FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FEB 10 1997

FILED
2-10-97
Cheryl Stauffacher
Dep.

'97 FEB 10 AM 10 25

295-2386
DELAWARE COUNTY IOWA

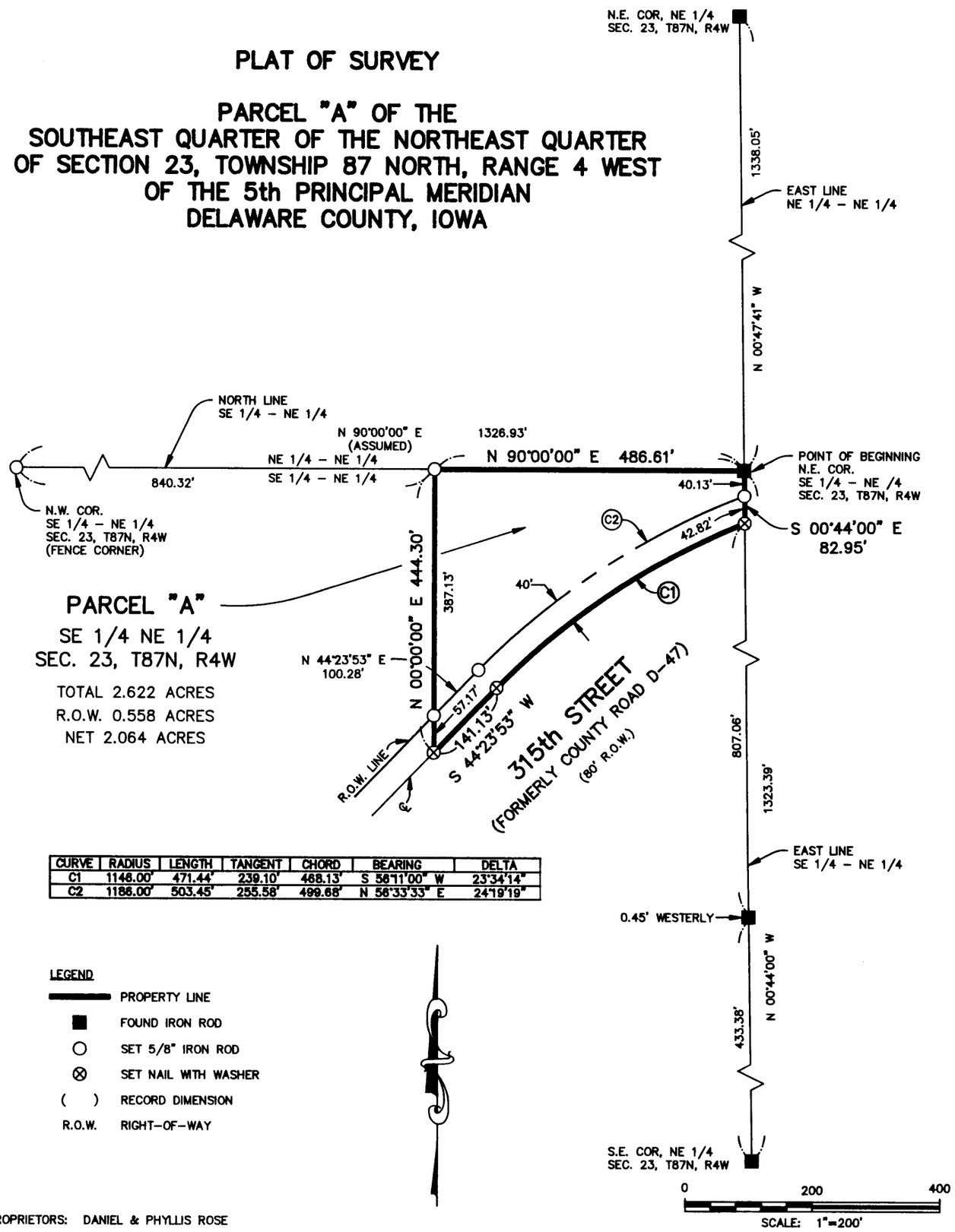
$16.00

RECORDED
BOOK 8 PAGE 332
DELAWARE COUNTY IOWA

IIW ENGINEERS & SURVEYORS P.C., 4155 PENNSYLVANIA AVE, DUBUQUE, IOWA, (319) 556-2464

PLAT OF SURVEY

PARCEL "A" OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5th PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1146.00'	471.44'	239.10'	468.13'	S 56°11'00" W	23°34'14"
C2	1186.00'	503.45'	255.58'	499.68'	N 56°33'33" E	24°19'19"

LEGEND

- PROPERTY LINE
- ■ FOUND IRON ROD
- ○ SET 5/8" IRON ROD
- ⊗ SET NAIL WITH WASHER
- ( ) RECORD DIMENSION
- R.O.W. RIGHT-OF-WAY

PROPRIETORS: DANIEL & PHYLLIS ROSE

I HEREBY CERTIFY THAT THE SURVEY WAS DONE AND THIS PLAT WAS MADE BY ME OR UNDER MY DIERCT PERSONAL SUPERVISION, THAT ALL MONUMENTS WERE PLACED OR SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR IIW ENGINEERS AND SURVEYORS, P.C.

John M. Tranmer

JOHN M. TRANMER REG. NO. 12631

DATE 1/22/97

MY REGISTRATION EXPIRES DECEMBER 31, 1998

IOWA
JOHN M. TRANMER
LS 12631
EXP. 12/98
LICENSED LAND SURVEYOR

IIW ENGINEERS AND SURVEYORS P.C.
Iowa, Illinois, Wisconsin
4155 Pennsylvania Ave. Dubuque, IA 52002 (319)556-2464
Guttenberg, IA Galena, IL Cuba City, WI

DRAWN	SLW	PLAT NO.	2-IA-97
CHECKED	JMT	PROJ. NO.	97702
DATE	20 JAN 97	SHEET	1 of 3
Q:\97\702\SUR\SDSK\97702L1.DWG			

DATE 2-10-97 8 PAGE 32

SURVEYOR'S CERTIFICATE

I, John M. Tranmer, hereby certify that I am a Licensed Land Surveyor in the State of Iowa, and that the following tract of real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Parcel "A" of the Southeast Quarter of the Northeast Quarter of Section 23, Township 87 North Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, more particularly described as follows:

Beginning at a found iron rod with cap at the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 23;

Thence South 00 degrees 44 minutes 00 seconds East, 82.95 along the east line of the Southeast Quarter of the Northeast Quarter of said Section 23 to a set nail with washer at the southeast corner of said Parcel "A", said point being on a circular curve concave to the southeast, having a radius of 1,146.00 feet, a central angle of 23 degrees 34 minutes 14 seconds, and whose chord bears South 56 degrees 11 minutes 00 seconds West, 468.13 feet;

Thence Southwesterly, 471.44 feet along the arc of said curve, to a set nail with washer at a point of tangency, said curve being the centerline of 315th Street (80-foot right-of-way);

Thence South 44 degrees 23 minutes 53 seconds West, 141.13 feet along said centerline, to a set nail with washer at the southwest corner of said Parcel "A";

Thence North 00 degrees 00 minutes 00 seconds East, 444.30 feet along the west line of said Parcel "A", to a set iron rod with cap at the northwest corner of said Parcel "A", said point being on the north line of the Southeast Quarter of the Northeast Quarter of said Section 23;

Thence North 90 degrees 00 minutes 00 seconds East, 486.61 feet along said north line, to the point of beginning, containing 2.622 acres, (0.558 acres for 315th Street right-of-way), more or less, and subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments were placed or shall be placed within one year from the date this plat is recorded.

REGISTERED LAND SURVEYOR
JOHN M. TRANMER
12631
IOWA

SEAL

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.

FOR IIW ENGINEERS AND SURVEYORS, P.C.

John M. Tranmer 1/22/97

John M. Tranmer — Date

License Number 12631

My license renewal date is December 31, 1998

Pages or sheets covered by this seal:

OWNER'S CONSENT

Hopkinton, Iowa 1-31, 1997

The foregoing plat of Parcel "A" of the Southeast Quarter of the Northeast Quarter of Section 23, Township 87 North Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

By Dan Rose
Dan Rose

By Phyllis Rose
Phyllis Rose

State of Iowa)
) ss:
County of DELAWARE

On this 31ST day of JANUARY, A.D. 1997, before me, a Notary Public in and for said state, personally appeared DAN RUSE & PHYLLIS RUSE to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in the State of Iowa

KEITH A. KRAMER
NOTARIAL SEAL
IOWA
MY COMMISSION EXPIRES
2-19-98

My Commission Expires 2-19-98

COUNTY AUDITOR

Delaware County, Iowa

_____, 19__

The foregoing plat was entered of record in the office of the Delaware County Auditor this _____ day of _____, 19__.

County Auditor of Delaware County, Iowa

COUNTY ASSESSOR

Delaware County, Iowa

_____, 19__

The foregoing plat was entered of record in the office of the Delaware County Assessor this _____ day of _____, 19__.

County Assessor of Delaware County, Iowa