105-2135
DELAWARE COUNTY IOWA
FILED

'95 FEB 21 PM 2 06

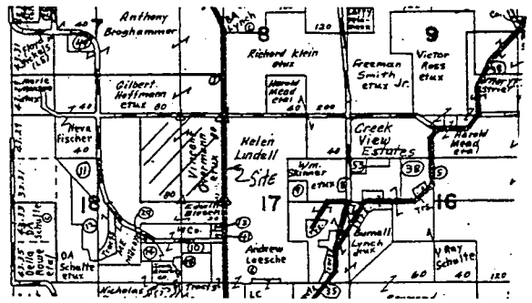
BOOK 7 PAGE 118 A-91
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$16.00

PLAT OF SURVEY PARCEL A

LEGEND

FOUND SECTION MONUMENT	▲
FOUND RIGHT OF WAY RAIL	●
SET 1/2" REBAR W/L.S.#11809	○
FENCE CORNER POST	□
CENTERLINE	———
BOUNDARY LINE	———
RIGHT OF WAY LINE	— — — —
SECTION LINE	———
FENCE LINE	——//———
POINT OF BEGINNING	P.O.B.

VICINITY MAP



FILED
Date 2-21-95
County Assessor

LEGAL

Plat of Survey, Parcel A, is a part of the West Half of the Northwest Quarter of Section 17, Township 89 North, Range 5, West of the 5th Principal Meridian, Delaware County, Iowa, described as follows:

Commencing at a point of reference at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 17 (a hinge nail);

thence South 3°51'59" East, 955.80 feet along the East line of said West half of the Northwest Quarter to the Point of Beginning (a PK nail),(for the purpose of this legal description the East line of said West half of the Northwest Quarter is assumed to bear South 3°51'59" East);

thence continuing South 3°51'59" East, along said East line 405.30 feet to a point (a PK nail);

thence South 86°08'01" West, 33.00 feet to a monument;

thence North 3°51'59" West, 84.74 feet to a point (a R.O.W. Rail);

thence South 86°26'31" West, 9.26 feet to a monument;

thence South 3°33'29" East, 85.18 feet to a monument;

thence South 86°08'01" West, 249.53 feet to a monument;

thence North 3°51'59" West, parallel to the said East line 405.30 feet to a monument;

thence North 86°08'01" East, 262.00 feet to a monument on the West Right-of-Way line of State Highway 13;

thence continuing North 86°08'01" East, 33.00 feet to the Point of Beginning.

All calls for monuments are 1/2" iron rebar with cap #11809.

Area of described parcel contains 2.74 acres, more or less.

CLIENT

RICHARD J. OVERMANN
1873 VILLAGE COURT NW
CEDAR RAPIDS, IA 52405
PH:(319) 396-5176

OWNER

OVERMANN, VINCE & JULIA
BK 111/ PG 262

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FEB 21 1995

MAR 2 2 1995

CERTIFICATION

I hereby certify that this surveying document was prepared by me or under my direct personal supervision and that I am a duly Registered Professional Engineer under the laws of the State of Iowa.

Signed: Date: 2-2-95
KERRY O. RUSSELL Iowa Reg No.11809
My registration renewal date is December 31, 1994

KERRY O. RUSSELL REGISTERED 11809 IOWA LAND SURVEYOR

ANDERSON-BOGERT
ENGINEERS & SURVEYORS INC.
5340 NORTH PARK PLACE N.E.
CEDAR RAPIDS, IOWA 52402
(319) 377-4629

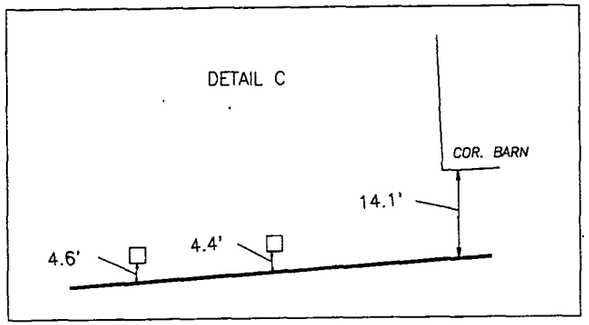
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DATE: 2-2-95	CAD. FILENAME: 195010.DWG
	FIELD BOOK: 204/45-47
	PROJECT #: 195010
	PAGE: 1 of 3

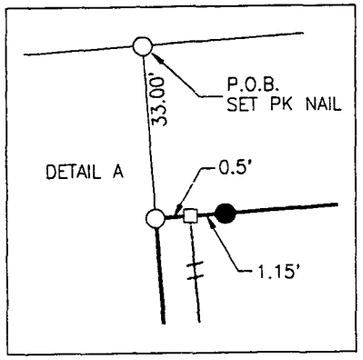
FILE No. 105-2135
RECORDING FEE $ 16.00
TRANSFER FEE $

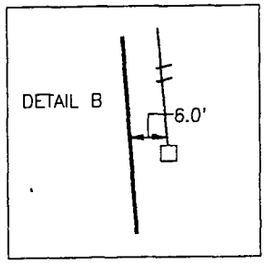
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STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
BOOK P 7 PAGE 118
PLATS A-91

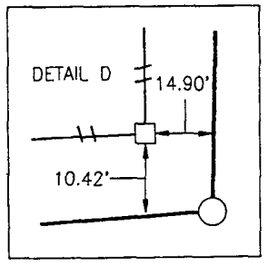
Page 119
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3/2/95

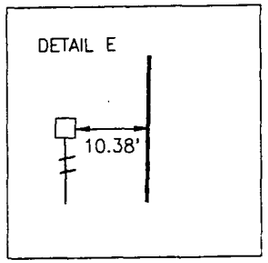
PLAT OF SURVEY PARCEL A











KERRY O. RUSSELL
REGISTERED
11809
IOWA
LAND SURVEYOR

CERTIFICATION

I hereby certify that this surveying document was prepared by me or under my direct personal supervision and that I am a duly Registered Professional Engineer under the laws of the State of Iowa.

Signed: Date: 2-2-95

KERRY O. RUSSELL Iowa Reg No.11809
My registration renewal date is December 31, 1994

ANDERSON-BOGERT
ENGINEERS & SURVEYORS INC.
5340 NORTH PARK PLACE N.E.
CEDAR RAPIDS, IOWA 52402
(319) 377-4629

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PLAT OF SURVEY PARCEL A

N 86°31'10" E 1345.50'

NW COR
SEC. 17-89-5
FD 1" PIPE

NE COR NW 1/4 NW 1/4
SEC. 17-89-5
FD HINGE NAIL
14.6' W. OF CENTERLINE

S 3°51'59" E 955.80'

N 86°08'01" E 295.00'

262.00'

33.00'

P.O.B.
SET PK NAIL

DETAIL A

DETAIL B

℄ STATE HIGHWAY #13

S 3°51'59" E 2662.53'

S 3°51'59" E 405.30'

ROAD RIGHT OF WAY

N 3°51'59" W 322.01'

S 86°26'31" W 9.26'(M)
9.26'(R)

ROW RAIL

OWNER
OVERMANN,
VINCE & JULIA
BK/111 PG/262

0.31 ACRES R.O.W.
2.43 ACRES NET
2.74 ACRES TOTAL

N 3°51'59" W 405.30'

DETAIL C

33.00'

N 3°51'59" W 84.74'

S 86°08'01" W 33.00'

S 3°33'29" E 85.18'

SET PK NAIL

N 3°37'42" W 2660.61'

DETAIL D

S 86°08'01" W 249.53'

DETAIL E

TITLE BY EASEMENT
BOOK 63 PAGE 301
DELAWARE CO.
RECORDER'S OFFICE

SE COR SW 1/4 NW 1/4
SEC. 17-89-5
FD HINGE NAIL
0.34' W OF CENTERLINE

1301.43'

ROW RAIL

16.7' 33.00'

59.74'

W 1/4 COR
SEC. 17-89-5
FD NON-STANDARD
CONCRETE MONUMENT

S 86°35'56" W 1356.58'

KERRY O. RUSSELL
REGISTERED
11809
IOWA
LAND
SURVEYOR

Scale 1" = 50 ft

50 0 50

NORTH

DRAWN: M.D.B.	PLOTTED: 50214	FIELD BOOK: 204/45-47	
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