Hassmann Realty
3375 Asbury Rd.
Dubuque IA
52040

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

JUN 8 1998

FILED
Date 6-8-98
Deputy County Assessor

BOOK 8 PAGE 129
DEDICATION & PLAT RECORDED
DELAWARE CO. IOWA

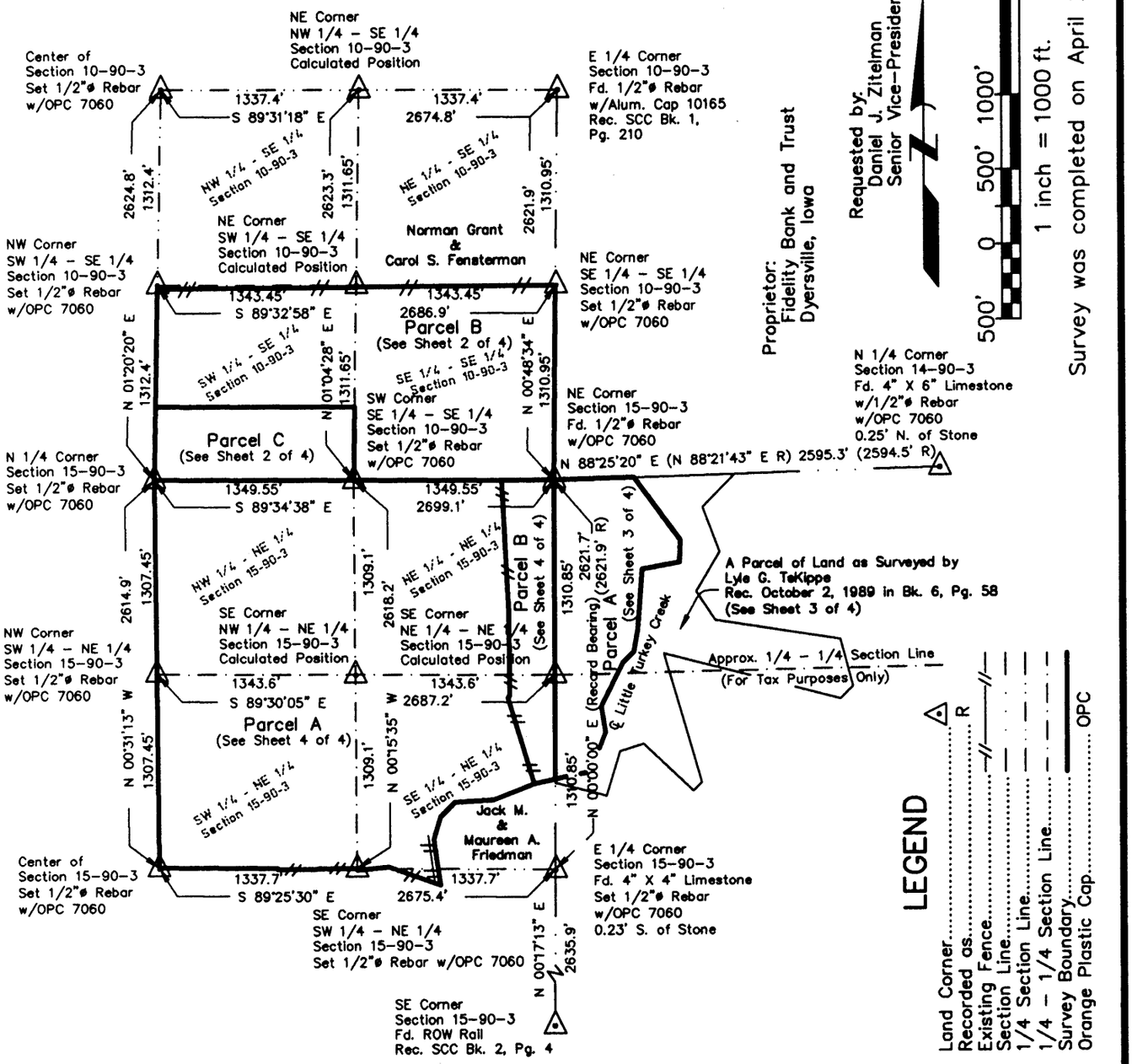
1998 JUN -8 AM 8:14

DELAWARE COUNTY IOWA
FILED
98-369

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 – SE 1/4 and Parcel C in the SW 1/4 – SE 1/4, both in Section 10; Parcel A in the W 1/2 – NW 1/4 of Section 14; & Parcel A in the E 1/2 of Section 15 and Parcel B in the E 1/2 – NE 1/4 of Section 15, all in T90N – R3W Delaware County, Iowa




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 5-22-98

Lyle G. TeKippe Date:
License number 7060
My license renewal date is December 31, 1998.
Sheets covered by this seal: Sheets 1 through 4

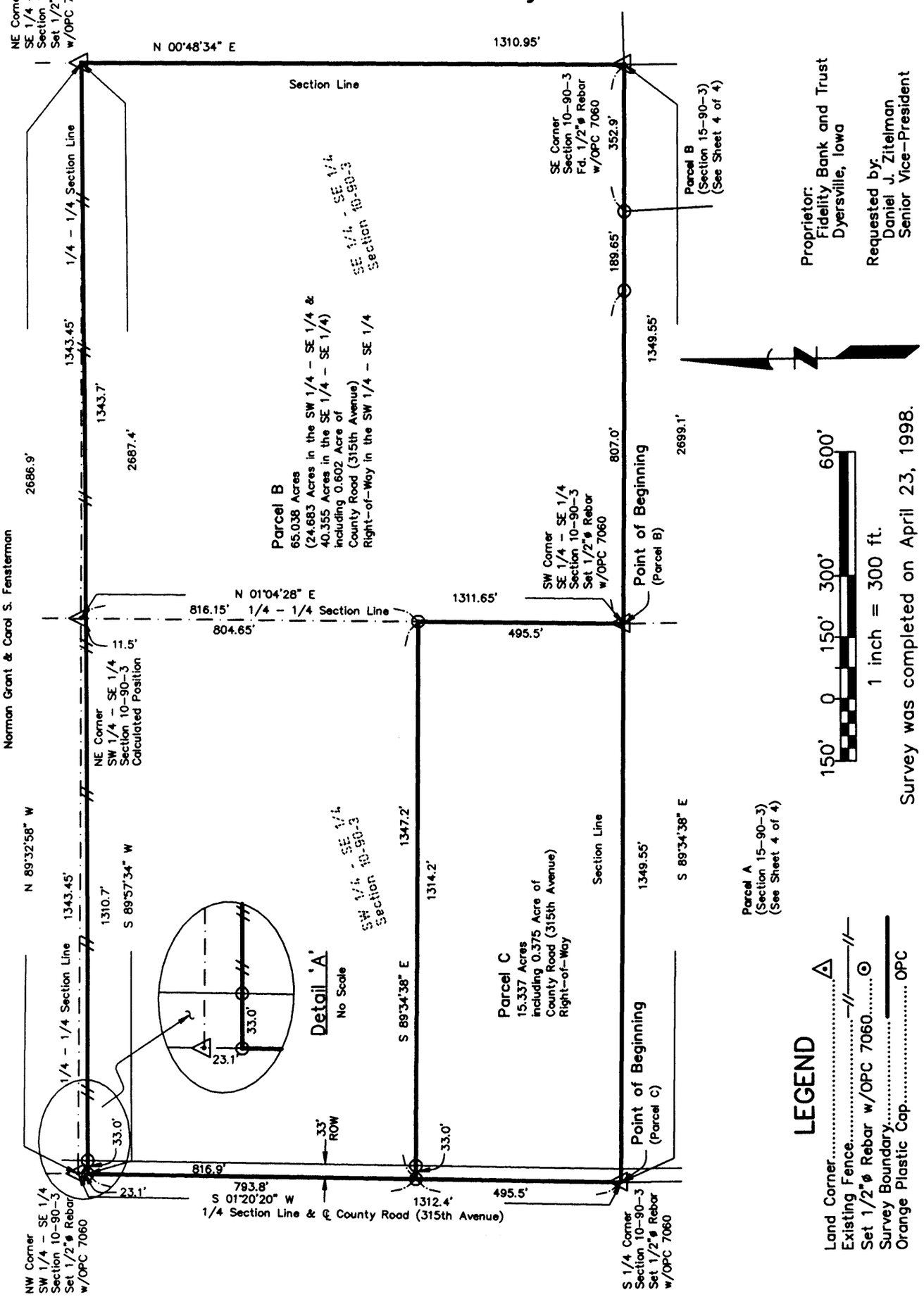
TeKIPPE ENGINEERING, P.C.
128 SOUTH VINE STREET
WEST UNION, IOWA
PH. (319) 422-5131
FAX (319) 422-5884

Field Book 16B Pages 47–54
Project No. 98038.LS Sheet 1 of 4

DATE 6-8-98 BOOK 8 PAGE 129

Plat of Survey

# Parcel B in the S 1/2 – SE 1/4 and Parcel C in the SW 1/4 – SE 1/4, both in Section 10 – T90N – R3W Delaware County, Iowa

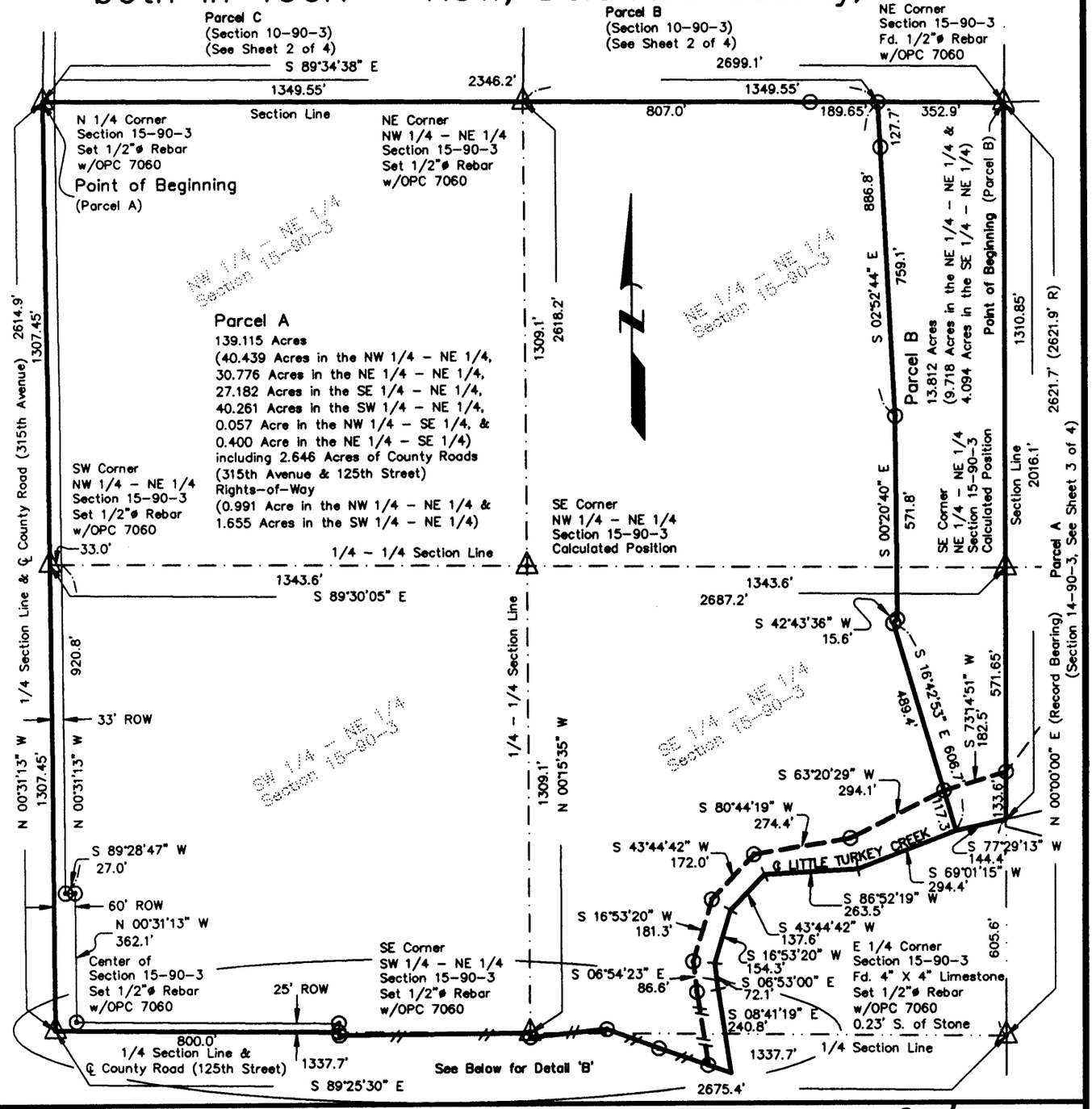


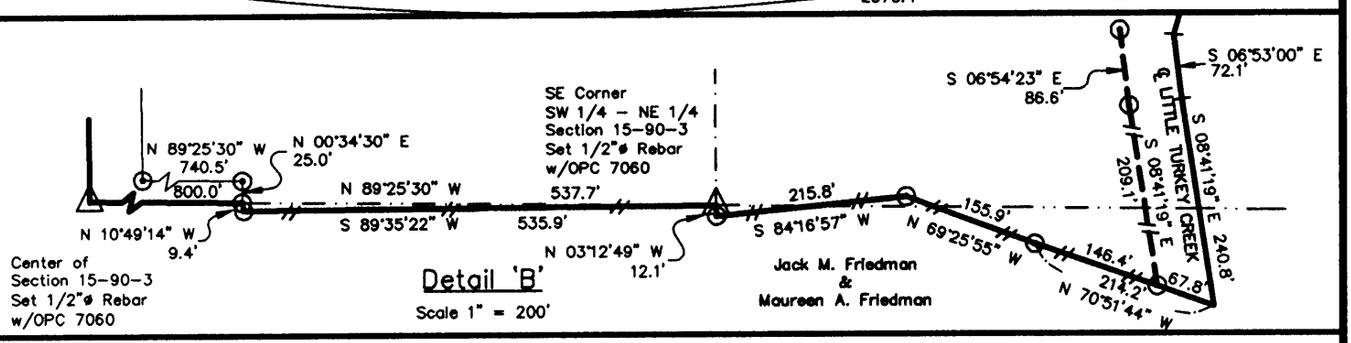


TeKIPPE ENGINEERING, P.C.
128 SOUTH VINE STREET WEST UNION, IOWA
PH. (319) 422–5131
FAX (319) 422–5884

Plat of Survey

# Parcel A in the E 1/2 of Section 15 and Parcel B in the E 1/2 – NE 1/4 of Section 15, both in T90N – R3W, Delaware County, Iowa




Proprietors:
(Parcels A & B in Section 15)
Fidelity Bank and Trust
Dyersville, Iowa,
Jack M. Friedman,
&
Maureen A. Friedman

200' 0 200' 400' 800'

1 inch = 400 ft.

Survey was completed on April 23, 1998.

LEGEND

| | |
|---|---|
| Land Corner | △ |
| Recorded as | R |
| Existing Fence | //——// |
| Set 1/2"ø Rebar w/OPC 7060 | ⊙ |
| Survey Boundary | ——— |
| Meander Line | – – – – |
| Orange Plastic Cap | OPC |

Requested by:
Daniel J. Zitelman
Senior Vice–President

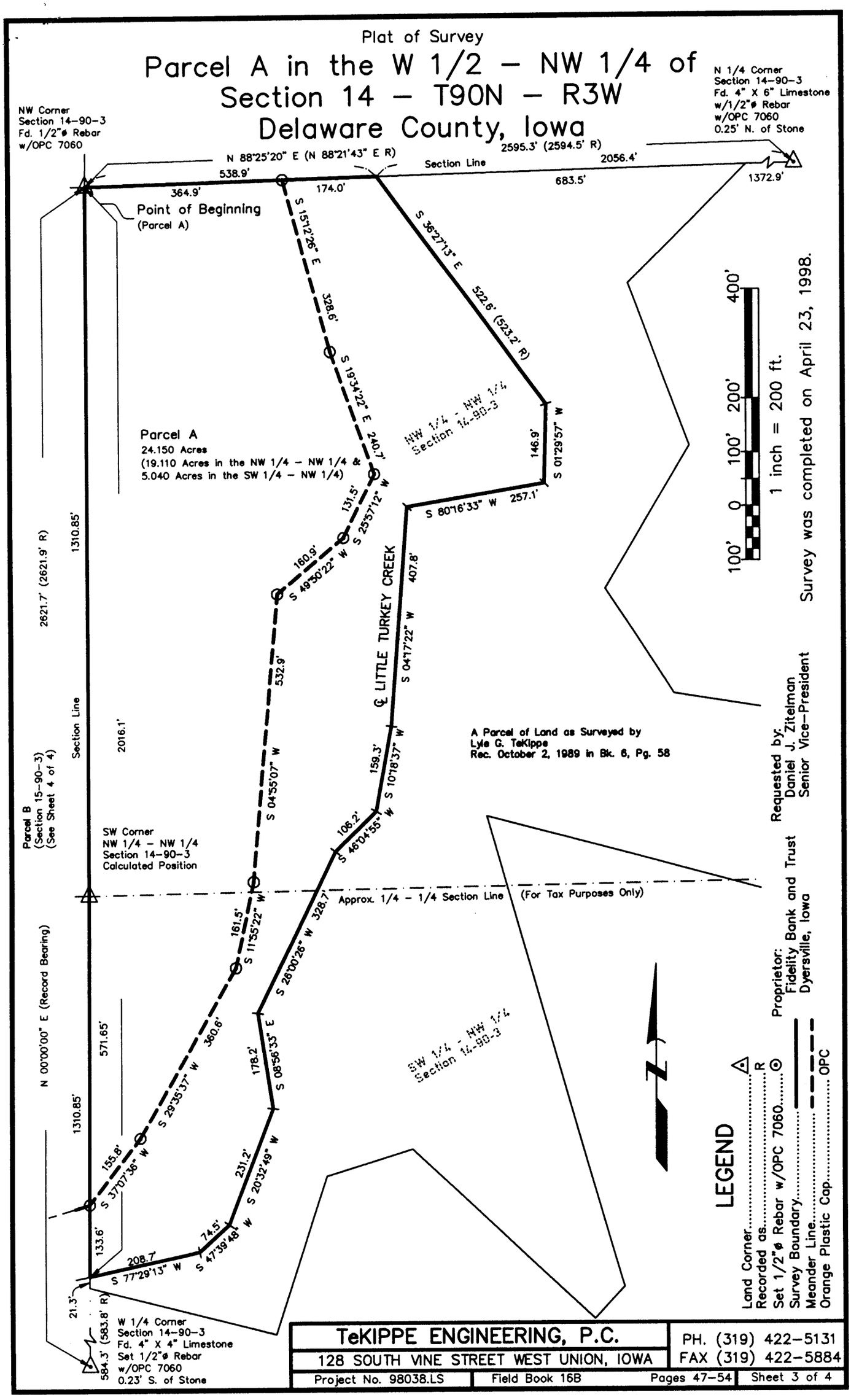

TeKIPPE ENGINEERING, P.C.
128 SOUTH VINE STREET WEST UNION, IOWA
PH. (319) 422–5131
FAX (319) 422–5884


Project No. 98038.LS | Field Book 16B | Pages 47–54 | Sheet 4 of 4

BOOK 8 PAGE 129

Plat of Survey

# Parcel A in the W 1/2 – NW 1/4 of Section 14 – T90N – R3W Delaware County, Iowa





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

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

Project No. 98038.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.

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

Lyle G. TeKippe 5-22-98

Lyle G. TeKippe Date
License Number 7060
My license renewal date is December 31, 1998.
Pages covered by this seal: SD-1 through SD-7

State of Iowa )
ss.
County of Fayette )

Subscribed and sworn to before me by Lyle G. TeKippe this 22nd day of May, 1998.

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

Karen K. Ford
Notary Public

## SURVEY AND PLAT OF:

Survey Descriptions:

Parcel B in the South Half of the Southeast Quarter and Parcel C in the Southwest Quarter of the Southeast Quarter, both in Section 10; Parcel A in the West Half of the Northwest Quarter of Section 14; Parcel A in the East Half of Section 15 and Parcel B in the East Half of the Northeast Quarter of Section 15, all in Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

### Parcel B in the S 1/2 of the SE 1/4 of Section 10

Parcel B in the South Half of the Southeast Quarter of Section 10, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section; thence South 89°-34'-38" East 1,349.55 feet

along the South Line of said Section to the Southeast Corner of said Section; thence North 00°-48'-34" East 1,310.95 feet along the East Line of said Section to the Northeast Corner of said Southeast Quarter of the Southeast Quarter of said Section and an existing fence; thence South 89°-57'-34" West 2,687.4 feet along said existing fence to the North-South Quarter Section Line of said Section and Centerline of County Road (315th Avenue); thence South 01°-20'-20" West 793.8 feet along said Quarter Section Line and Centerline to the Northwest Corner of Parcel C in said Section; thence South 89°-34'-38" East 1,347.2 feet to the North-South Quarter-Quarter Section Line of said Section; thence South 01°-04'-28" West 495.5 feet along said Quarter-Quarter Section Line and said Parcel C to the Point of Beginning, containing 65.038 Acres, including 0.602 Acre of County Road (315th Avenue) Right-of-Way, subject to easements of record. Note: The East Section Line of Section 15 from the East Quarter Corner of said Section to the Northeast Corner of said Section is recorded as bearing North 00°-00'-00" East.

## AGREEMENT AND ACKNOWLEDGMENT OF OWNERS

We, Daniel J. Zitelman, Senior Vice-President of Fidelity Bank and Trust, Norman Grant Fensterman, and Carol S. Fensterman, do hereby agree pursuant to Section 650.17, Iowa Code (1995), to establish permanently the North Boundary Line of Parcel B and the Corners thereof between our respective properties as described in the accompanying Survey Description and as indicated upon the accompanying Plat of Survey. I, Daniel J. Zitelman, Senior Vice-President of Fidelity Bank and Trust, do hereby acknowledge that the Survey and Plat as above described was made in accordance with my request, and I hereby approve the above Descriptions and attached Plats.

FIDELITY BANK AND TRUST

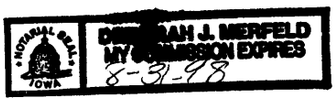
Daniel J. Zitelman, Senior Vice-President

(Seal)

State of Iowa )
ss.
County of Dubuque )

On this 1st day of June, A.D. 1998, before me, a Notary Public in and for said county, personally appeared Daniel J. Zitelman, to me personally known, who being by me duly sworn, did say that that person is Senior Vice-President of said corporation, that the seal affixed to said instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors, and the said Senior

Vice-President acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.




Deborah J. Merfeld
Notary Public

Norman Grant Fensterman
Norman Grant Fensterman

State of Iowa )
ss.
County of Dubuque )

Subscribed and sworn to before me by Norman Grant Fensterman this 2nd day of June, 1998.




Marvin R. Gassmann
Notary Public Marvin R. Gassmann

Carol S. Fensterman
Carol S. Fensterman

State of Iowa )
ss.
County of Dubuque )

Subscribed and sworn to before me by Carol S. Fensterman this 2nd day of June, 1998




Marvin R. Gassmann
Notary Public Marvin R. Gassmann

Survey Descriptions:

Parcel C in the SW 1/4 of the SE 1/4 of Section 10

Parcel C in the Southwest Quarter of the Southeast Quarter of Section 10, Township 90 North, Range 3 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 South 89°-34'-38" East 1,349.55 feet along the South Line of said Section to the Southeast Corner of said Quarter-Quarter Section and the Southwest Corner of Parcel B in said Section; thence North 01°-04'-28" East 495.5 feet along the North-South Quarter-Quarter Section Line; thence North 89°-34'-38" West 1,347.2 feet, both along said Parcel B to the North-South Quarter Section Line and Centerline of County Road (315th Avenue); thence South 01°-20'-20" West 495.5 feet along said Quarter Section Line and Centerline to the Point of Beginning, containing 15.337 Acres, including 0.375 Acre of County Road (315th Avenue) Right-of -Way, subject to easements of record. Note: The East Section Line of Section 15 from the East Quarter Corner of said Section to the Northeast Corner of said Section is recorded as bearing North 00°-00'-00" East.

Parcel A in the W 1/2 of the NW 1/4 of Section 14

Parcel A in the West Half of the Northwest Quarter of Section 14, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Commencing at the Northwest Corner of said Section; thence North 88°-25'-20" East 538.9 feet along the North Line of said Section to the Centerline of Little Turkey Creek and the West Line of a parcel of land as surveyed by Lyle G. TeKippe, recorded October 2, 1989; thence South 36°-27'-13" East 522.6 feet; thence South 01°-29'-57" West 146.9 feet; thence South 80°-16'-33" West 257.1 feet; thence South 04°-17'-22" West 407.8 feet; thence South 10°-18'-37" West 159.3 feet; thence South 46°-04'-55" West 106.2 feet; thence South 26°-00'-26" West 328.7 feet; thence South 08°-56'-33" East 178.2 feet; thence South 20°-32'-49" West 231.2 feet; thence South 47°-39'-48" West 74.5 feet; thence South 77°-29'-13" West 208.7 feet, all along said Centerline and West Line of said parcel of land to the West Line of said Section and the Southeast Corner of Parcel B in Section 15; thence North 00°-00'-00" East (Record Bearing) 2,016.1 feet along said West Line to the Point of Beginning, containing 24.150 Acres, subject to easements of record.

Parcel A in the E 1/2 of Section 15

Parcel A in the East Half of Section 15, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Commencing at the North Quarter Corner of said Section; thence South 89°-34'-38" East 2,346.2 feet along the North Line of said Section to the Northwest Corner of Parcel B in said Section; thence South 02°-52'-44" East 886.8 feet; thence South 00°-20'-40" East 571.8 feet; thence South 42°-43'-36" West 15.6 feet; thence South 16°-42'-53" East 606.7 feet, all along said Parcel B to the Southwest Corner of said Parcel B and the Centerline of the Little Turkey Creek; thence South 69°-01'-15" West 294.4 feet;

thence South 86°-52'-19" West 263.5 feet; thence South 43°-44'-42" West 137.6 feet; thence South 16°-53'-20" West 154.3 feet; thence South 06°-53'-00" East 72.1 feet; thence South 08°-41'-19" East 240.8 feet, all along said Centerline to the extension of an existing fence; thence North 70°-51'-44" West 214.2 feet; thence North 69°-25'-55" West 155.9 feet; thence South 84°-16'-57" West 215.8 feet; thence North 03°-12'-49" West 12.1 feet, all along said existing fence to the Southeast Corner of the Southwest Quarter of the Northeast Quarter of said Section; thence South 89°-35'-22" West 535.9 feet; thence North 10°-49'-14" West 9.4 feet along said existing fence to the East-West Quarter Section Line of said Section and the Centerline of County Road (125th Street); thence North 89°-25'-30" West 800.0 feet along said Quarter Section Line and Centerline to the Center of said Section and the Centerline of County Road (315th Avenue); thence North 00°-31'-13" West 2,614.9 feet along the North-South Quarter Section Line and said Centerline to the Point of Beginning, containing 139.115 Acres, including 2.646 Acres of County Roads (315th Avenue and 125th Street) Rights-of-Way, subject to easements of record. Note: The East Section Line of Section 15 from the East Quarter Corner of said Section to the Northeast Corner of said Section is recorded as bearing North 00°-00'-00" East.

Parcel B in the E 1/2 of the NE 1/4 of Section 15

Parcel B in the East Half of the Northeast Quarter of Section 15, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Commencing at the Northeast Corner of said Section; thence South 00°-00'-00" West (Record Bearing) 2,016.1 feet along the East Line of said Section to the Southwest Corner of Parcel A in Section 14 and the Centerline of Little Turkey Creek; thence South 77°-29'-13" West 144.4 feet along said Centerline to the Easterly Line of Parcel A in Section 15; thence North 16°-42'-53" West 606.7 feet; thence North 42°-43'-36" East 15.6 feet; thence North 00°-20'-40" West 571.8 feet; thence North 02°-52'-44" West 886.8 feet along said Easterly Line of Parcel A to the North Line of said Section; thence South 89°-34'-38" East 352.9 feet along said North Line to the Point of Beginning, containing 13.812 Acres, subject to easements of record.

AGREEMENT AND ACKNOWLEDGMENT OF OWNERS

We, Daniel J. Zitelman, Senior Vice-President of Fidelity Bank and Trust, Jack M. Friedman, and Maureen A. Friedman, do hereby agree pursuant to Section 650.17, Iowa Code (1995), to establish permanently the Southerly Boundary Lines of Parcels A and B and the Corners thereof between our respective properties as described in the accompanying Survey Description and as indicated upon the accompanying Plat of Survey. I, Daniel J. Zitelman, Senior Vice-President of Fidelity Bank and Trust, do hereby acknowledge that the Survey and Plat as above

described was made in accordance with my request, and I hereby approve the above Descriptions and attached Plats.

FIDELITY BANK AND TRUST

Daniel J. Zitelman, Senior Vice-President

(Seal)

State of Iowa )
ss.
County of Dubuque )

On this 1st day of June, A.D. 1998, before me, a Notary Public in and for said county, personally appeared Daniel J. Zitelman, to me personally known, who being by me duly sworn, did say that that person is Senior Vice-President of said corporation, that the seal affixed to said instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors, and the said Senior Vice-President acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

DEBORAH J. MERFELD
MY COMMISSION EXPIRES
8-31-98

Notary Public

Jack M. Friedman

State of Iowa )
ss.
County of Dubuque )

Subscribed and sworn to before me by Jack M. Friedman this 6th day of June, 1998

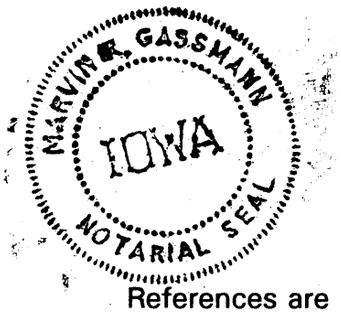
MARVIN R. GASSMANN
IOWA
NOTARIAL SEAL

Notary Public Marvin R. Gassmann

Maureen A. Friedman
Maureen A. Friedman

State of Iowa )
ss.
County of Dubuque )

Subscribed and sworn to before me by Maureen A. Friedman this 6th day of June, 19 98




Marvin R Gassmann
Notary Public Marvin R. Gassmann

References are hereby made to a Land Corner Survey and Plat made by C. E. Sayre, dated October 12, 1931, in County Surveyor's Book 2, page 184, on file in the Delaware County Engineer's office, Delaware, Iowa; and to a Survey and Plat made by Lyle G. TeKippe, recorded October 2, 1989, in Plat Book 6, page 58, on file in the Delaware County Recorder's office, Manchester, Iowa.