DELAWARE COUNTY IOWA
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2004 PAGE 2901
BOOK
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
7.00

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

AUG 2 2004

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

AUG 2 2004

BOOK 2004 PAGE 2901

PLAT OF SURVEY

LEGAL DESCRIPTION–PARCEL 'E'
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER (NE ¼ SW FRL ¼) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY–NINE (89) NORTH, RANGE THREE (3) WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00°26'50" EAST ON THE EAST LINE OF SAID SW FRL ¼, A DISTANCE OF 1337.49 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF (N ½) OF SAID SW FRL ¼;
THENCE SOUTH 88° 36'11" WEST ON THE SOUTH LINE OF SAID N ½ SW FRL ¼, A DISTANCE OF 562.90 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°36'11" WEST ON SAID SOUTH LINE, 564.47 FEET;
THENCE NORTH 00°17'04" WEST, 434.76 FEET;
THENCE NORTH 87°12'32" EAST, 286.55 FEET;
THENCE SOUTH 57°37'03" EAST, 330.34 FEET;
THENCE SOUTH 00°17'04" EAST, 258.03 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 5.11 ACRES, INCLUDING 0.73 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

NOTES
1) DISTANCES ARE IN FEET AND DECIMALS THEREOF.

2) SURVEY IS VALID ONLY IF PRINT BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.

N

LEGEND

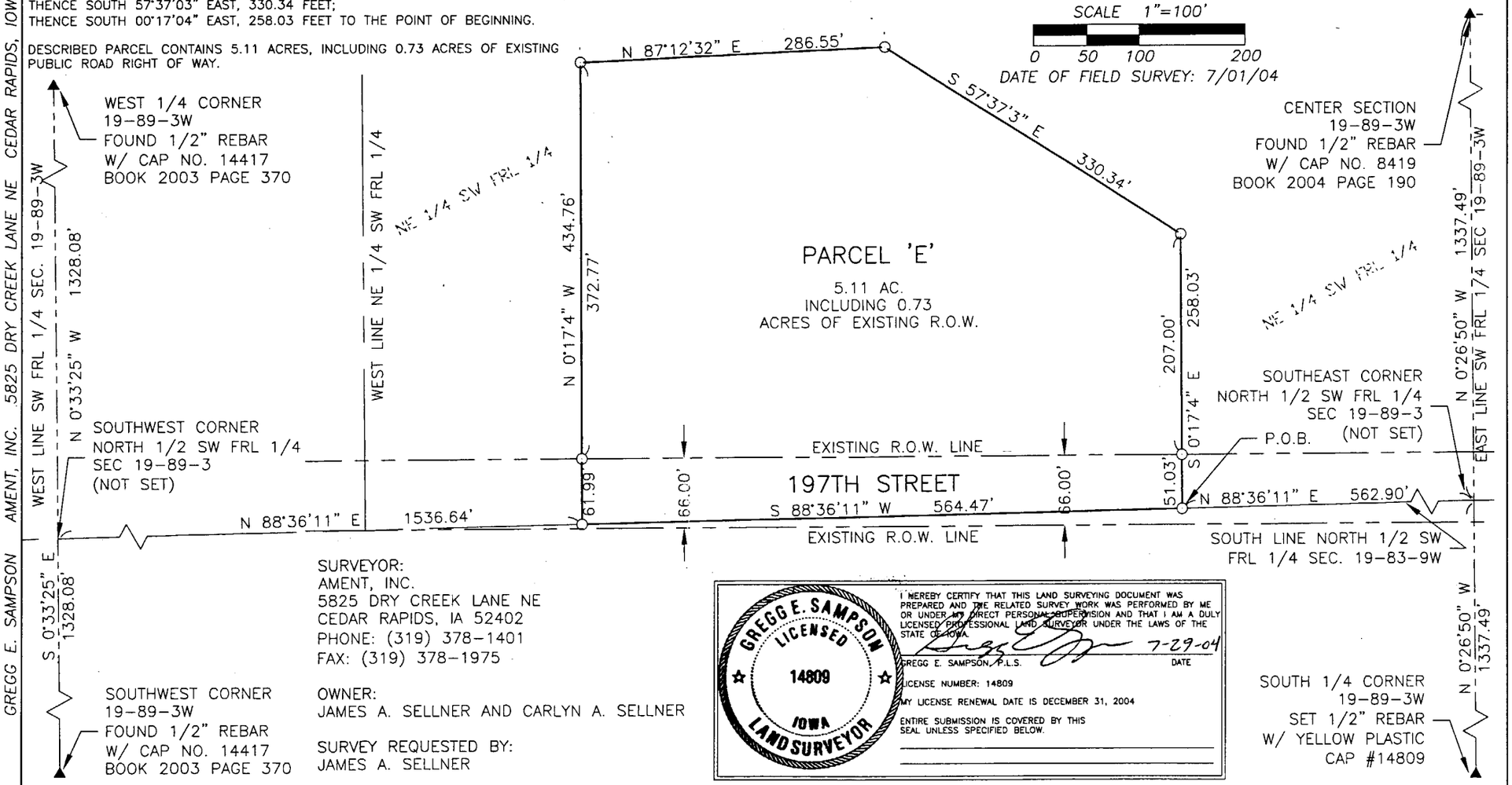
▲ FOUND SECTION CORNER MONUMENT

○ SET 1/2" REBAR WITH YELLOW PLASTIC CAP EMBOSSED WITH "PLS 14809"

POB POINT OF BEGINNING

SCALE 1"=100'
0 50 100 200

DATE OF FIELD SURVEY: 7/01/04



GREGG E. SAMPSON AMENT, INC. 5825 DRY CREEK LANE NE CEDAR RAPIDS, IOWA (319) 378-1401

SURVEYOR:
AMENT, INC.
5825 DRY CREEK LANE NE
CEDAR RAPIDS, IA 52402
PHONE: (319) 378–1401
FAX: (319) 378–1975

OWNER:
JAMES A. SELLNER AND CARLYN A. SELLNER

SURVEY REQUESTED BY:
JAMES A. SELLNER

GREGG E. SAMPSON LICENSED 14809 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

GREGG E. SAMPSON, P.L.S. — DATE 7-29-04

LICENSE NUMBER: 14809

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW.

DRAWN BY: CAD	APPROVED: GES		
DATE: July 29, 2004 1:45:56 p.m.			
FILE: E:\Sellner Farm\dwg\PLAT OF SURVEY.DWG	NO.	REVISION DESCRIPTION	APPROVED / DATE

AMENT, INC.
ENGINEERING, ARCHITECTURE, SURVEYING
CEDAR RAPIDS · WATERLOO, IOWA & MOLINE, ILLINOIS

SELLNER PROPERTY
DELAWARE COUNTY, IOWA

PLAT OF SURVEY

SHEET NO. 1

Del. Co. Recorder