FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
FEB 4 1998

FILED
Book 8 Page 104
Date 2-4-98
County Recorder

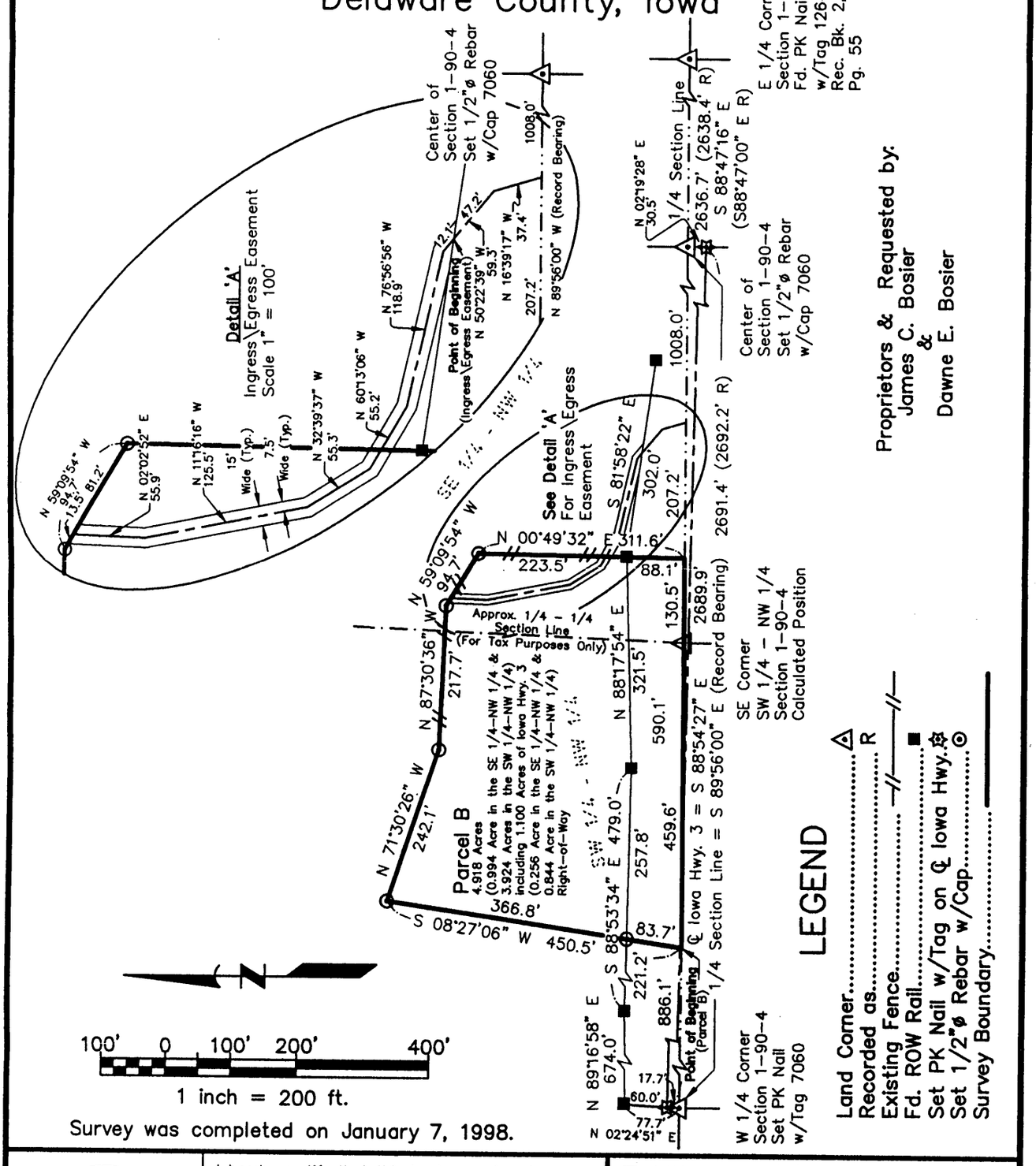
98 FEB 4 PM 1:00

96-238

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

Plat of Survey

Parcel B in the S 1/2 – NW 1/4
Section 1 – T90N – R4W
Delaware County, Iowa



Proprietors & Requested by:
James C. Bosier
&
Dawne E. Bosier

LEGEND
Land Corner
Recorded as R
Existing Fence
Fd. ROW Rail
Set PK Nail w/Tag on ℄ Iowa Hwy.
Set 1/2"ø Rebar w/Cap
Survey Boundary

Survey was completed on January 7, 1998.

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

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.

Lyle G. TeKippe 1-30-98
Lyle G. TeKippe Date:
License number 7060
My license renewal date is December 31, 1998.
Sheets covered by this seal: P1

TeKIPPE ENGINEERING, P.C.
128 SOUTH VINE STREET
WEST UNION, IOWA
PH. (319) 422-5131
FAX (319) 422-5884

Field Book 16B Pages 37-38
Project No. 98001.LS Sheet P1

DATE 2-4-98 BOOK 8 PAGE 104

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

Project No. 98001.LS

SURVEYOR'S CERTIFICATE

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.

Lyle G. TeKippe 1-30-98
Lyle G. TeKippe Date
License Number 7060
My license renewal date is December 31, 1998.
Pages covered by this seal: SD-1 and SD-2

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

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Lyle G. TeKippe this 30th day of January, 1998.

NOTARIAL SEAL IOWA KAREN K. FORD MY COMMISSION EXPIRES 12-21-98

Karen K. Ford
Notary Public

OWNER'S ACKNOWLEDGEMENT

We, James C. Bosier and Dawne E. Bosier, do hereby acknowledge and approve the following Descriptions and attached Plat.

James C. Bosier
James C. Bosier

Dawne E. Bosier
Dawne E. Bosier

State of Iowa)
ss.
County of Black Hawk)

Subscribed and sworn to before me by James C. Bosier and Dawne E. Bosier this 2nd day of Feb, 1998.

PATRICIA C. COUGHLIN NOTARIAL SEAL IOWA

Patricia C. Coughlin
Notary Public
Patricia C. Coughlin

SURVEY AND PLAT OF:

Survey Description:

Parcel B in the South Half of the Northwest Quarter of Section 1, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Commencing at the West Quarter Corner of said Section; thence South 89°-56'-00" East (Record Bearing) 886.1 feet along the East-West Quarter-Quarter Section Line of said Section to the Point of Beginning; thence continuing South 89°-56'-00" East 590.1 feet along said Quarter Section Line; thence North 00°-49'-32" East 311.6 feet; thence North 59°-09'-54" West 94.7 feet; thence North 87°-30'-36" West 217.7 feet; thence North 71°-30'-26" West 242.1 feet; thence South 08°-27'-06" West 450.5 feet to the Point of Beginning, containing 4.918 Acres, including 1.100 Acres of Iowa Highway 3 Right-of-Way, subject to easements of record.

Ingress\Egress Easement Description:

A strip of land for permanent Ingress\Egress Easement purposes 15 feet in width lying 7.5 feet on each side of the following Centerline: Commencing at the Center of Section 1, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa; thence North 89°-56'-00" West (Record Bearing) 1,008.0 feet along the East-West Quarter Section Line of said Section to the Extension of the Centerline of an Existing Driveway; thence North 16°-39'-17" West 37.4 feet; thence North 50°-22'-39" West 47.2 feet to the Northerly Right-of-Way Line of Iowa Highway 3 in said Section and the Point of Beginning, with the South Line of said Ingress\Egress Easement being coincident with said Northerly Right-of-Way Line; thence continuing North 50°-22'-39" West 12.1 feet; thence North 76°-56'-56" West 118.9 feet; thence North 60°-13'-06" West 55.2 feet; thence North 32°-39'-37" West 55.3 feet; thence North 11°-16'-16" West 125.5 feet; thence North 02°-02'-52" East 55.9 feet, all along said Centerline of Existing Driveway to a Northeasterly Line of Parcel B in said Section, with the Northerly Line of said Ingress\Egress Easement being coincident with said Northeasterly Line of Parcel B, subject to other easements of record.

References are hereby made to Easements for Public Highway, recorded November 5, 1946, in Book 71, pages 629 and 631, both on file in the Delaware County Recorder's office, Manchester, Iowa.