FILED
SEP 24 2009
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
SEP 24 2009
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2009 Page 3688

Document 2009 3688 Type 06 002 Pages 3
Date 9/24/2009 Time 2:24:45PM
Rec Amt $17.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Plat of Survey

The South 75 feet of Lot 2 of Connolly's River View Addition in the SE 1/4 – NE 1/4, Section 30 – T88N – R4W, Delaware County, Iowa

AND

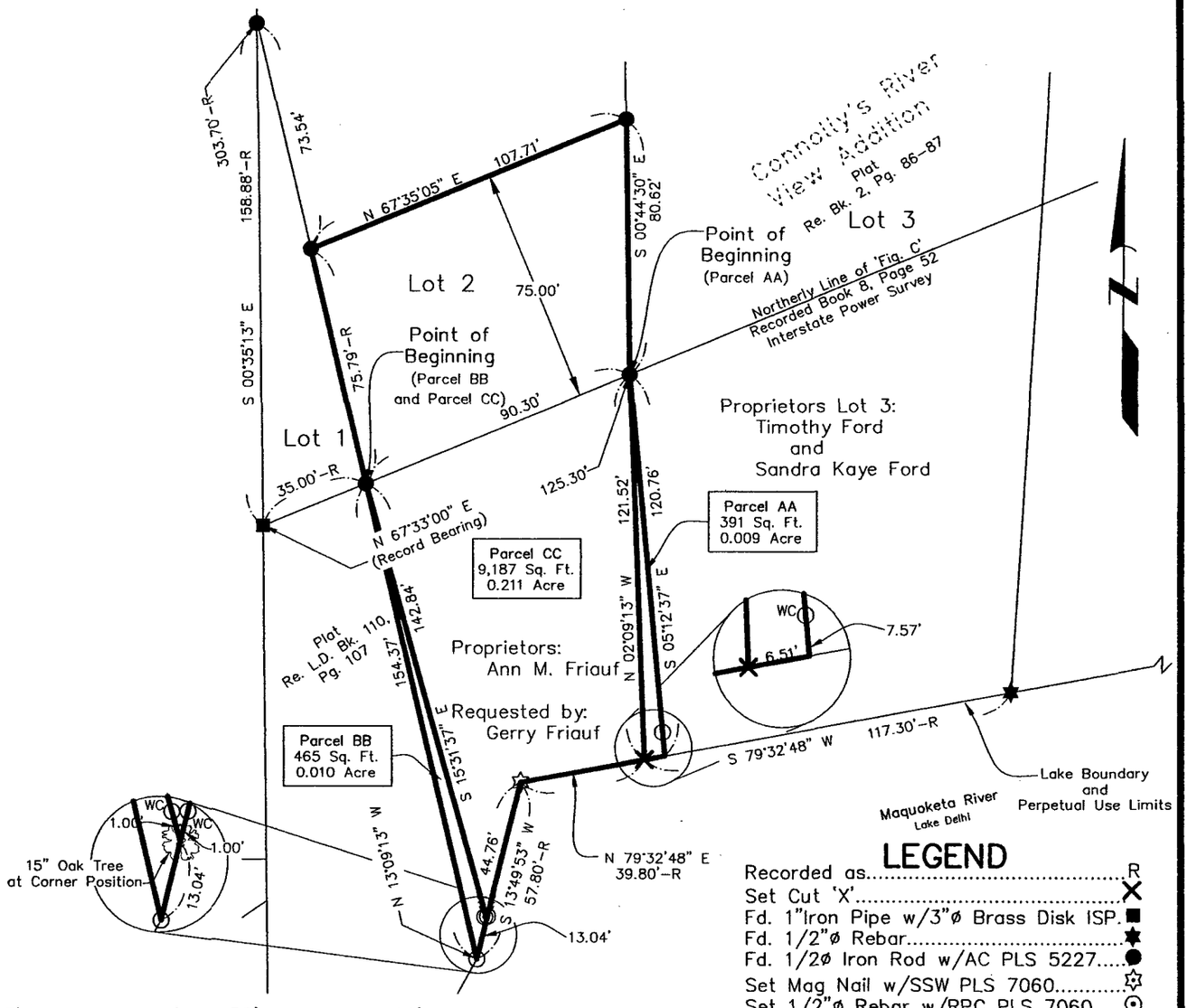
Parcel AA Lying South of Lot 3 of Connolly's River View Addition in the SE 1/4 – NE 1/4, Section 30 – T88N – R4W, Delaware County, Iowa

AND

Parcel BB Lying South of Lot 2 of Connolly's River View Addition in the SE 1/4 – NE 1/4, Section 30 – T88N – R4W, Delaware County, Iowa

AND

Parcel CC Lying South of Lot 2 of Connolly's River View Addition in the SE 1/4 – NE 1/4, Section 30 – T88N – R4W, Delaware County, Iowa



Survey was completed on September 8, 2009.

LEGEND

Recorded as	R
Set Cut 'X'	X
Fd. 1"Iron Pipe w/3"ø Brass Disk ISP.	■
Fd. 1/2"ø Rebar	★
Fd. 1/2ø Iron Rod w/AC PLS 5227	●
Set Mag Nail w/SSW PLS 7060	☆
Set 1/2"ø Rebar w/RPC PLS 7060	⊙
Survey Boundary	▬
Red Plastic Cap	RPC
Stainless Steel Washer	SSW
Aluminum Cap	AC
Witness Corner	WC

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 9-23-09
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\092059LS\dwg\092059LS.dwg

Field Book: Del. Co. Twp No.1 Pages: 14-15

Project No. 092059.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 9-23-09
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 23RD. day of SEPTEMBER, 2009.

Notary Public

SURVEY AND PLAT OF:

Survey Description:

The South 75 feet of Lot 2 of Connolly's River View Addition in the Southeast Quarter of the Northeast Quarter of Section 30, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Plat Book 2, Pages 86-87 on file at the Delaware County Recorder's office in Manchester, Iowa,

AND

Parcel AA in the tract of Land (perpetual usage) lying South of Lot 3 of Connolly's River View Addition in the Southeast Quarter of the Northeast Quarter of Section 30, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Plat Book 2, Pages 86-87 on file at the Delaware County Recorder's office in Manchester, Iowa, and more particularly described as follows:

Beginning at the Southeast Corner of Lot 2 of said Connolly's River View Addition;

Thence **South 05°-12'-37" East, 120.76 feet;**

Thence **South 79°-32'-48" West, 6.51 feet** along Lake Boundary and Perpetual Use Limits;

Thence **North 02°-09'-13" West, 121.52 feet** along the extension of the East Line of said Lot 2 to the Point of Beginning, containing **0.009 Acre, 391 Sq. Ft.,** subject to easements of record.
(See plat attached to this survey description.)

AND

Parcel BB in the tract of Land (perpetual usage) lying South of Lot 2 of Connolly's River View Addition in the Southeast Quarter of the Northeast Quarter of Section 30, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Plat Book 2, Pages 86-87 on file at the Delaware County Recorder's office in Manchester, Iowa and more particularly described as follows:

Beginning at the Southwest Corner of Lot 2 of said Connolly's River View Addition;

Thence **South 15°-31'-37" East, 142.84 feet;**

Thence **South 13°-49'-53" West, 13.04 feet** along the Lake Boundary and Perpetual Use Limits;

Thence **North 13°-09'-13" West, 154.37 feet** along the extension of the West Line of said Lot 2 to the Point of Beginning, containing **0.010 Acre, 465 Sq. Ft.,** subject to easements of record.
(See plat attached to this survey description.)

AND

Parcel CC in the tract of Land (perpetual usage) lying South of Lot 2 of Connolly's River View Addition in the Southeast Quarter of the Northeast Quarter of Section 30, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Plat Book 2, Pages 86-87 on file at the Delaware County Recorder's office in Manchester, Iowa and more particularly described as follows:

Beginning at the Southwest Corner of Lot 2 of said Connolly's River View Addition;

Thence **North 67°-33'-00" East, 90.30 feet** along the South Line of said Lot 2;

Thence **South 02°-09'-13" East, 121.52 feet** along the extension of the West Line of Lot 3 of said Addition to the Lake Boundary and Perpetual Use Limits;

Thence **South 79°-32'-48" West, 39.80 feet** along said Line;

Thence **South 13°-49'-53" West, 44.76 feet** to the East Line of Parcel BB in said Addition;

Thence **North 13°-09'-13" West, 154.37 feet** along said Line to the Point of Beginning, containing **0.211 Acre, 9,187 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 Northerly Line of Fig. C in Hydro-Electric Plant Flowage recorded Book 8, Page 52 on file at the Delaware County Recorder's office, Manchester, Iowa, is assumed to bear **North 67°-33'-00" East.**