FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

JUL 23 1998

FILED
Date 6-23-98
Cheryl Stufflebeam
County Assessor

1998 JUL 23 PM 1:39
DELAWARE COUNTY, IOWA
FILED
BOOK 8
PAGE 142
RECORDED
DELAWARE COUNTY RECORDER
$21.00

325

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

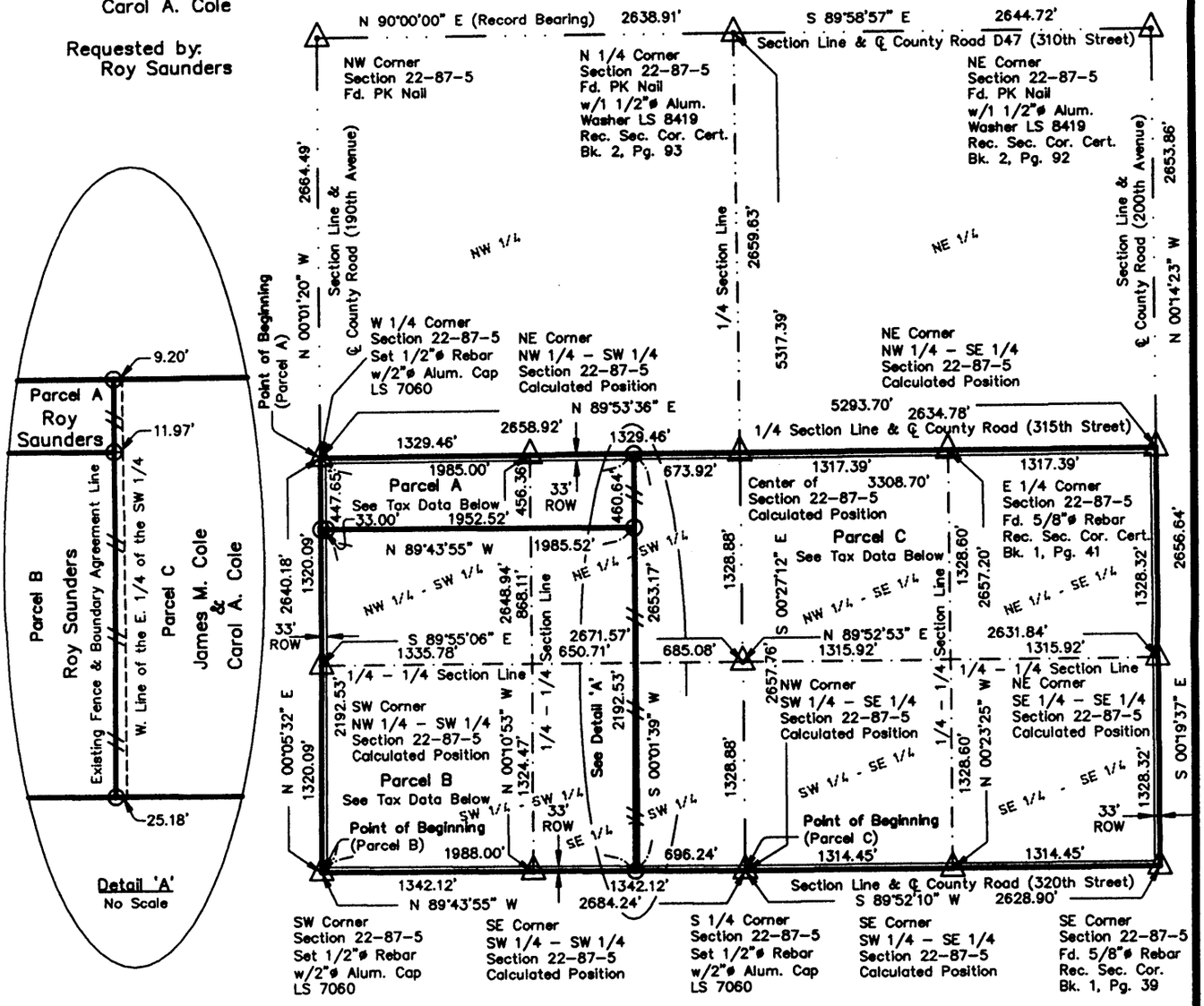
Plat of Survey

# Parcels A, B, & C in the S 1/2 Section 22 – T87N – R5W Delaware County, Iowa

Proprietor:
(Parcels A & B)
Roy Saunders

Proprietors:
(Parcel C)
James M. Cole
&
Carol A. Cole

Requested by:
Roy Saunders




Parcel A 20.698 Acres
(13.807 Acres in the NWSW & 6.891 Acres in the NESW) including 1.818 Acres of County Roads (190th Avenue & 315th Street) Rights-of-Way (1.321 Acres in the NWSW & 0.497 Acre in the NESW).

Parcel B 100.000 Acres
(26.646 Acres in the NWSW, 12.983 Acres in the NESW, 19.727 Acres in the SESW, & 40.644 Acres in the SWSW) including 3.142 Acres of County Roads (190th Avenue & 320th Street) Rights-of-Way (0.661 Acre in the NWSW, 0.489 Acre in the SESW, & 1.992 Acres in the SWSW).

Parcel C 202.304 Acres
(20.711 Acres in the NESW, 21.051 Acres in the SESW, 40.162 Acres in the NWSE, 40.154 Acres in the NESE, 40.109 Acres in the SESE, & 40.117 Acres in the SWSE) including 6.988 Acres of County Roads (315th Street, 200th Avenue, & 320th Street) Rights-of-Way (0.511 Acre in the NESW, 0.527 Acre in the SESW, 0.998 Acre in the NWSE, 1.979 Acres in the NESE, 1.977 Acres in the SESE, & 0.996 Acre in the SWSE)

500' 0 500' 1000' 2000'

1 inch = 1000 ft.

Survey was completed on July 9, 1998.

## LEGEND

Land Corner.....△
Existing Fence.....//——//—
Set 1/2"ø Rebar w/RPC 7060.....⊙
Survey Boundary.....
Red Plastic Cap..... RPC

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 7-22-98

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 64-66
Project No. 98127.LS Sheet P1

DATE 7-23-98 BOOK 8 PAGE 142

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

Project No. 98127.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 7-22-98
Lyle G. TeKippe Date
License Number 7060
My license renewal date is December 31, 1998.
Pages covered by this seal: SD-1, SD-2, and SD-3

State of Iowa )
ss.
County of Fayette )

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

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

Karen K. Ford
Notary Public

## SURVEY AND PLAT OF:

Survey Descriptions:

Parcels A, B, and C in the South Half of Section 22, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

### Parcel A

Parcel A in the Southwest Quarter of Section 22, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Beginning at the West Quarter Corner of said Section; thence North 89°-53'-36" East 1,985.00 feet along the East-West Quarter Section Line and Centerline of County Road (315th Street) to the Northwest Corner of Parcel C in said Quarter Section and the extension of an existing North-South fence; thence South 00°-01'-39" West 460.64 feet along the West Line of said Parcel C and said fence and extension thereof to the Northeast Corner of Parcel B in said Quarter Section; thence North 89°-43'-55" West 1,985.52 feet along the North Line of said Parcel B to the West Section Line of said Section and Centerline of County Road (190th

Avenue); thence North 00°-05'-32" East 447.65 feet along said Section Line and Centerline to the Point of Beginning, containing 20.698 Acres, including 1.818 Acres of County Roads (190th Avenue and 315th Street) Rights-of-Way, subject to easements of record. Note: The North Section Line of said Section from the Northwest Corner of said Section to the North Quarter Corner of said Section is recorded as bearing North 90°-00'-00" East.

Parcel B

Parcel B in the Southwest Quarter of Section 22, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Beginning at the Southwest Corner of said Section; thence North 00°-05'-32" East 2,192.53 feet along the West Section Line of said Section and Centerline of County Road (190th Avenue) to the Southwest Corner of Parcel A in said Section; thence South 89°-43'-55" East 1,985.52 feet along the South Line of said Parcel A to the West Line of Parcel C in said Section and an existing North-South fence; thence South 00°-01'-39" West 2,192.53 feet along said West Line of Parcel C and existing fence and extension thereof to the South Line of said Section and Centerline of County Road (320th Street); thence North 89°-43'-55" West 1,988.00 feet along said Section Line and Centerline to the Point of Beginning, containing 100.000 Acres, including 3.142 Acres of County Roads (190th Avenue and 320th Street) Rights-of-Way, subject to easements of record. Note: The North Section Line of said Section from the Northwest Corner of said Section to the North Quarter Corner of said Section is recorded as bearing North 90°-00'-00" East.

Parcel C

Parcel C in the South Half of Section 22, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows: Beginning at the South Quarter Corner of said Section; thence North 89°-43'-55" West 696.24 feet along the South Section Line of said Section and the Centerline of County Road (320th Street) to the Southeast Corner of Parcel B in said Section and the extension of an existing North-South fence; thence North 00°-01'-39" East 2,653.17 feet along said Parcel B and existing fence and extensions thereof to the East-West Quarter Section Line of said Section, Centerline of County Road (315th Street), and the Northeast Corner of Parcel A in said Section; thence North 89°-53'-36" East 3,308.70 feet along said Quarter Section Line and Centerline of County Road (315th Street) to the East Quarter Corner of said Section and Centerline of County Road (200th Avenue); thence South 00°-19'-37" East 2,656.64 feet along the East Section Line of said Section and Centerline of County Road (200th Avenue) to the Southeast Corner of said Section and Centerline of County Road (320th Street); thence South 89°-52'-10" West 2,628.90 feet along said South Section Line and Centerline of County Road (320th Street) to the Point of Beginning, containing 202.304 Acres, including 6.988 Acres of County Roads (315th

Street, 200th Avenue, and 320th Street) Rights-of-Way, subject to easements of record. Note: The North Section Line of said Section from the Northwest Corner of said Section to the North Quarter Corner of said Section is recorded as bearing North 90°-00'-00" East.

Reference is hereby made to a survey and plat made by Stephen Michael Brain, recorded December 3, 1989, in Plat Book 5, page 89, on file in the Delaware County Recorder's office, Manchester, Iowa.

## AGREEMENT AND ACKNOWLEDGEMENT OF OWNERS

We, Roy Saunders, James M. Cole, and Carol A. Cole, do hereby agree pursuant to Section 650.17, Iowa Code, to establish permanently the West Boundary Lines of Parcel C and the East Boundary Lines of Parcel A and Parcel B and the Corners thereof between our respective properties as described in the accompanying Survey Descriptions and as indicated upon the accompanying Plat of Survey. I, Roy Saunders, 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 Plat.

Roy E Saunders

Roy Saunders

State of IOWA )
ss.
County of DELAWARE )

Subscribed and sworn to before me by Roy Saunders this 23 day of July, 1998.

Notary Public Michael A. Bowman
Comm. exp. 6-14-99

James M Cole

James M. Cole

Carol A. Cole

Carol A. Cole

State of IOWA )
ss.
County of DELAWARE )

Subscribed and sworn to before me by James M. Cole and Carol A. Cole this 23rd day of July, 1998.

Notary Public

DEAN E. COX, JR.
MY COMMISSION EXPIRES