FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FILED
Date 2/27/02
John R Sharer
County Assessor Rev

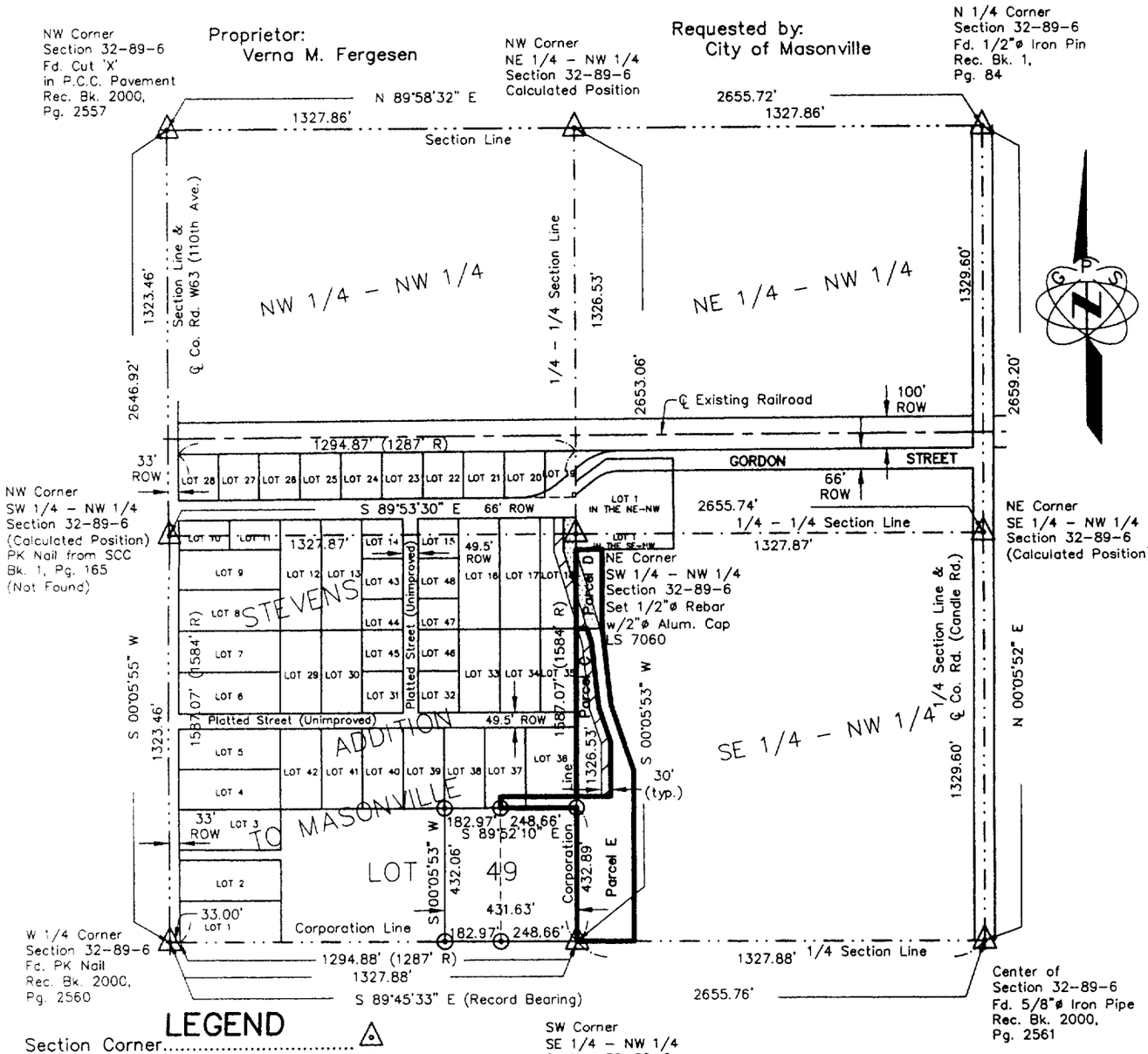
FEB 27 2002

DELAWARE COUNTY IOWA
FILED
2002 FE 27 AM 10:19
BOOK 2002 PAGE 214
DEBORAH L. FENTON
DELAWARE CO. RECORDER
26.00

TeKIPPE ENGINEERING, P.C., 128 South Vine Street, West Union, Iowa 52175 Phone #563/422-5131

Plat of Survey

Parcels C, D, & E, all in the NW 1/4 of Section 32 – T89N – R6W & an Access and Utility Easement in Parcel D Delaware County, Iowa



Note: See Sheet 2 of 2 for Parcels Details

250' 0 250' 500' 1000'

1 inch = 500 ft.

Survey was completed on January 23, 2002.

LEGEND

Section Corner..... △
Recorded as..... R
Section Line..... ——
1/4 Section Line..... — · — · —
1/4 – 1/4 Section Line..... — · — · —
Survey Boundary..... ▬▬
Access & Utility Easement..... — · — · —
Construction Easement..... /// ///
Fd. 1/2"ø Rebar w/OPC LS 10165.. ●
Set 1/2"ø Rebar w/RPC LS 7060... ⊙
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 2-19-02

Lyle G. TeKippe Date:
License number 7060
My license renewal date is December 31, 2002.
Sheets covered by this seal: Sheets 1 through 2

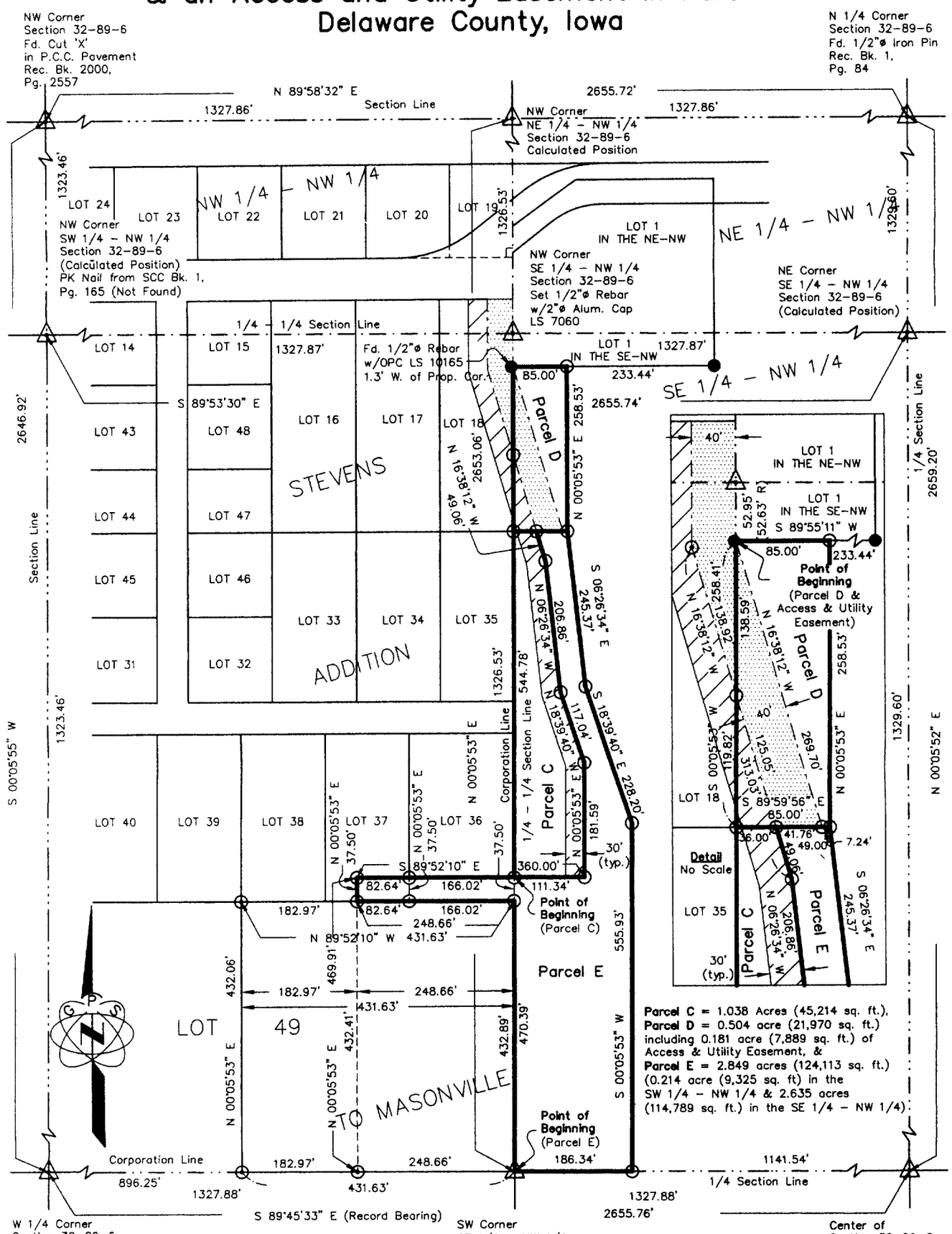
TeKIPPE ENGINEERING, P.C.
128 SOUTH VINE STREET
WEST UNION, IOWA
PH. (563) 422-5131
FAX (563) 422-5884

Field Book 16C Pages 64-69, 75-76
Project No. 00064.LS Sheet 1 of 2

BOOK 2002 PAGE 214

Plat of Survey

Parcels C, D, & E, all in the NW 1/4 of Section 32 – T89N – R6W & an Access and Utility Easement in Parcel D Delaware County, Iowa



Parcel C = 1.038 Acres (45,214 sq. ft.),
Parcel D = 0.504 acre (21,970 sq. ft.) including 0.181 acre (7,889 sq. ft.) of Access & Utility Easement, &
Parcel E = 2.849 acres (124,113 sq. ft.) (0.214 acre (9,325 sq. ft) in the SW 1/4 – NW 1/4 & 2.635 acres (114,789 sq. ft.) in the SE 1/4 – NW 1/4).

W 1/4 Corner
Section 32-89-6
Fd. PK Nail
Rec. Bk. 2000,
Pg. 2560

SW Corner
SE 1/4 – NW 1/4
Section 32-89-6
Set 1/2"ø Rebar
w/2"ø Alum. Cap
LS 7060

Center of
Section 32-89-6
Fd. 5/8"ø Iron Pipe
Rec. Bk. 2000,
Pg. 2561

LEGEND

- Section Corner
- Recorded as R
- Fd. 1/2"ø Rebar w/OPC LS 10165
- Set 1/2"ø Rebar w/RPC LS 7060
- Survey Boundary
- Access & Utility Easement
- Construction Easement
- Orange Plastic Cap OPC
- Red Plastic Cap RPC

Note: See Sheet 1 of 2 for Section and Stevens Addition Control

Proprietor:
Verna M. Fergesen

Requested by:
City of Masonville

100' 0 100' 200' 400'

1 inch = 200 ft.

Survey was completed on January 23, 2002.

TeKIPPE ENGINEERING, P.C. | 128 SOUTH VINE STREET WEST UNION, IOWA

PH. (563) 422-5131 FAX (563) 422-5884

Project No. 00064.LS | Field Book 16C Pages 64-69, 75-76 | Sheet 2 of 2

TeKIPPE ENGINEERING, P.C., 128 South Vine Street, West Union, Iowa 52175 Phone #563/422-5131

Project No. 00064.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 — 2-19-02
Lyle G. TeKippe — Date
License number 7060
My license renewal date is December 31, 2002.
Pages covered by this seal: SD-1 through SD-3

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Lyle G. TeKippe this 19th day of February, 2002.

SANDRA J KLOSTERMAN
Iowa Notarial Seal
Commission Number: 706806
My Commission Expires: 11-9-2003

Sandra J Klosterman
Notary Public

SURVEY AND PLAT OF:

Survey Descriptions:

Parcels C, D, and E, all in the Northwest Quarter of Section 32, Township 89 North, Range 6 West of the 5th P.M., and an Access and Utility Easement in Parcel D, all in Delaware County, Iowa, and more particularly described as follows:

Parcel C

Parcel C in the Southeast Quarter of the Northwest Quarter of Section 32, Township 89 North, Range 6 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 Northwest Corner of said Section;

Thence North 00°-05'-53" East 470.39 feet along the West Line of said Quarter-Quarter Section to a Northerly Line of Parcel E in the Northwest Quarter of said Section and the Point of Beginning;

Thence continuing North 00°-05'-53" East 544.78 feet along said West Line to the Southwest Corner of Parcel D in said Quarter-Quarter Section;

Thence South 89°-59'-56" East 36.00 feet along the South Line of said Parcel D to a Northwesterly Corner of said Parcel E;

Thence South 16°-38'-12" East 49.06 feet;

Thence South 06°-26'-34" East 206.86 feet;

Thence South 18°-39'-40" East 117.04 feet;

Thence South 00°-05'-53" West 181.59 feet;

Thence North 89°-52'-10" West 111.34 feet, all along said Parcel E to the Point of Beginning, containing 45,214 square feet, subject to easements of record. Note: The East-West Quarter Section Line from the West Quarter Corner of said Section to the Center of said Section is recorded as bearing South 89°-45'-33" East. (See plat attached to this original survey description.)

Parcel D

Parcel D in the Southeast Quarter of the Northwest Quarter of Section 32, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section;

Thence South 00°-05'-53" West 52.95 feet along the West Line of said Quarter-Quarter Section to the Southwest Corner of Lot 1 in said Quarter-Quarter Section and the Point of Beginning;

Thence continuing South 00°-05'-53" West 258.41 feet along said West Line to the Northwest Corner of Parcel C in said Quarter-Quarter Section;

Thence South 89°-59'-56" East 85.00 feet along the North Line of said Parcel C and the Easterly extension thereof to the Northeast Corner of Parcel E in said Quarter-Quarter Section;

Thence North 00°-05'-53" East 258.53 feet to the South Line of said Lot 1 in said Quarter-Quarter Section;

Thence South 89°-55'-11" West 85.00 feet along said South Line to the Point of Beginning, containing 21,970 square feet, subject to easements of record. Note: The East-West Quarter Section Line from the West Quarter Corner of said Section to the Center of said Section is recorded as bearing South 89°-45'-33" East. (See plat attached to this original survey description.)

Parcel E

Parcel E in the Northwest Quarter of Section 32, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section;

Thence North 00°-05'-53" East 432.89 feet along the West Line of said Quarter-Quarter Section to the Northeast Corner of Lot 49 of Stevens Addition to Masonville;

Thence North 89°-52'-10" West 248.66 feet along the North Line of said Lot 49;

Thence North 00°-05'-53" East 37.50 feet;

Thence South 89°-52'-10" East 360.00 feet to the Southeast Corner of Parcel C in the Southeast Quarter of the Northwest Quarter of said Section;

Thence North 00°-05'-53" East 181.59 feet;

Thence North 18°-39'-40" West 117.04 feet;

Thence North 06°-26'-34" West 206.86 feet;

Thence North 16°-38'-12" West 49.06 feet, all along said Parcel C to the South Line of Parcel D in said Quarter-Quarter Section;

Thence South 89°-59'-56" East 49.00 feet along said South Line to the Southeast Corner of said Parcel D;

Thence South 06°-26'-34" East 245.37 feet;

Thence South 18°-39'-40" East 228.20 feet;

Thence South 00°-05'-53" West 555.93 feet to the South Line of said Quarter-Quarter Section;

Thence North 89°-45'-33" West (Record Bearing) 186.34 feet along said South Line to the Point of Beginning, containing 124,113 square feet, subject to easements of record. (See plat attached to this original survey description.)

Access and Utility Easement

Access and Utility Easement in Parcel D in the Southeast Quarter of the Northwest Quarter of Section 32, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section;

Thence South 00°-05'-53" West 52.95 feet along the West Line of said Quarter-Quarter Section to the Southwest Corner of Lot 1 and the Northwest Corner of Parcel D, both in said Quarter-Quarter Section and the Point of Beginning;

Thence continuing South 00°-05'-53" West 138.59 feet along said West Line;

Thence South 16°-38'-12" East 125.05 feet to the South Line of said Parcel D;

Thence South 89°-59'-56" East 41.76 feet along said South Line;

Thence North 16°-38'-12" West 269.70 feet to the Point of Beginning, containing 7,889 square feet, subject to other easements of record. Note: The East-West Quarter Section Line from the West Quarter Corner of said Section to the Center of said Section is recorded as bearing South 89°-45'-33" East. (See plat attached to this original survey description.)

References are hereby made to Stevens Addition to Masonville, recorded May 14, 1869, in Land Deed Book 1, page 135; to a survey and plat made by Roger R. Mohn, recorded September 19, 1988, in Book 6, page 19; and to a survey and plat made by Lyle G. TeKippe, recorded August 28, 2000, in Book 2000, page 2554, all on file in the Delaware County Recorder's office, Manchester, Iowa.