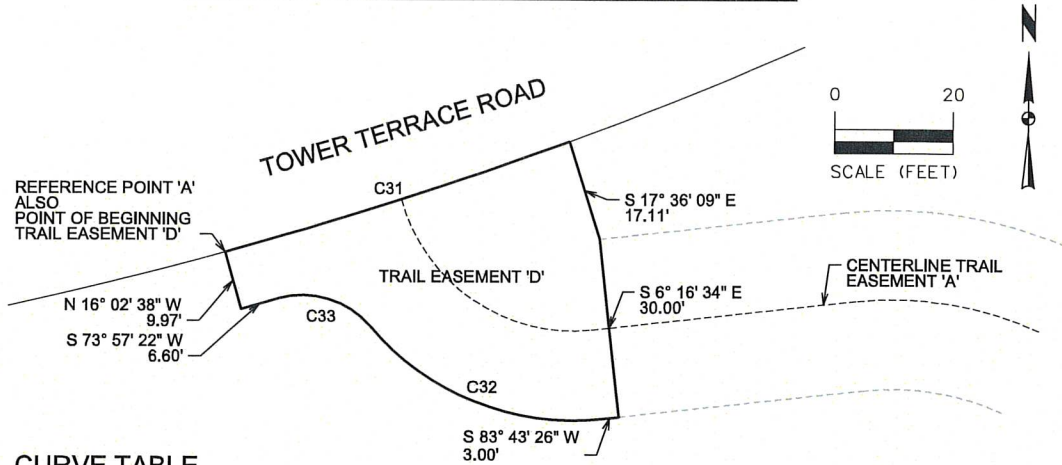


CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C24	15° 06' 39" RT	85.00'	22.42'	11.27'	S 51° 05' 31" W 22.35'
C25	68° 11' 16" RT	25.00'	29.75'	16.92'	N 87° 15' 32" W 28.03'
C26	17° 09' 48" LT	245.97'	73.68'	37.12'	S 52° 39' 24" E 73.41'
C27	6° 06' 26" LT	350.00'	37.31'	18.67'	S 64° 17' 31" E 37.29'
C28	42° 39' 24" RT	40.00'	29.78'	15.62'	S 46° 01' 02" E 29.10'
C29	50° 15' 34" RT	100.00'	87.72'	46.91'	S 0° 26' 27" W 84.93'
C30	26° 04' 32" LT	100.00'	45.51'	23.16'	S 12° 31' 58" W 45.12'

Sheet 3 of 8 Project No: 1180340	 SNYDER & ASSOCIATES	CITY OF MARION - INDIAN CREEK TRAIL EASEMENT PLAT MARION, LINN COUNTY, IOWA					
		SNYDER & ASSOCIATES, INC. 5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-362-9384 www.snyder-associates.com	MARK: _____ REVISION: _____ DATE: _____ BY: _____ Engineer: _____ Checked By: TWF Scale: 1"=100' Technician: WTH Date: 10/07/20 Field Bk: _____ Pg: _____				
		Project No: 1180340	Sheet 3 of 8				

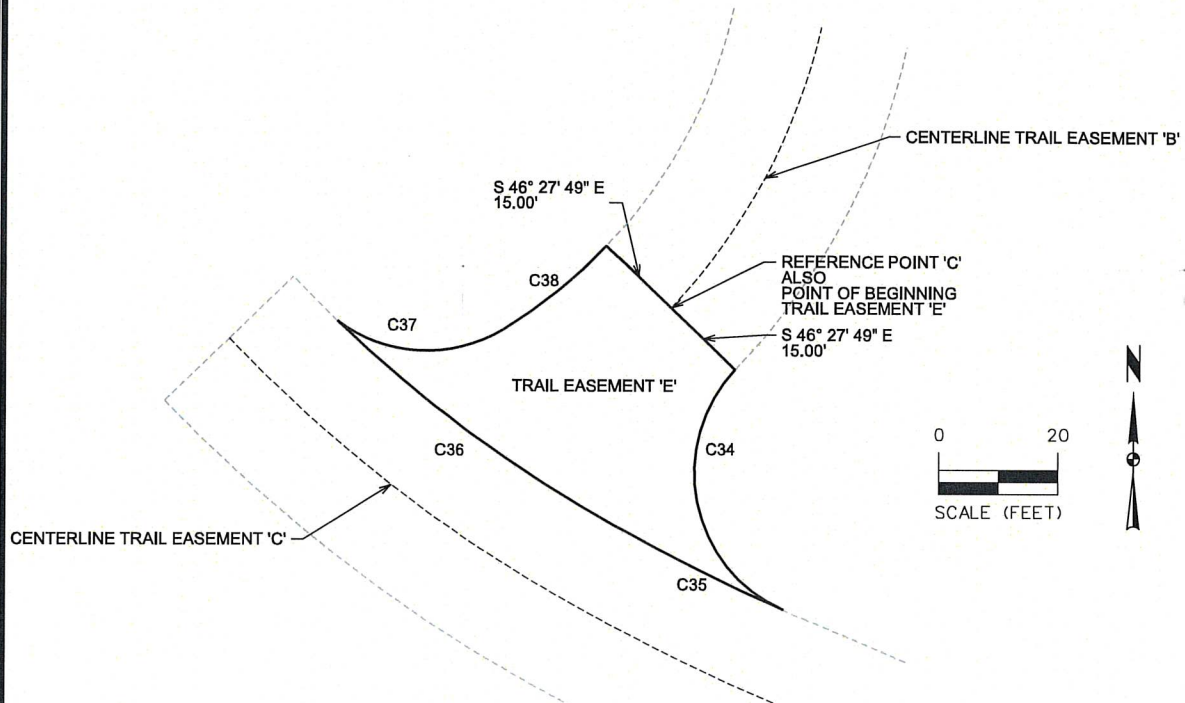
PERMANENT TRAIL EASEMENT PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING/DISTANCE
C31	4° 45' 52" LT	735.00'	61.12'	30.58'	N 72° 10' 56" E 61.10'
C32	55° 32' 52" RT	45.00'	43.63'	23.70'	N 68° 30' 08" W 41.94'
C33	65° 18' 57" LT	15.00'	17.10'	9.61'	N 73° 23' 10" W 16.19'

TRAIL EASEMENT 'D'



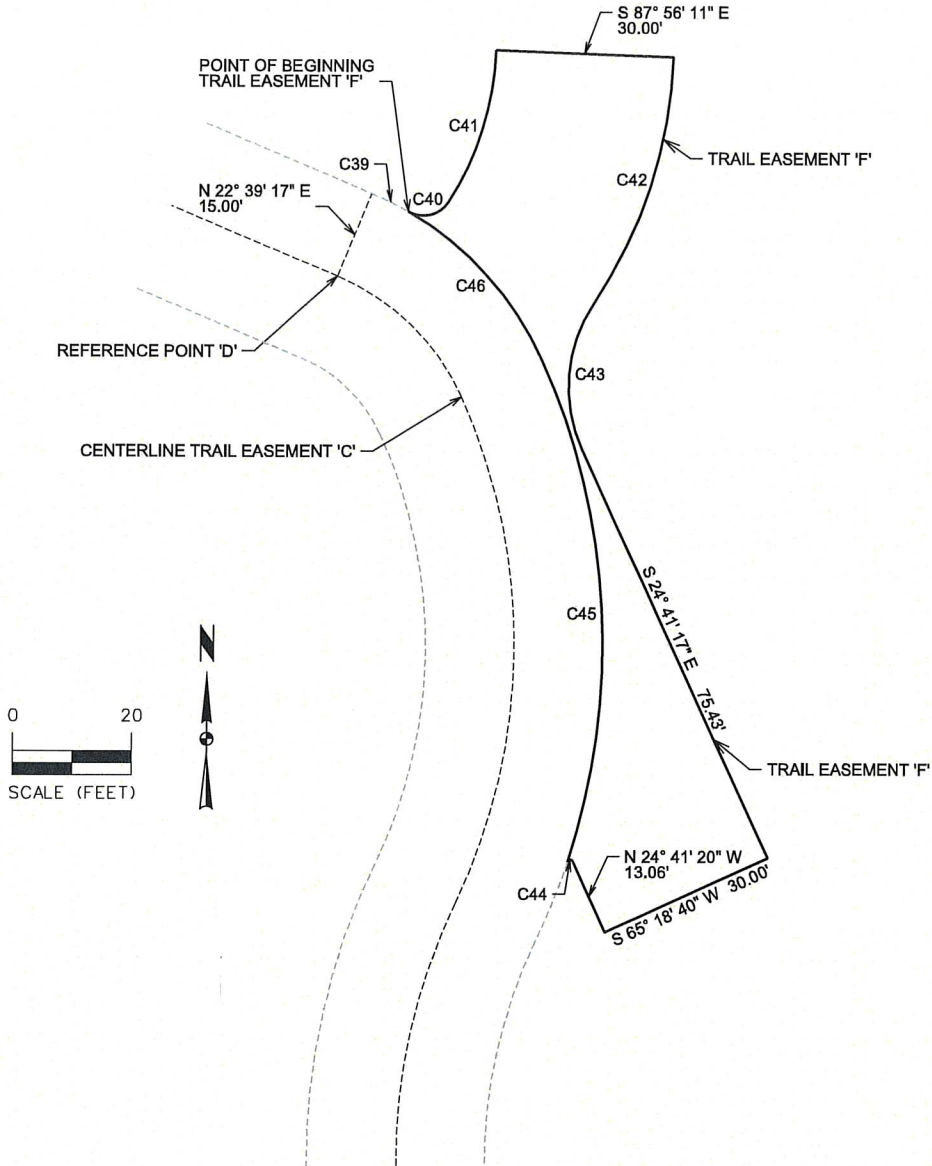
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING/DISTANCE
C34	110° 07' 00" LT	25.00'	48.05'	35.78'	S 11° 31' 19" E 40.99'
C35	5° 20' 32" RT	335.00'	31.23'	15.63'	N 63° 54' 34" W 31.22'
C36	14° 32' 36" RT	230.97'	58.63'	29.47'	N 53° 58' 00" W 58.47'
C37	68° 11' 16" LT	25.00'	29.75'	16.92'	S 87° 15' 32" E 28.03'
C38	15° 06' 39" LT	85.00'	22.42'	11.27'	N 51° 05' 31" E 22.35'

TRAIL EASEMENT 'E'

Sheet 4 of 8 Project No: 180340	 SNYDER & ASSOCIATES	CITY OF MARION - INDIAN CREEK TRAIL	MARION, LINN COUNTY, IOWA				
		PERMANENT TRAIL EASEMENT PLAT		MARK: _____ REVISION: _____ DATE: _____	ENGINEER: _____ CHECKED BY: TWF SCALE: 1"=20'	DATE: _____ BY: _____	PROJECT NO: 180340 SHEET 4 OF 8
		SNYDER & ASSOCIATES, INC.		5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-382-8384 www.snyder-associates.com		TECH: WTH DATE: 10/07/20 FIELD: _____ PLOT: _____	PROJECT NO: 180340 SHEET 4 OF 8
		5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-382-8384 www.snyder-associates.com		PROJECT NO: 180340 SHEET 4 OF 8			

PERMANENT TRAIL EASEMENT PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING/DISTANCE
C39	7° 06' 05" RT	55.00'	6.82'	3.41'	S 63° 47' 41" E 6.81'
C40	86° 44' 52" LT	5.00'	7.57'	4.72'	N 76° 22' 55" E 6.87'
C41	30° 56' 41" LT	50.00'	27.00'	13.84'	N 17° 32' 09" E 26.68'
C42	31° 30' 33" RT	80.00'	44.00'	22.57'	S 17° 49' 06" W 43.44'
C43	58° 15' 39" LT	25.00'	25.42'	13.93'	S 4° 26' 33" W 24.34'
C44	137° 01' 15" LT	0.50'	1.20'	1.27'	S 86° 48' 03" W 0.93'
C45	42° 58' 45" LT	115.00'	86.26'	45.28'	N 3° 11' 57" W 84.26'
C46	35° 33' 19" LT	55.00'	34.13'	17.63'	N 42° 27' 59" W 33.59'

TRAIL EASEMENT 'F'

Sheet 5 of 8 Project No: 180340	 SNYDER & ASSOCIATES	CITY OF MARION - INDIAN CREEK TRAIL																			
		PERMANENT TRAIL EASEMENT PLAT	MARION, LINN COUNTY, IOWA	<table border="1" style="width: 100%; font-size: 8px;"> <tr> <th>MARK</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		MARK	REVISION	DATE	BY					<table border="1" style="width: 100%; font-size: 8px;"> <tr> <td>Engineer:</td> <td>Checked By: TWF</td> <td>Scale: 1"=20'</td> </tr> <tr> <td>Tech/dra: WTH</td> <td>Date: 10/07/20</td> <td>Field Etc: Pp</td> </tr> </table>		Engineer:	Checked By: TWF	Scale: 1"=20'	Tech/dra: WTH	Date: 10/07/20	Field Etc: Pp
		MARK	REVISION	DATE	BY																
Engineer:	Checked By: TWF	Scale: 1"=20'																			
Tech/dra: WTH	Date: 10/07/20	Field Etc: Pp																			
SNYDER & ASSOCIATES, INC. 5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-362-9394 www.snyder-associates.com		Project No: 180340		Sheet 5 of 8																	

PERMANENT TRAIL EASEMENT PLAT

DESCRIPTION - PERMANENT TRAIL EASEMENT 'A'

A 30.00 FOOT WIDE PERMANENT TRAIL EASEMENT ON THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, CENTERED ON THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER;

THENCE SOUTH 01° 25' 21" EAST 541.83 FEET ALONG THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER TO A SOUTHWESTERLY CORNER OF TRACT A (ACQUISITION PLAT RECORDED IN BOOK 9826, PAGE 190-192 AT THE LINN COUNTY RECORDER'S OFFICE);

THENCE SOUTH 89° 44' 47" EAST 919.95 FEET ALONG A SOUTHERLY LINE OF SAID TRACT A, SAID SOUTHERLY LINE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD;

THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 735.00 FEET, WHOSE ARC LENGTH IS 201.27 FEET AND WHOSE CHORD BEARS NORTH 82° 24' 33" EAST 200.64 FEET TO REFERENCE POINT 'A';

THENCE CONTINUING ALONG SAID 735.00 FOOT RADIUS CURVE, WHOSE ARC LENGTH IS 31.13 FEET AND WHOSE CHORD BEARS NORTH 73° 21' 05" EAST 31.12 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 42.25 FEET AND WHOSE CHORD BEARS SOUTH 55° 55' 33" EAST 38.85 FEET;

THENCE NORTH 83° 43' 26" EAST 3.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED;

THENCE NORTH 83° 43' 26" EAST 41.97 FEET;

THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 63.21 FEET AND WHOSE CHORD BEARS SOUTH 66° 05' 45" EAST 60.33 FEET;

THENCE SOUTH 35° 54' 55" EAST 11.00 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 37.69 FEET AND WHOSE CHORD BEARS SOUTH 53° 54' 33" EAST 37.07 FEET;

THENCE SOUTH 71° 54' 11" EAST 17.75 FEET;

THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 39.35 FEET AND WHOSE CHORD BEARS SOUTH 34° 19' 32" EAST 36.59 FEET;

THENCE SOUTH 03° 15' 07" WEST 82.47 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 40.00 FEET, WHOSE ARC LENGTH IS 59.44 FEET AND WHOSE CHORD BEARS SOUTH 39° 19' 13" EAST 54.12 FEET;

THENCE SOUTH 81° 53' 32" EAST 23.45 FEET;

THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 114.34 FEET AND WHOSE CHORD BEARS SOUTH 40° 56' 46" EAST 104.86 FEET;

THENCE SOUTH 00° 00' 00" EAST 27.70 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 64.83 FEET AND WHOSE CHORD BEARS SOUTH 30° 57' 09" EAST 61.72 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER, SAID POINT BEING REFERENCE POINT 'B', SAID POINT ALSO BEING THE END OF THE CENTERLINE HEREIN DESCRIBED.

SAID EASEMENT IS TO BE 30 FEET IN WIDTH WITH THE SIDELINES BEING 15 FEET IN PERPENDICULAR DISTANCE RIGHT AND LEFT OF THE ABOVE DESCRIBED CENTERLINE AND ARE TO BE LENGTHENED OR SHORTENED IN ORDER TO MEET AT THE ANGLE POINTS. SAID SIDELINES ARE TO BEGIN AT A EASTERLY LINE OF TRAIL EASEMENT 'D' AND END AT THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER. SAID EASEMENT CONTAINS 17,495 SQUARE FEET (0.40 ACRE) MORE OR LESS.

AND

DESCRIPTION - PERMANENT TRAIL EASEMENT 'B'

A 30.00 FOOT WIDE PERMANENT TRAIL EASEMENT ON THAT PART OF THE NORTHWEST FRACTIONAL QUARTER AND THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, CENTERED ON THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'B';

THENCE SOUTH 01° 03' 51" EAST 354.75 FEET ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER TO THE TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED;

THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 21.60 FEET AND WHOSE CHORD BEARS SOUTH 69° 46' 15" WEST 21.44 FEET;

THENCE SOUTH 82° 08' 55" WEST 32.13 FEET;

THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 34.24 FEET AND WHOSE CHORD BEARS SOUTH 72° 20' 23" WEST 34.07 FEET;

THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 47.94 FEET AND WHOSE CHORD BEARS SOUTH 76° 15' 55" WEST 47.49 FEET;

THENCE NORTH 90° 00' 00" WEST 51.66 FEET;

THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 77.58 FEET AND WHOSE CHORD BEARS SOUTH 52° 57' 35" WEST 72.29 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 60.00 FEET, WHOSE ARC LENGTH IS 54.19 FEET AND WHOSE CHORD BEARS SOUTH 41° 47' 32" WEST 52.37 FEET;

(CONTINUED ON SHEET 7)

Sheet 6 of 8



CITY OF MARION - INDIAN CREEK TRAIL

PERMANENT TRAIL EASEMENT PLAT MARION, LINN COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-382-9394 | www.snyder-associates.com

MARK		REVISION		DATE	BY
Engineer:	Checked By:	TWF	Scale:	1"=20'	
Tedriciden:	WTH	Date:	10/07/20	Field Bk:	Pg:
Project No:		180340		Sheet 6 of 8	

PERMANENT TRAIL EASEMENT PLAT

DESCRIPTION - PERMANENT TRAIL EASEMENT 'B' - CONTINUED

(CONTINUED FROM SHEET 6)

THENCE SOUTH 67° 39' 55" WEST 32.68 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 73.98 FEET AND WHOSE CHORD BEARS SOUTH 46° 28' 16" WEST 72.31 FEET;

THENCE SOUTH 25° 16' 37" WEST 71.74 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 75.00 FEET, WHOSE ARC LENGTH IS 20.92 FEET AND WHOSE CHORD BEARS SOUTH 17° 17' 16" WEST 20.85 FEET;

THENCE SOUTH 09° 17' 55" WEST 32.54 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 48.96 FEET AND WHOSE CHORD BEARS SOUTH 06° 29' 37" WEST 48.94 FEET;

THENCE SOUTH 03° 41' 19" WEST 158.71 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 150.00 FEET, WHOSE ARC LENGTH IS 43.56 FEET AND WHOSE CHORD BEARS SOUTH 12° 00' 25" WEST 43.40 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 638.94 FEET, WHOSE ARC LENGTH IS 135.33 FEET AND WHOSE CHORD BEARS SOUTH 14° 15' 13" WEST 135.08 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 30.42 FEET AND WHOSE CHORD BEARS SOUTH 12° 32' 34" WEST 30.39 FEET;

THENCE SOUTH 16° 53' 59" WEST 39.04 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 43.83 FEET AND WHOSE CHORD BEARS SOUTH 10° 37' 15" WEST 43.75 FEET;

THENCE SOUTH 04° 20' 32" WEST 45.68 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 28.73 FEET AND WHOSE CHORD BEARS SOUTH 08° 27' 24" WEST 28.70 FEET;

THENCE SOUTH 12° 34' 17" WEST 149.98 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 54.04 FEET AND WHOSE CHORD BEARS SOUTH 28° 03' 14" WEST 53.39 FEET TO REFERENCE POINT 'C', SAID POINT ALSO BEING THE END OF THE CENTERLINE HEREIN DESCRIBED, .

SAID EASEMENT IS TO BE 30 FEET IN WIDTH WITH THE SIDELINES BEING 15 FEET IN PERPENDICULAR DISTANCE RIGHT AND LEFT OF THE ABOVE DESCRIBED CENTERLINE AND ARE TO BE LENGTHENED OR SHORTENED IN ORDER TO MEET A THE ANGLE POINTS. SAID SIDELINES ARE TO BEGIN AT THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER AND END AT A NORTHERLY LINE OF TRAIL EASEMENT 'E'. SAID EASEMENT CONTAINS 39,891 SQUARE FEET (0.92 ACRE) MORE OR LESS.

AND

DESCRIPTION - PERMANENT TRAIL EASEMENT 'C'

A 30.00 FOOT WIDE PERMANENT TRAIL EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, CENTERED ON THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'C';

THENCE NORTH 46° 27' 49" WEST 15.00 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 22.42 FEET AND WHOSE CHORD BEARS SOUTH 51° 05' 31" WEST 22.35 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 29.75 FEET AND WHOSE CHORD BEARS NORTH 87° 15' 32" WEST 28.03 FEET;

THENCE NORTH 45° 23' 06" WEST 10.56 FEET;

THENCE SOUTH 45° 55' 30" WEST 15.00 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 245.97 FEET, WHOSE ARC LENGTH IS 73.68 FEET AND WHOSE CHORD BEARS SOUTH 52° 39' 24" EAST 73.41 FEET;

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 37.31 FEET AND WHOSE CHORD BEARS SOUTH 64° 17' 31" EAST 37.29 FEET;

THENCE SOUTH 67° 20' 43" EAST 78.86 FEET TO REFERENCE POINT 'D';

THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 40.00 FEET, WHOSE ARC LENGTH IS 29.78 FEET AND WHOSE CHORD BEARS SOUTH 46° 01' 02" EAST 29.10 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 87.72 FEET AND WHOSE CHORD BEARS SOUTH 00° 26' 27" WEST 84.93 FEET;

THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 45.51 FEET AND WHOSE CHORD BEARS SOUTH 12° 31' 58" WEST 45.12 FEET;

THENCE SOUTH 00° 30' 18" EAST 99.34 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF 29TH AVENUE (ACQUISITION PLAT RECORDED IN BOOK 8218, PAGE 328 AT THE LINN COUNTY RECORDER'S OFFICE), SAID POINT BEING THE END OF THE CENTERLINE HEREIN DESCRIBED.

SAID EASEMENT IS TO BE 30 FEET IN WIDTH WITH THE SIDELINES BEING 15 FEET IN PERPENDICULAR DISTANCE RIGHT AND LEFT OF THE ABOVE DESCRIBED CENTERLINE AND ARE TO BE LENGTHENED OR SHORTENED IN ORDER TO MEET A THE ANGLE POINTS. SAID SIDELINES ARE TO END AT THE NORTHERLY RIGHT-OF-WAY LINE OF 29TH AVENUE. SAID EASEMENT CONTAINS 13,566 SQUARE FEET (0.31 ACRE) MORE OR LESS.

Sheet 7 of 8



CITY OF MARION - INDIAN CREEK TRAIL

PERMANENT TRAIL EASEMENT PLAT MARION, LINN COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

MARK		REVISION		DATE	BY

Engineer	Checked By:	TWF	Scale:	1"=20'	
Tech/drafter:	WTH	Date:	10/07/20	Field Bk:	Pg:
Project No:	1180340			Sheet	7 of 8

PERMANENT TRAIL EASEMENT PLAT

DESCRIPTION - PERMANENT TRAIL EASEMENT 'D'

A PERMANENT TRAIL EASEMENT ON THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

- BEGINNING AT SAID REFERENCE POINT 'A';
- THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 735.00 FEET, WHOSE ARC LENGTH IS 61.12 FEET AND WHOSE CHORD BEARS NORTH 72° 10' 56" EAST 61.10 FEET;
- THENCE SOUTH 17° 36' 09" EAST 17.11 FEET;
- THENCE SOUTH 06° 16' 34" EAST 30.00 FEET;
- THENCE SOUTH 83° 43' 26" WEST 3.00 FEET;
- THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 45.00 FEET, WHOSE ARC LENGTH IS 43.63 FEET AND WHOSE CHORD BEARS NORTH 68° 30' 08" WEST 41.94 FEET;
- THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 15.00 FEET, WHOSE ARC LENGTH IS 17.10 FEET AND WHOSE CHORD BEARS NORTH 73° 23' 10" WEST 16.19 FEET;
- THENCE SOUTH 73° 57' 22" WEST 6.60 FEET;
- THENCE NORTH 16° 02' 38" WEST 9.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,742 SQUARE FEET MORE OR LESS.

AND

DESCRIPTION - PERMANENT TRAIL EASEMENT 'E'

A PERMANENT TRAIL EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

- BEGINNING AT SAID REFERENCE POINT 'C';
- THENCE SOUTH 46° 27' 49" EAST 15.00 FEET;
- THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 48.05 FEET AND WHOSE CHORD BEARS SOUTH 11° 31' 19" EAST 40.99 FEET;
- THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 31.23 FEET AND WHOSE CHORD BEARS NORTH 63° 54' 34" WEST 31.22 FEET;
- THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 230.97 FEET, WHOSE ARC LENGTH IS 58.63 FEET AND WHOSE CHORD BEARS NORTH 53° 58' 00" WEST 58.47 FEET;
- THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 29.75 FEET AND WHOSE CHORD BEARS SOUTH 87° 15' 32" EAST 28.03 FEET;
- THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 22.42 FEET AND WHOSE CHORD BEARS NORTH 51° 05' 31" EAST 22.35 FEET;
- THENCE SOUTH 46° 27' 49" EAST 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,552 SQUARE FEET MORE OR LESS;

AND

DESCRIPTION - PERMANENT TRAIL EASEMENT 'F'

A PERMANENT TRAIL EASEMENT ON THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 6 WEST OF THE 5TH P.M., MARION, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

- COMMENCING AS A POINT OF REFERENCE AT SAID REFERENCE POINT 'D';
- THENCE NORTH 22° 39' 17" EAST 15.00 FEET;
- THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 6.82 FEET AND WHOSE CHORD BEARS SOUTH 63° 47' 41" EAST 6.81 FEET TO THE POINT OF BEGINNING;
- THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 5.00 FEET, WHOSE ARC LENGTH IS 7.57 FEET AND WHOSE CHORD BEARS NORTH 76° 22' 55" EAST 6.87 FEET;
- THENCE NORTHEASTERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 27.00 FEET AND WHOSE CHORD BEARS NORTH 17° 32' 09" EAST 26.68 FEET;
- THENCE SOUTH 87° 56' 11" EAST 30.00 FEET;
- THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 44.00 FEET AND WHOSE CHORD BEARS SOUTH 17° 49' 06" WEST 43.44 FEET;
- THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 25.42 FEET AND WHOSE CHORD BEARS SOUTH 04° 26' 33" WEST 24.34 FEET;
- THENCE SOUTH 24° 41' 17" EAST 75.43 FEET;
- THENCE SOUTH 65° 18' 40" WEST 30.00 FEET;
- THENCE NORTH 24° 41' 20" WEST 13.06 FEET;
- THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 0.50 FEET, WHOSE ARC LENGTH IS 1.20 FEET AND WHOSE CHORD BEARS SOUTH 86° 48' 03" WEST 0.93 FEET;
- THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 115.00 FEET, WHOSE ARC LENGTH IS 86.26 FEET AND WHOSE CHORD BEARS NORTH 03° 11' 57" WEST 84.26 FEET;
- THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 55.00 FEET, WHOSE ARC LENGTH IS 34.13 FEET AND WHOSE CHORD BEARS NORTH 42° 27' 59" WEST 33.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,495 SQUARE FEET MORE OR LESS.

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Project No: 180340



CITY OF MARION - INDIAN CREEK TRAIL

PERMANENT TRAIL EASEMENT PLAT MARION, LINN COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

MARK		REVISION		DATE	BY
Engineer	Checked By:	TWF	Scale:	1"= 20'	
Tetris/die:	WTH	Date:	10/07/20	Field Etc:	Pg:
Project No:		180340		Sheet 8 of 8	