Prepared By: Kerry O. Russell, P.L.S. Anderson-Bogert Engineers & Surveyors, Inc. 229 Northland Court N.E. Cedar Rapids, Iowa 52402

Plat of Survey Parcel 'B'

Part of the SW¼ SW¼ of Section 28, the NW¼ NW¼, NE¼ NW¼, and SE¼ NW¼ of Section 33, and the NW¼ NE¼ of Section 33, Township 87 North, Range 6 West of the 5th Principal Meridian, Delaware County, Iowa

DELAWARE COUNTY IOWA
FILED B-47
2002 FE -8 AM 10: 27
BOOK 2002 PAGE 506
DEBORAH L. PEYTON
DELAWARE CO RECORDER
11.00

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
FEB 8 2002

FILED
Date 2-8-02
John R. Klaus Jr.
County Assessor Clerk

S89°05'22"W 5309.51'

W¼ Cor. 28-87-6 FD 5/8" IR

2652.86'

North line SW¼ 28-87-6

Center Sec. 28-87-6

2656.64'

E¼ Cor. 28-87-6 FD ½" IR w/Yellow Cap #14417

SE Cor. NE¼ SW¼ 28-87-6

1325.74'

N02°27'31"W 2652.92'

S02°51'56"E 2653.78'

N01°32'54"W 2661.39'

1330.70'

West line SW¼ 28-87-6
See Detail 'B'

N88°58'20"E 2677.72'

1697.72'

125.0' L12 525.0'

L37 L38

30' Access Easement

L39 L40 L41

15.00'

65.00' R.O.W.

65.00'

281.8'

L13 L14 L15

20.14'

L16 L17 L18

33.00' R.O.W.

33.00'

1330.69'

L11

500.0'

SW Cor. 28-87-6 FD Nail

S88°51'26"W 2702.59'

S¼ Cor. 28-87-6

N89°07'53"E 1333.92'

SE Cor. SW¼ SE¼ 28-87-6

N89°07'53"E 1333.92'

SE Cor. 28-87-6

SW¼ 28-87-6

SE¼ 28-87-6

1326.88'

730.66'

℄ 120th Ave.

520.0'

North line NW¼ 33-87-6

NW¼ 33-87-6

L19 L20 L21 L22 L23 L24 L25 L26

250.0'

1329.14' L10

1329.15'

1325.25'

140.55 Acres Total

2.13 Acres in R.O.W.

138.42 Acres Less R.O.W.

L9 L8 L7 L6 L5 L4 L3 L2 L1

N01°35'51"W 2658.29'

602.23'

S01°03'31"E 2665.78'

NW Cor. SW¼ NE¼ 33-87-6

NE¼ 33-87-6

NE Cor. SW¼ NE¼ 33-87-6

NE Cor. SE¼ NE¼ 33-87-6

N88°57'50"E 1334.81'

N01°05'22"W 1329.15'

N01°07'41"W 2650.51'

N88°56'16"E 1345.05'

L27 S88°58'15"W 1334.63'

See Detail 'A'

East line NW¼ 33-87-6

NW Cor. SW¼ NW¼ 33-87-6

NW Cor. SE¼ NW¼ 33-87-6

475.0'

West line NW¼ 33-87-6

1329.15'

N01°19'40"W 1331.01'

L28

N01°06'47"W 1329.00'

1325.26'

SE Cor. SW¼ NW¼ 33-87-6

SE Corner NW¼ (Center Sec.) 33-87-6 FD ½" IR (POB)

SE Cor. SW¼ NE¼ 33-87-6

E¼ Cor. 33-87-6 FD 5/8" IR

W¼ Cor. 33-87-6 FD ½" IR

South line NW¼ 33-87-6

1338.80'

1338.79'

1335.89'

1335.15'

S89°01'09"W 2677.59'

475.0' 466.5'

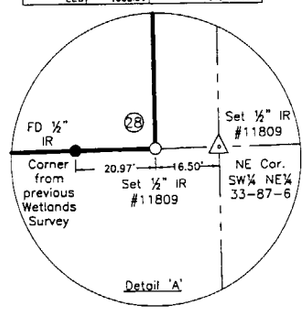
S88°48'13"W 2671.05'

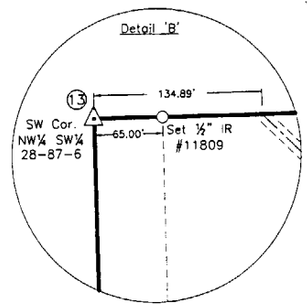
N

500 0 500

Access Easement Centerline		
LINE	LENGTH	BEARING
L37	120.77	S49°28'38"E
L38	83.71	S43°50'07"E
L39	391.83	S40°32'22"E
L40	116.07	S40°54'19"E
L41	259.47	S38°48'16"E

BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	197.07	S88°56'16"W
L2	258.37	N01°15'03"W
L3	256.75	N73°23'27"W
L4	171.75	N67°02'35"W
L5	160.20	N76°23'07"W
L6	152.90	N76°09'17"W
L7	147.94	S87°04'15"W
L8	251.59	S87°04'37"W
L9	33.00	S88°24'09"W
L10	914.15	N01°35'51"W
L11	1330.69	N01°32'54"W
L12	980.00	N88°58'20"E
L13	275.91	S25°56'20"W
L14	520.36	S09°20'43"W
L15	250.28	S38°12'43"E
L16	246.32	S37°37'38"E
L17	258.21	S40°29'03"E
L18	243.37	N89°40'39"E
L19	444.00	S00°41'12"E
L20	246.99	S35°36'50"E
L21	188.97	S82°07'24"E
L22	333.72	N37°59'37"E
L23	408.90	S58°07'54"E
L24	396.46	S87°28'57"E
L25	1317.81	N89°07'53"E
L26	598.54	S01°05'21"E
L27	1318.13	S88°58'15"W
L28	1332.89	S01°03'31"E





Del Co Auditor

NO.	REVISION DESCRIPTION	APPROVED	DATE

Client: Iowa Dept. of Natural Resources
502 East 9th Street
Des Moines, IA 50309
Phone: (515) 281-8133

Anderson-Bogert
Engineers & Surveyors, Inc.
229 Northland Court N.E. Cedar Rapids, Iowa 52402
Phone: (319) 377-4629

Drawn By: E.A.P. Approved By: K.O.R.
Date: 1/2/02 Scale: See Above
Field Book #:

Boundary Survey
Project Number: 201096

Sheet No. 1 of 2

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	Point No.	Latitude (Deg./Min./Sec.)	Longitude (Deg./Min./Sec.)	Northing (Meters)	Easting (Meters)
WGS 84 Datum Iowa North Zone Lambert Conformal Conic Projection UTM NAD 83 (Scale Factor= .999945703907)	1.	N42°18'13.0244"	W91°33'13.0978"	1091114.4378	1660725.4425
	2.	N42°18'26.1731"	W91°33'13.1005"	1091515.6296	1660459.5891
	3.	N42°18'26.1818"	W91°33'15.7232"	1091514.5160	1660399.5317
	4.	N42°18'28.7342"	W91°33'15.7191"	1091593.2497	1660397.8125
	5.	N42°18'29.5149"	W91°33'18.9703"	1091615.6190	1660322.8194
	6.	N42°18'29.6414"	W91°33'21.2498"	1091618.3195	1660270.5400
	7.	N42°18'30.0492"	W91°33'23.3099"	1091629.8136	1660223.0825
	8.	N42°18'30.4442"	W91°33'25.2740"	1091640.9662	1660177.8319
	9.	N42°18'30.4032"	W91°33'27.2422"	1091638.6619	1660132.7976
	10.	N42°18'30.3335"	W91°33'30.5893"	1091634.7514	1660056.2129
	11.	N42°18'30.3319"	W91°33'31.0283"	1091634.4711	1660046.1621
	12.	N42°18'39.3624"	W91°33'31.0882"	1091912.9960	1660038.3948
	13.	N42°18'52.5078"	W91°33'31.1601"	1092318.4431	1660027.4355
	14.	N42°18'52.4589"	W91°33'18.1161"	1092323.8010	1660326.0920
	15.	N42°18'50.0359"	W91°33'19.7981"	1092248.1741	1660289.3060
	16.	N42°18'44.9841"	W91°33'21.0796"	1092091.6718	1660263.5509
	17.	N42°18'43.0287"	W91°33'19.1312"	1092032.3824	1660309.5449
	18.	N42°18'41.0459"	W91°33'17.1384"	1091972.2692	1660356.5764
	19.	N42°18'39.0682"	W91°33'14.9680"	1091912.4094	1660407.6728
	20.	N42°18'39.0264"	W91°33'11.7293"	1091912.8270	1660481.8515
	21.	N42°18'34.6405"	W91°33'11.7946"	1091777.5053	1660483.4734
	22.	N42°18'32.6247"	W91°33'09.9424"	1091716.3029	1660527.3126
	23.	N42°18'32.3264"	W91°33'07.4596"	1091708.4095	1660584.3684
	24.	N42°18'34.8770"	W91°33'04.6456"	1091788.5721	1660646.9837
	25.	N42°18'32.3246"	W91°33'00.4276"	1091712.0663	1660745.3718
	26.	N42°18'32.0623"	W91°32'55.1629"	1091706.7581	1660866.0971
	27.	N42°18'31.9588"	W91°32'37.6245"	1091712.8473	1661267.7212
	28.	N42°18'26.0461"	W91°32'37.6574"	1091530.4458	1661271.1892
	29.	N42°18'26.1132"	W91°32'55.2047"	1091523.2301	1660869.3750
	30.	N42°18'12.9460"	W91°32'55.2815"	1091117.0326	1660876.9932

Proprietors:	Michael J. & Karen L. O'Hara
Telephone Number:	(319) 932-2553
Mailing Address:	3272 120th Ave. Ryan, IA 52330

Legal Description

Parcel 'B' is a parcel of land located in the SW¼ SW¼ of Section 28, the NW¼ NW¼, NE¼ NW¼, and the SE¼ NW¼ of Section 33, and the NW¼ NE¼ of Section 33, Township 87 North, Range 6 West of the 5th Principal Meridian, Delaware County, Iowa; Beginning at the SE corner of the NW¼ of said Section 33;
Thence S89°01'09"W along the South line of the NW¼ of said Section 33 1338.79 feet to the SE corner of the SW¼ of the NW¼ of said Section 33;
Thence N01°19'40"W along the West line of said SE¼ NW¼ 1331.01 feet to the NW corner of the SE¼ of the NW¼ of said Section 33;
Thence S88°56'16"W along the South line of the NW¼ of the NW¼ of said Section 33 197.07 feet;
Thence N01°15'03"W 258.37 feet;
Thence N73°23'27"W 256.75 feet;
Thence N87°02'35"W 171.75 feet;
Thence N76°23'07"W 160.20 feet;
Thence N76°09'17"W 152.90 feet;
Thence S87°04'15"W 147.94 feet;
Thence S87°04'37"W 251.59 feet to the Easterly Right of Way of 120th Avenue;
Thence S88°24'09"W 33.00 feet to the centerline of said 120th Avenue;
Thence N01°35'51"W along said centerline 120th Avenue 914.15 feet to the SW corner of said Section 28;
Thence N01°32'54"W along said centerline 120th Avenue 1330.69 feet to the SW corner of the NW¼ of the SW¼ of said Section 28;
Thence N88°58'20"E along the North line of the S½ of the SW¼ of said Section 28 980.00 feet;
Thence S25°56'20"W 275.91 feet;
Thence S09°20'43"W 520.36 feet;
Thence S38°12'43"E 250.28 feet;
Thence S37°37'38"E 246.32 feet;
Thence S40°29'03"E 258.21 feet;
Thence N89°40'39"E 243.37 feet;
Thence S00°41'12"E 444.00 feet;
Thence S35°36'50"E 246.99 feet;
Thence S82°07'24"E 188.97 feet;
Thence N37°59'37"E 333.72 feet;
Thence S52°07'54"E 408.90 feet;
Thence S87°28'57"E 396.46 feet to the East line of the NW¼ of said Section 33;
Thence N89°07'53"E 1317.81 feet;
Thence S01°05'21"E 598.54 feet to the South line of the NW¼ of the NE¼ of said Section 33;
Thence S88°58'15"W along said South line to the NW corner of the SW¼ of the NE¼ of said Section 33 1318.13 feet;
Thence S01°03'31"E along the East line of said NW¼ of said Section 33 1332.89 feet to the Point of Beginning, containing 140.55 acres (6,122,219 s.f.).

Legend

Boundary Line	———	Set 1/2" Iron Rod w/Cap #11809	o
Adjoining Lot Line	- - - - - - - - - - - - - - -	Set Section/Quarter Corner w/ 1/2" Iron Rod w/Yellow Cap #11809 unless otherwise noted	△
Section Line	——·——·——·——·——	Found Section/Quarter Corner	▲
Center Line	—— - —— - —— - ——	Measured	(M)
Easement Line	.....	Recorded	(R)
Found 1/2" Iron Rod	•		
Set 1/2" Iron Rod w/Cap #11809 (point on line)	×		

Acreages

SW¼ SW¼ 28-87-6	27.32 Acres	(Includes R.O.W.)
NW¼ NW¼ 33-87-6	31.19 Acres	(Includes R.O.W.)
NE¼ NW¼ 33-87-6	22.84 Acres	
SE¼ NW¼ 33-87-6	41.03 Acres	
NW¼ NE¼ 33-87-6	18.17 Acres	
R.O.W. SW¼ SW¼ 28-87-6	1.44 Acres	
R.O.W. NW¼ NW¼ 33-87-6	0.69 Acres	
Total Including R.O.W.	140.55 Acres	
Total Less R.O.W.	138.42 Acres	

KERRY O. RUSSELL LICENSED #11809 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.

SIGNED: Kerry O. Russell DATE: 2/5/02

KERRY O. RUSSELL IOWA REG. NO.11809

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2003

PAGES OR SHEETS COVERED BY THIS SEAL: 1 & 2

NO.	REVISION DESCRIPTION	APPROVED	DATE

Client: Iowa Dept. of Natural Resources
502 East 9th Street
Des Moines, IA 50309
Phone: (515) 281-8133

Anderson-Bogert
Engineers & Surveyors, Inc.
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Date: 1/2/02 Scale: See Above
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Boundary Survey
Project Number: 201096

Sheet No. 2 Of 2

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