370
DELAWARE COUNTY IOWA
FILED

1998 JL 27 PM 4:26

BOOK 8 PAGE 143 B-19
DESCRIPTION
DELAWARE CO. RECORDER
11.00

FILED
Date 7-27-98
Cheryl Stiffelmeyer
DEPUTY County Assessor

FILED
SHARON McCRARY
DELAWARE COUNTY AUDITOR

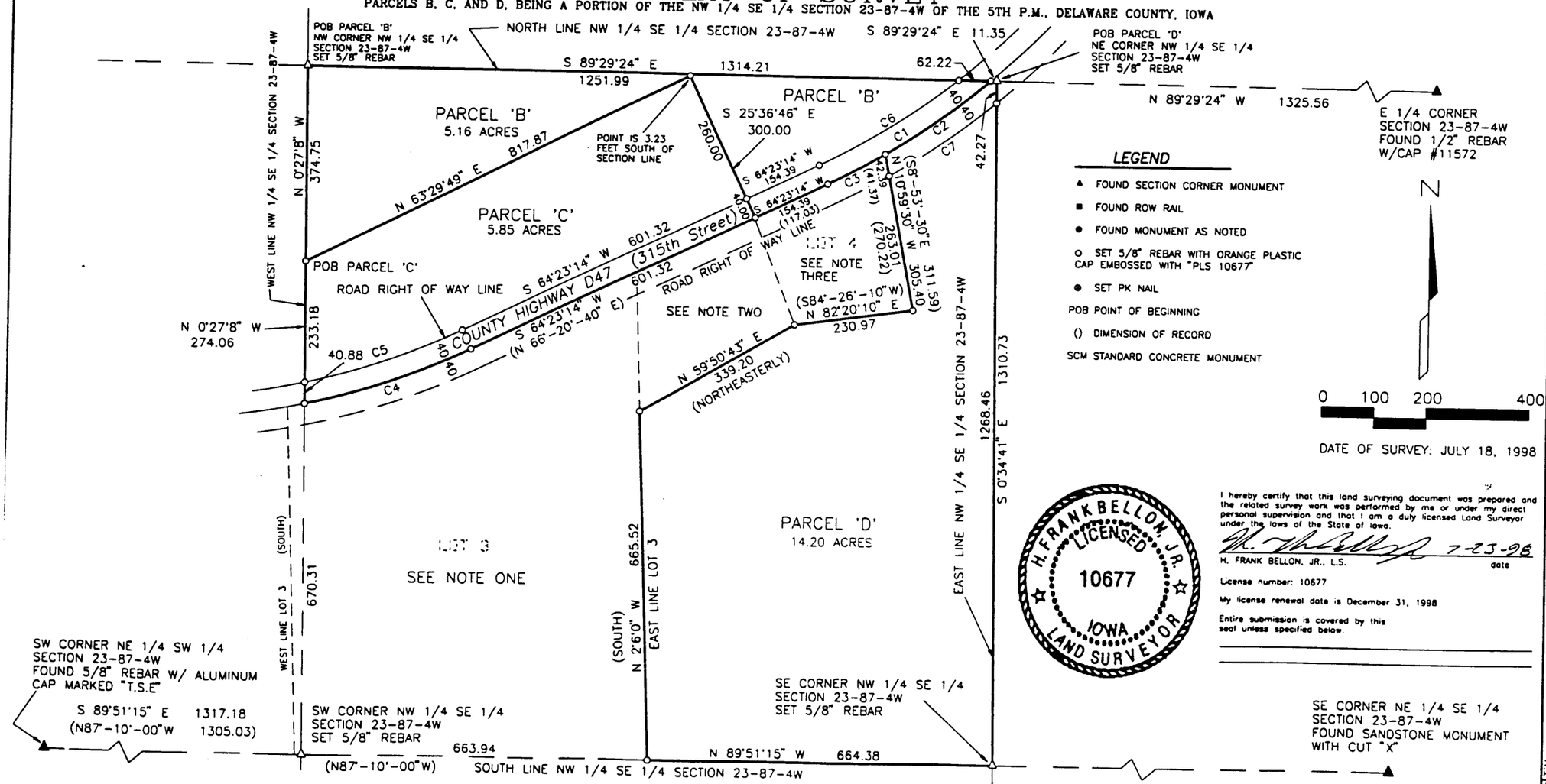
JUL 27 1998

B-19
DATE 7-27-98 BOOK 8 PAGE 143

H. Frank Bellon Ament Engineering Associates, Inc. 5825 Dry Creek Lane N.E. P.O. Box 10047 Cedar Rapids, Iowa 52410 (319) 378-1401

PLAT OF SURVEY

PARCELS B, C, AND D, BEING A PORTION OF THE NW 1/4 SE 1/4 SECTION 23-87-4W OF THE 5TH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- ■ FOUND ROW RAIL
- ● FOUND MONUMENT AS NOTED
- o SET 5/8" REBAR WITH ORANGE PLASTIC CAP EMBOSSED WITH "PLS 10677"
- ● SET PK NAIL
- POB POINT OF BEGINNING
- () DIMENSION OF RECORD
- SCM STANDARD CONCRETE MONUMENT

N

0 100 200 400

DATE OF SURVEY: JULY 18, 1998

H. FRANK BELLON, JR. LICENSED 10677 IOWA LAND SURVEYOR

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.

H. FRANK BELLON, JR., L.S. 7-23-98 date

License number: 10677

My license renewal date is December 31, 1998

Entire submission is covered by this seal unless specified below.

SHEET 1 OF 2

Book:	247		
Scale:	1" = 200'		
Drawn:	GES	7/20/98	
Checked:	HFB	7/21/98	
Reviewed:	GES	7/21/98	

AMENT ENGINEERING ASSOCIATES, INC.
CEDAR RAPIDS, IOWA

Title: PLAT OF SURVEY
PART OF THE NW 1/4 SE 1/4 SEC. 23-87-4W

Project No: Z5488-1A

LEGAL DESCRIPTION–PARCEL 'B'

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION TWENTY–THREE (23), TOWNSHIP EIGHTY–SEVEN (87) NORTH, RANGE FOUR (4) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NW 1/4 SE 1/4;
THENCE SOUTH 89°29'24" EAST ON THE NORTH LINE OF SAID NW 1/4 SE 1/4, A DISTANCE OF 1314.21 FEET TO THE CENTERLINE OF COUNTY HIGHWAY D47 AND THE BEGINNING OF A 1432.39 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY AND HAVING A LONG CHORD OF 370.24 FEET BEARING SOUTH 56°57'42" WEST;
THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE AND ON SAID CENTERLINE, 371.27 FEET;
THENCE SOUTH 64°23'14" WEST ON SAID CENTERLINE, 154.39 FEET;
THENCE NORTH 25°36'46" WEST, 300.00 FEET;
THENCE SOUTH 63°29'49" WEST, 817.87 FEET TO THE WEST LINE OF SAID NW 1/4 SE 1/4;
THENCE NORTH 00°27'08" WEST ON SAID WEST LINE, 374.75 FEET TO THE POINT OF BEGINNING;

DESCRIBED PARCEL CONTAINS 5.16 ACRES INCLUDING 0.46 ACRES IN THE PRESENTLY ESTABLISHED ROADWAY.

LEGAL DESCRIPTION–PARCEL 'C'

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION TWENTY–THREE (23), TOWNSHIP EIGHTY–SEVEN (87) NORTH, RANGE FOUR (4) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW 1/4 SE 1/4:
THENCE SOUTH 00°27'08" EAST ON THE WEST LINE OF SAID NW 1/4 SE 1/4, A DISTANCE OF 374.75 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 63°29'49" EAST, 817.87 FEET;
THENCE SOUTH 25°36'46" EAST, 300.00 FEET TO THE CENTERLINE OF COUNTY HIGHWAY D47;
THENCE SOUTH 64°23'14" WEST ON SAID CENTERLINE, 601.32 FEET TO THE BEGINNING OF A 1432.39 FOOT RADIUS CURVE CONCAVE NORTHERLY AND HAVING A LONG CHORD OF 335.28 FEET BEARING SOUTH 71°06'30" WEST;
THENCE WESTERLY ON THE ARC OF SAID CURVE, 336.05 FEET TO SAID WEST LINE;
THENCE NORTH 00°27'08" WEST ON SAID WEST LINE, 274.06 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 5.85 ACRES INCLUDING 0.85 ACRES IN THE PRESENTLY ESTABLISHED ROADWAY.

CURVE	ANGLE	RADIUS	LENGTH	BEARING	CHORD
C 1	14°51' 4"	1432.39 (1974.06)	371.27	S 56°57'42" W	370.24
C 2	9°51'13"	1432.39 (1974.06)	246.34	N 54°27'46" E	246.04
C 3	4°59'51"	1432.39 (1974.06)	124.93 (162.50)	S 61°53'18" W	124.90
C 4	13°26'31"	1432.39 (2269.44)	336.05	S 71° 6'30" W	335.28
C 5	13°06'01"	1392.39	318.36	S 70°56'15" W	317.67
C 6	12°55'04"	1392.39	313.93	S 57°55'41" W	313.26
C 7	9°41'10"	1472.39	248.91	N 55°06'02" E	248.62

Surveyor: *AMENT ENGINEERING ASSOCIATES, INC.*
5825 DRY CREEK LANE NE
CEDAR RAPIDS, IOWA 52410
(319) 378–1401

Proprietor: *DANIEL D. AND PHYLLIS J. ROSE*
HOPKINTON, IA. 52237

NOTES:

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

LEGAL DESCRIPTION–PARCEL 'D'

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION TWENTY–THREE (23), TOWNSHIP EIGHTY–SEVEN (87) NORTH, RANGE FOUR (4) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, DESCRIBED AS FOLLOWS:

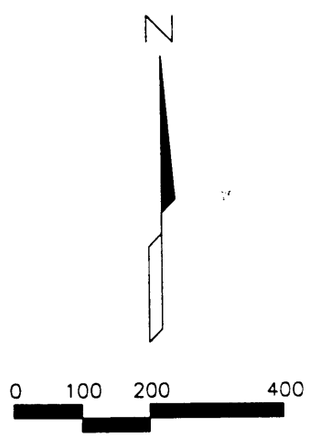
BEGINNING AT THE NORTHEAST CORNER OF SAID NW 1/4 SE 1/4;
THENCE SOUTH 00°34'41" EAST ON THE EAST LINE OF SAID NW 1/4 SE 1/4, A DISTANCE OF 1310.73 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 SE 1/4;
THENCE NORTH 89°51'15" WEST ON THE SOUTH LINE OF SAID NW 1/4 SE 1/4, A DISTANCE OF 664.38 FEET TO THE EAST LINE OF LOT 3 OF PLAT OF THE SUBDIVISION OF PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 AS RECORDED IN BOOK 5 AT PAGE 8 IN THE OFFICE IF THE DELAWARE COUNTY RECORDER;
THENCE NORTH 02°06'00" WEST ON SAID EAST LINE OF LOT 3, A DISTANCE OF 665.52 FEET TO THE THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN DEED TO ROBERT N. DUNKEL AND EMMA M. DUNKEL AS RECORDED IN BOOK 135 AT PAGE 164 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER;
THENCE NORTH 59°50'43" EAST ON THE SOUTHEASTERLY LINE OF SAID DUNKEL LAND, 339.20 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SAID PLAT OF SUBDIVISION;
THENCE NORTH 82°20'10" EAST ON THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 230.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;
THENCE NORTH 10°59'30" WEST ON THE EAST LINE OF SAID LOT 4, A DISTANCE OF 305.40 FEET TO THE CENTERLINE OF COUNTY HIGHWAY D47 AND THE BEGINNING OF A 1432.39 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY AND HAVING A LONG CHORD OF 246.04 FEET BEARING NORTH 54°27'46" EAST;
THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, 246.34 FEET TO THE NORTH LINE OF SAID NW 1/4 SE 1/4;
THENCE SOUTH 89°29'24" EAST ON SAID NORTH LINE, 11.35 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 14.20 ACRES INCLUDING 0.23 ACRES IN THE PRESENTLY ESTABLISHED ROADWAY.

NOTE ONE: LOT 3, PLAT OF SUBDIVISION OF PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 AS RECORDED IN BOOK 5 AT PAGE 8 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER.

NOTE TWO: LAND DESCRIBED IN DEED TO ROBERT N. DUNKEL AND EMMA M. DUNKEL AS RECORDED IN BOOK 135 AT PAGE 164 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER.

NOTE THREE: LOT 4, PLAT OF SUBDIVISION OF PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 AS RECORDED IN BOOK 5 AT PAGE 8 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER.



DATE OF SURVEY: JULY 18, 1998

SHEET 2 OF 2

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