FILED
JUN 18 2009
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
JUN 18 2009
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2009 Page 2430
Document 2009 2430 Type 06 002 Pages 3
Date 6/18/2009 Time 4:09:59PM
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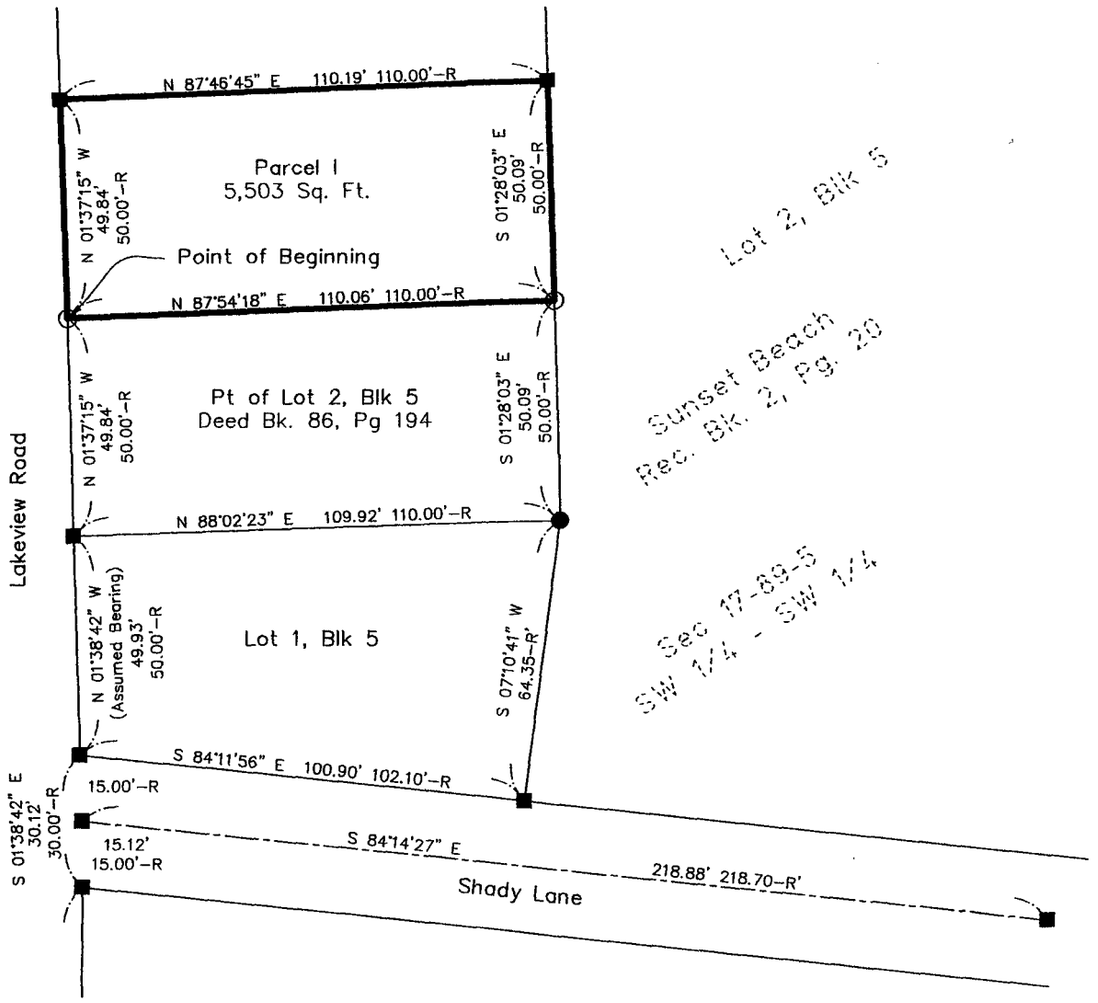
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EW ✓

TeKippe Engineering, P.C., 1919 – 210th Street, P.O. Box 357, Manchester, Iowa 52057 Ph. 563-927-2060

Plat of Survey

Parcel I in Part of Lot 2, Blk 5 of Sunset Beach, a Subdivision in Section 17 – T89N – R5W Delaware County, Iowa



Proprietors &
Requested by:
JoEllen Holtorf
and
Teddy Bohnenkamp

20' 0 20' 40' 80'

1 inch = 40 ft.

Survey was completed on May 29, 2009.

LEGEND

Recorded as..... R
Fd. 3/4"ø Iron Pipe.....■
Fd. 1/2"ø Iron Rod.....●
Set 1/2"ø Rebar w/RPC LS 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 6-16-09
Lyle G. TeKippe Date:
License number 7060
My license renewal date is December 31, 2010.
Sheets covered by this seal: Sheets P1

TeKIPPE ENGINEERING, P.C.
West Union
563-422-5131
Manchester 563-927-2060
Cedar Rapids 319-294-6909
www.tekippe.com

M:\Projects\2009\092033LS\dwg\092033LS.dwg
FB: Delaware Co. Delaware TWP No.1 Pg: 18-19
Project No. 092033.LS Sheet P1

Prepared by: TeKIPPE ENGINEERING, P.C., 1919 - 210th Street, P.O. Box 357, Manchester, Iowa 52057, Ph. (563)927-2060

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 — 6-16-09
Lyle G. TeKippe — Date
License Number 7060
My license renewal date is December 31, 2010.
Pages covered by this seal: SD-1 Through SD-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 16TH day of June, 2009.

DAVID MEYER
Iowa Notarial Seal
Commission Number: 736541
My Commission Expires: 09-08-2011

Notary Public

SURVEY AND PLAT OF:

Deed Description:

A parcel of land described in a Special Warranty Deed recorded April 30, 2009 in Book 2009, Page 1742 in the Delaware County Recorder's office, Manchester, Iowa, more particularly described as follows:

"That Part of Lot Two (2), Block Five (5) of Sunset Beach, a Subdivision of parts of Sections Seventeen (17), Eighteen (18) and Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book 2 Plats, Page 20, described as commencing at a point fifty (50.0) feet north of the northwest corner of Lot One (1) of said Block Five (5), and running thence East one hundred ten (110.0) feet, thence North fifty (50.0) feet, thence West one hundred ten (110.0) feet, thence South fifty (50.0) feet to the point of beginning; excepting rights of flowage."

Survey Description:

For this survey, the Delaware County Auditor has designated this parcel as "Parcel I" as follows:

Parcel I in the Southeast Quarter of the Southwest Quarter of Section 17, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northwest Corner of Lot 1, Block 5 of Sunset Beach, a Subdivision in said Section 17;

Thence **North 01°-37'-15" West, 49.84 feet** along the East Right-of-Way Line of Lakeview Road to the Point of Beginning;

Thence continuing **North 01°-37'-15" West, 49.84 feet** along said East Line to the South Line of a Parcel of Land recorded in Book 3, Page 14 on file at the Delaware County Recorder's office;

Thence **North 87°-46'-45" East, 110.19 feet** along said South Line;

Thence **South 01°-28'-03" East, 50.09 feet;**

Thence **North 87°-54'-18" East, 110.06 feet** to said Point of Beginning, containing **0.126 Acre** (5,503 Sq Ft), subject to easements of record. (See plat attached to this original survey description.)

Note: As a basis of bearing for this survey, the West Line of Lot 1 in said Subdivision is assumed to bear **North 01°-38'-42" West.**