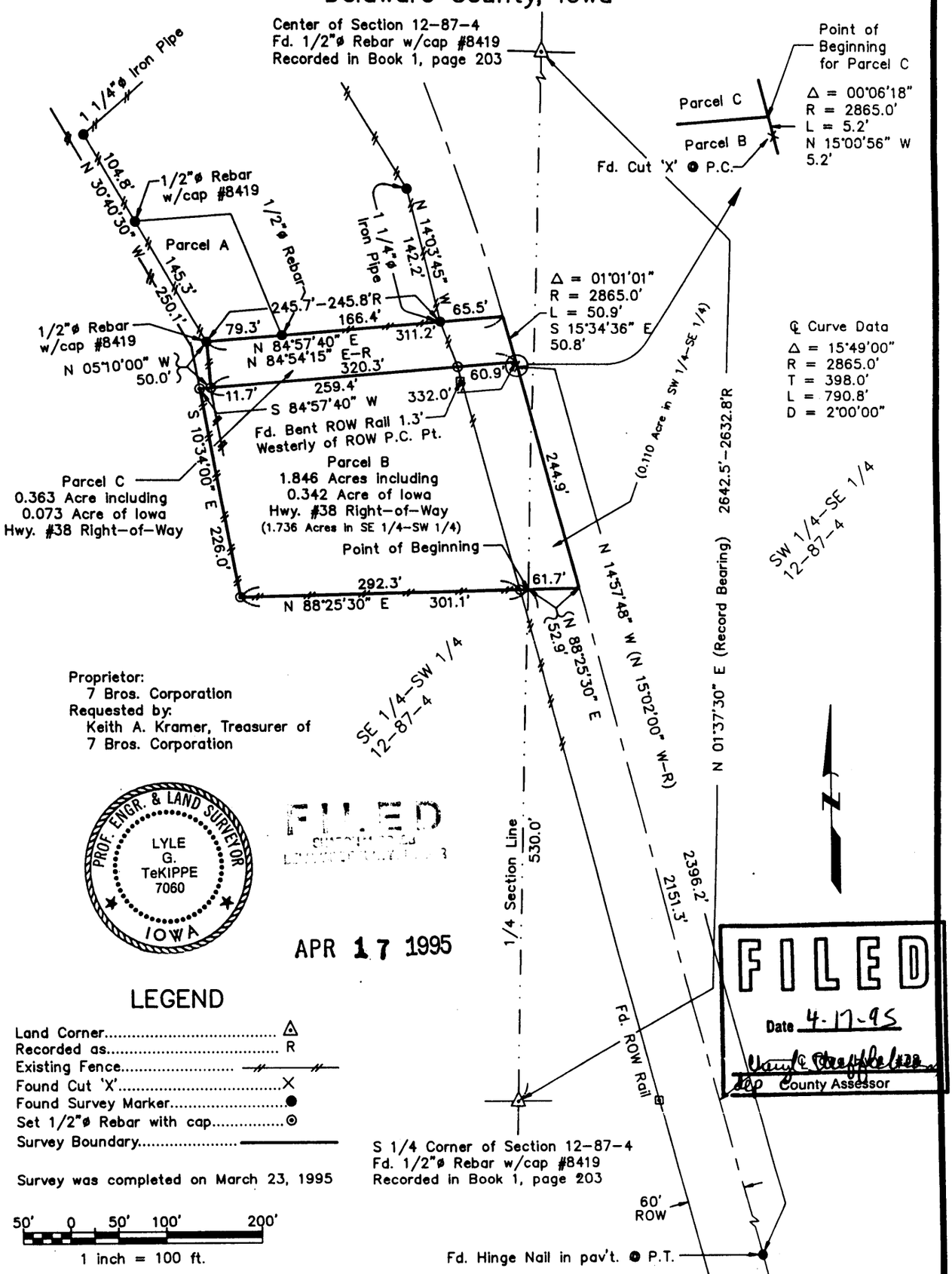
Plat of Survey

Parcels B & C in the South Half of Section 12 – T87N – R4W
Delaware County, Iowa



Proprietor:
7 Bros. Corporation
Requested by:
Keith A. Kramer, Treasurer of
7 Bros. Corporation

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

FILED
APR 17 1995

FILED
Date 4-17-95
County Assessor

LEGEND

- Land Corner..... △
- Recorded as..... R
- Existing Fence.....
- Found Cut 'X'..... ×
- Found Survey Marker..... ●
- Set 1/2"ø Rebar with cap..... ⊙
- Survey Boundary.....

Survey was completed on March 23, 1995

50' 0 50' 100' 200'
1 inch = 100 ft.

I hereby certify that this land surveying document was prepared 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.
Signed: Date:
Lyle G. TeKippe 4-12-95
Lyle G. TeKippe, P.E. & L.S. Iowa Reg. No. 7060
My Registration Renewal Date is December 31, 1996.

TeKIPPE ENGINEERING, P.C.
CONSULTING ENGINEERING & LAND SURVEYING
128 SOUTH VINE STREET, WEST UNION, IOWA
Phone No. (319) 422–5131

PROJECT NO. 95042.LS Field Bk. 16A Pg. 1–2

FILE No. 120-2660
RECORDING FEE $ 16.00
TRANSFER FEE $

FILED FOR RECORD THE 17 DAY OF April, 19 95 AT 1:43 O'CLOCK P M. BOOK 7 PAGE 130

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plats

SURVEY AND PLAT OF:

Survey Descriptions:

Parcel B

Parcel B in the South Half of Section 12, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Commencing at the South Quarter Corner of said Section; thence North 01°-37'-30" East (Record Bearing) 530.0 feet along the North-South Quarter Section Line of said Section to the Point of Beginning; thence North 88°-25'-30" East 52.9 feet to the Centerline of Iowa Highway #38; thence North 14°-57'-48" West 244.9 feet along said Centerline; thence Northerly along a 2,865.0 foot radius curve concave Westerly 5.2 feet, said curve having a Long Chord of North 15°-00'-56" West 5.2 feet along said Centerline to the South Line of Parcel C in said South Half; thence South 84°-57'-40" West 332.0 feet along said South Line to an existing fence; thence South 10°-34'-00" East 226.0 feet along said fence to an existing fence; thence North 88°-25'-30" East 301.1 feet along said fence and the Easterly extension of said fence to the Point of Beginning, containing 1.846 Acres, including 0.342 Acre of Iowa Highway #38 Right-of-Way, subject to easements of record.

Parcel C

Parcel C in the South Half of Section 12, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Commencing at the South Quarter Corner of said Section; thence North 01°-37'-30" East (Record Bearing) 530.0 feet along the North-South Quarter Section Line of said Section to the South Line of Parcel B in said South Half; thence North 88°-25'-30" East 52.9 feet along said South Line to the Centerline of Iowa Highway #38; thence North 14°-57'-48" West 244.9 feet; thence Northerly along a 2,865.0 foot radius curve concave Westerly 5.2 feet, said curve having a Long Chord of North 15°-00'-56" West 5.2 feet all along said Centerline and the Easterly Line of said Parcel B to the Point of Beginning; thence South 84°-57'-40" West 320.3 feet to an existing fence; thence North 05°-10'-00" West 50.0 feet along said fence to the Southerly Line of a parcel of land surveyed by D. P. Stachour, recorded February 3, 1970, in Book 2, page 180, on file in the Delaware County Recorder's office, Manchester, Iowa; thence North 84°-57'-40" East 311.2 feet along said Line to said Centerline; thence Southerly along a 2,865.0 foot radius curve concave Westerly 50.9 feet, said curve having a Long Chord of South 15°-34'-36" East 50.8 feet along said Centerline to the Point of Beginning, containing 0.363 Acre, including 0.073 Acre of Iowa Highway #38 Right-of-Way, subject to easements of record.

Reference is hereby made to a survey and plat made by J. David Gibbs, recorded March 11, 1993, in Book 7, page 17, on file in the Delaware County Recorder's office, Manchester, Iowa.

SURVEYOR'S CERTIFICATE

I, Lyle G. TeKippe, hereby certify that this Survey, the above Description, and attached Plat were 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. This Survey was completed on March 23, 1995, at the request of Keith A. Kramer, Treasurer of 7 Bros. Corporation.

Signed: Lyle G. TeKippe
Lyle G. TeKippe, P.E. & L.S.
Iowa License #7060

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Lyle G. TeKippe this 12th day of April, 1995.

KAREN K. FORD
MY COMMISSION EXPIRES
12-21-95

Karen K. Ford
Notary Public

OWNER'S ACKNOWLEDGEMENT

I, Keith A. Kramer, Treasurer of 7 Bros. Corporation, do hereby acknowledge and approve the above Description and attached Plat.

7 BROS. CORPORATION
Keith A. Kramer
Keith A. Kramer, Treasurer

State of Iowa)
ss.
County of Delaware)

On this 13th day of April, A.D. 1995, before me, a Notary Public in and for said county, personally appeared Keith A. Kramer, to me personally known, who being by me duly sworn, did say that that person is Treasurer of said corporation, that no seal has been procured by the said corporation, and that said instrument was signed on behalf of the said corporation by authority of its Board of Directors, and the said Treasurer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

My Commission Expires: 2/15/96

Kevin R. Funke
Notary Public

KEVIN R. FUNKE
MY COMMISSION EXPIRES
2-15-96

TeKIPPE ENGINEERING, P.C.
128 South Vine Street
West Union, Iowa 52175
Phone #319/422-5131