17-2847

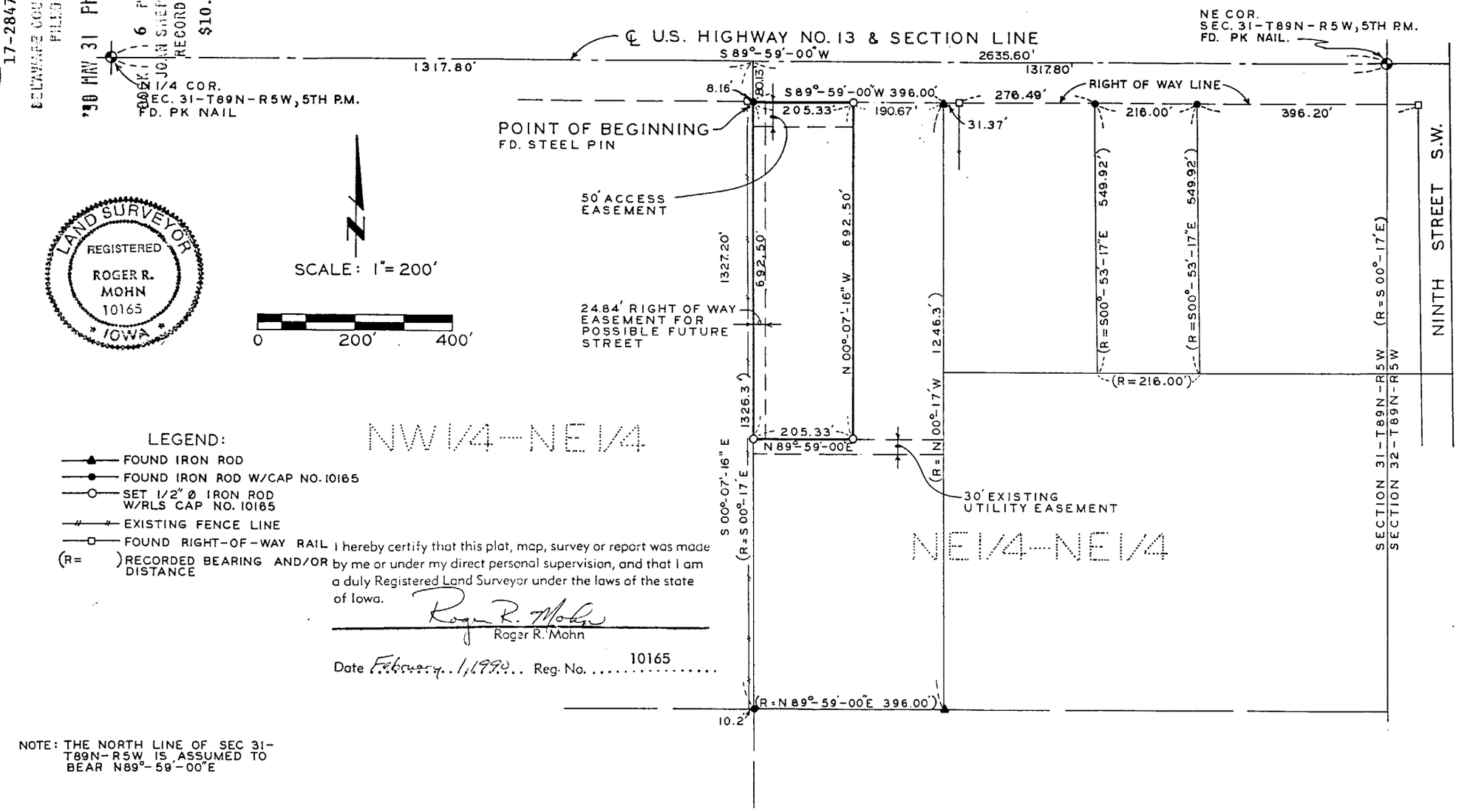
DELAWARE COUNTY IOWA
FILED

'90 MAY 31 PM 4 24

BOOK 1 6 PAGE 82
JOAN SHEPPARD
RECORDER $10.00

Hangin
File A

SURVEY AND PLAT OF: PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4 - NE 1/4) OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 5 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



SCALE: 1" = 200'

0 200' 400'

LAND SURVEYOR
REGISTERED
ROGER R. MOHN
10165
IOWA

LEGEND:

- FOUND IRON ROD
- FOUND IRON ROD W/CAP NO. 10165
- SET 1/2" Ø IRON ROD W/RLS CAP NO. 10165
- EXISTING FENCE LINE
- FOUND RIGHT-OF-WAY RAIL
- (R=) RECORDED BEARING AND/OR DISTANCE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision, and that I am a duly Registered Land Surveyor under the laws of the state of Iowa.

Roger R. Mohn
Roger R. Mohn

Date February 1, 1990 Reg. No. 10165

NOTE: THE NORTH LINE OF SEC 31-T89N-R5W IS ASSUMED TO BEAR N89°-59-00"E

SURVEYED FOR:
MANCHESTER ENTERPRISES, INC.

TRI-STATE ENGINEERS, P.C.
MANCHESTER, IOWA

SURVEYED: JANUARY 24, 1990

SHEET NO. 1 OF 2

STATE OF IOWA, DELAWARE COUNTY } ss
FILED FOR RECORD THE 31 DAY OF
1990 AT 4:24 O'CLOCK P M.
BOOK 6 PAGE 82
Joan Sheppard Recorder
By Plats (hanging file A-34)

FILE No. 17-2847
RECORDING FEE $ 10.00
TRANSFER FEE $

LEGAL DESCRIPTION OF PARCEL SURVEYED:

That part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty One (31), Township Eighty Nine (89) North, Range 5 West, of the Fifth P.M., Delaware County, Iowa, described as **COMMENCING** at the North Quarter corner of said Section Thirty One (31), thence North 89°-59'-00" East along the North line of Section Thirty One (31) 1317.80 feet, thence South 0°-07'-16" East 80.13 feet to the South highway right of way line, the **POINT OF BEGINNING;** thence South 0°-07'-16" East along the West line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty One (31) 692.50 feet to the North line of an easement, thence North 89°-59'-00" East along the North line of said easement 205.33 feet, thence North 0°-07'-16" West 692.50 feet, thence South 89°-59'-00" West along the South highway right of way line 205.33 feet to the **POINT OF BEGINNING.**

Said parcel containing 3.26 acres. The North line of Section Thirty One (31) is assumed to bear North 89°-59'-00" East.

Subject to a right of way easement for possible future street on the West 24.84 feet and a permanent access easement on the north 50 feet.

The attached Plat represents a survey of part of the Northeast Quarter of the Northeast Quarter (NE 1/4 - NE 1/4) of Section 31, Township 89 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, containing 3.26 acres more or less.

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision, and that I am a duly Registered Land Surveyor under the laws of the state of Iowa.

Roger R. Mohn

Roger R. Mohn

Date February 1, 1990..... Reg. No.....10165.....

OWNER'S ACKNOWLEDGEMENT:

I Duane G. Tiemens, being the duly sworn President, and D. William Johnson, being the duly sworn Secretary/Treasurer of Manchester Enterprises, Inc. of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with the free consent and in accordance with the desire of the Board of Directors of said Corporation.

MANCHESTER ENTERPRISES, INC.,

By Duane G Tiemens

Duane G. Tiemens, President

D. William Johnson

D. William Johnson,
Secretary/Treasurer

State of Iowa)
) ss:
County of Delaware)

On this 25th day of January, A.D. 1990, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Duane G. Tiemens and D. William Johnson, to me personally known, who, being by me duly sworn, did say that he is the President and Secretary/Treasurer respectively, of said corporation executing the within and foregoing instrument to which this is attached, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Duane G. Tiemens and D. William Johnson as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

Vera M. Goedken Vera M. Goedken

Notary Public in and for the State of Iowa