FILED
MAY 12 2011
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
MAY 12 2011
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2011 Page 1562

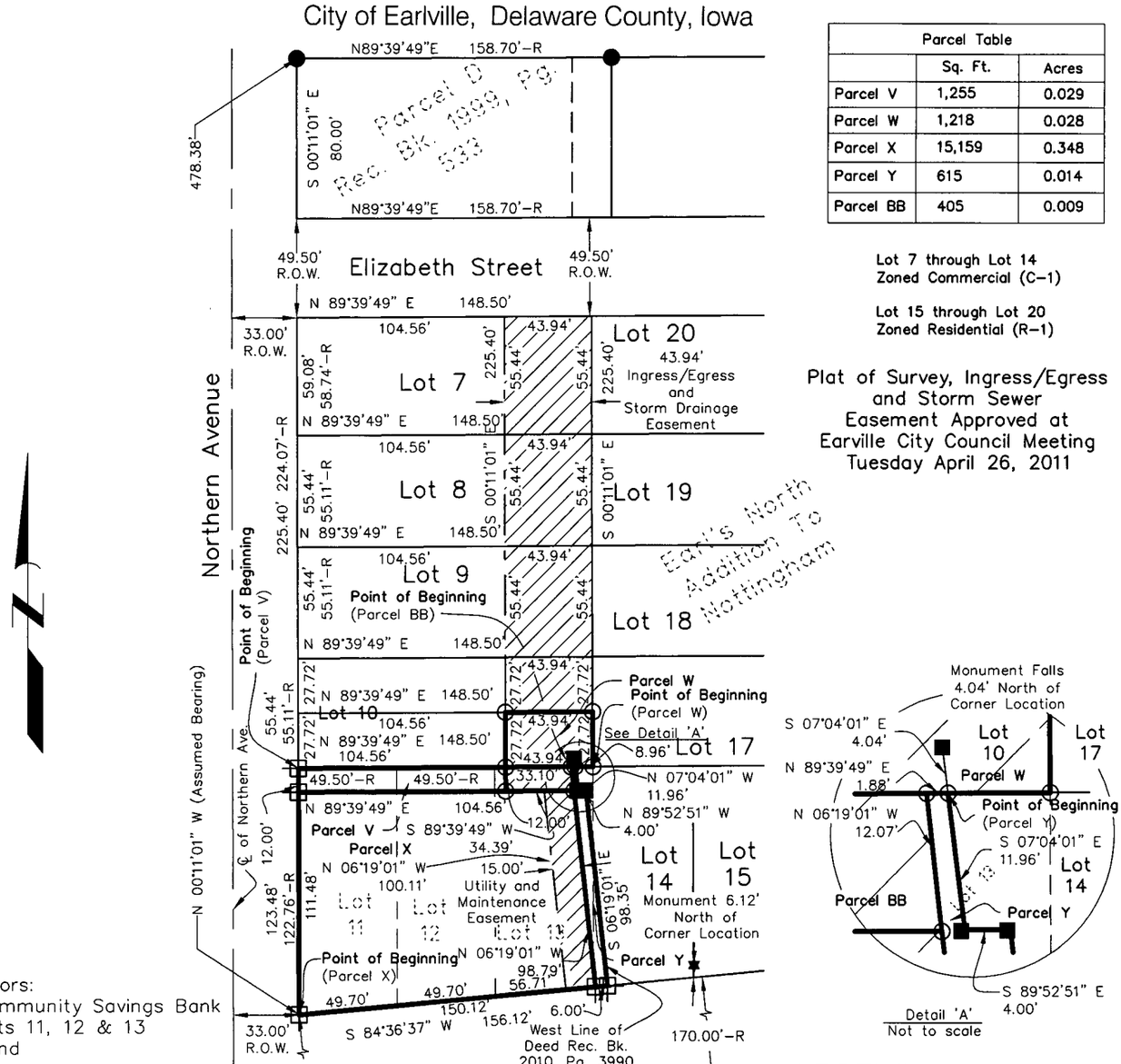
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Plat of Survey

Parcel V, Part of Lots 11, 12 & 13; Parcel W, Part of the S 1/2 of Lot 10; Parcel X, Part of Lots 11, 12 & 13; Parcel Y, Part of Lots 13 & 14; Parcel BB, Part of Lot 13; all in Earl's North Addition to Nottingham, Part of the SW 1/4 of the NW 1/4, Section 36 - T89N - R4W, City of Earlville, Delaware County, Iowa



Parcel Table		
	Sq. Ft.	Acres
Parcel V	1,255	0.029
Parcel W	1,218	0.028
Parcel X	15,159	0.348
Parcel Y	615	0.014
Parcel BB	405	0.009

Lot 7 through Lot 14
Zoned Commercial (C-1)

Lot 15 through Lot 20
Zoned Residential (R-1)

Plat of Survey, Ingress/Egress and Storm Sewer Easement Approved at Earville City Council Meeting Tuesday April 26, 2011

Detail 'A'
Not to scale

Proprietors:
Community Savings Bank
Lots 11, 12 & 13
and
Kim & Kevin J. Smith
South 1/2 of Lot 10

Requested by:
Steve Brady, CEO
Community Savings Bank

40' 0' 40' 80' 160'
1 inch = 80 ft.

Survey was completed on April 4, 2011.

LEGEND

Recorded as.....R
Fd. 1/2"ø Rebar w/YPC 12642.....●
Fd. 1/2"ø Iron Rod w/AC PLS 5227.....★
Fd. 1/2"ø Iron Rod.....■
Set Cut "X".....⊠
Set 1/2"ø Rebar w/RPC PLS 7060...⊙
Survey Boundary.....
Easement Boundary.....
Red Plastic Cap.....RPC
Yellow Plastic Cap.....YPC
Aluminum Cap.....AC

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, P.E., P.L.S. 5-11-11
Date

License Number 7060
My license renewal date is December 31, 2012.
Pages or sheets covered by this seal: 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\092064.LS\dwg\092064LS.dwg
Field Book: Del. Co. Oneida Twp. No.1Pages: 19-20
Project No. 092064LS Sheet P1

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

Project No. 092064.LS

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 — 5-11-11 Date

Lyle G. TeKippe
License Number 7060
My license renewal date is December 31, 2012.
Pages covered by this seal: SD-1 Through SD-3

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 11TH. day of May, 2011.

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

Notary Public

SURVEY AND PLAT OF:

Survey Description:

Parcel V in the Southwest Quarter of the Northwest Quarter of Section 36, Township 89 North, Range 4 West of the 5th P.M., being part of Lots 11, 12, and 13 of Earl's North Addition to Nottingham, City of Earlville, Delaware County, Iowa, and more particularly described as follows:

Beginning at the Southwest Corner of Lot 10 of said Addition;

Thence **North 89°-39'-49" East, 104.56 feet** along the South Line of said Lot 10;

Thence **South 00°-11'-01" East, 12.00 feet**;

Thence **South 89°-39'-49" West, 104.56 feet** to the East Right-of Way Line of Northern Avenue and the West Line of Lot 11 of said Addition;

Thence **North 00°-11'-01" West (Assumed Bearing), 12.00 feet** along said Line to the Point of Beginning, containing **0.029 Acre** (1,255 Sq. Ft.), subject to easements of record.
(See plat attached to this original survey description.)

AND

Parcel W in the Southwest Quarter of the Northwest Quarter of Section 36, Township 89 North, Range 4 West of the 5th P.M., being part of the South Half of Lot 10 of Earl's North Addition to Nottingham, City of Earlville, Delaware County, Iowa, and more particularly described as follows:

Beginning at the Southeast Corner of Lot 10 of said Addition;

Thence **South 89°-39'-49" West, 43.94 feet** along the South Line of said Lot 10;

Thence **North 00°-11'-01" West, 27.72 feet** to the North Line of the South Half of said Lot 10;

Thence **North 89°-39'-49" East, 43.94 feet** along said Line to the West Line of Lot 17 of said Addition;

Thence **South 00°-11'-01" East, 27.72 feet** along said Line to the Point of Beginning, containing **0.028 Acre** (1,218 Sq. Ft.), subject to easements of record.
(See plat attached to this original survey description.)

Note: The East Right-of-Way Line of Northern Avenue is assumed to bear **North 00°-11'-01" West.**

AND

Parcel X in the Southwest Quarter of the Northwest Quarter of Section 36, Township 89 North, Range 4 West of the 5th P.M., being part of Lots 11, 12, and 13 of Earl's North Addition to Nottingham, City of Earlville, Delaware County, Iowa, and more particularly described as follows:

Beginning at the Southwest Corner of Lot 11 of said Addition;

Thence **North 00°-11'-01" West (Assumed Bearing), 111.48 feet** along the East Right-of-Way Line of Northern Avenue;

Thence **North 89°-39'-49" East, 138.95 feet;**

Thence **South 06°-19'-01" East, 98.79 feet** to the North Right-of-Way Line of North Side Road;

Thence **South 84°-36'-37" West, 150.12 feet** along said Line to the Point of Beginning, containing **0.348 Acre** (15,159 Sq. Ft.), subject to easements of record.
(See plat attached to this original survey description.)

AND

Parcel Y in the Southwest Quarter of the Northwest Quarter of Section 36, Township 89 North, Range 4 West of the 5th P.M., being part of Lot 13 of Earl's North Addition to Nottingham, City of Earlville, Delaware County, Iowa, and more particularly described as follows:

Commencing at the Southwest Corner of Lot 17 of said Addition;

Thence **South 89°-39'-49" West, 8.96 feet** along the South Line of Lot 10 of said Addition to the Northwest Corner of a Parcel of Land described on a Quit Claim Deed recorded on December 14, 1972, in Book 33, Page 168, on file in the Delaware County Recorder's office, Manchester, Iowa, and being the Point of Beginning;

Thence **South 07°-04'-01" East, 11.96 feet;**

Thence **South 89°-52'-51" East, 4.00 feet**;

Thence **South 06°-19'-01" East, 98.35 feet,** all along the West Line of said Parcel of Land to the North Right-of-Way Line of North Side Road;

Thence **South 84°-36'-37" West, 6.00 feet** along said Line;

Thence **North 06°-19'-01" West, 110.86 feet** to said South Line of said Lot 10;

Thence **North 89°-39'-49" East, 1.88 feet** along said Line to the Point of Beginning, containing **0.014 Acre** (615 Sq. Ft.), subject to easements of record.
(See plat attached to this original survey description.)

Note: The East Right-of-Way Line of Northern Avenue is assumed to bear **North 00°-11'-01" West.**

AND

Parcel BB in the Southwest Quarter of the Northwest Quarter of Section 36, Township 89 North, Range 4 West of the 5th P.M., being part of Lot 13 of Earl's North Addition to Nottingham, City of Earlville, Delaware County, Iowa, and more particularly described as follows:

Commencing at the Southeast Corner of Lot 10 of said Addition;

Thence **South 89°-39'-49" West, 10.84 feet** along the South Line of said Lot 10 to the Point of Beginning;

Thence continuing **South 89°-39'-49" West, 33.10 feet** along the South Line of said Lot;

Thence **South 00°-11'-01" East, 12.00 feet**;

Thence **North 89°-40'-19" East, 34.39 feet**;

Thence **North 06°-19'-01" West, 12.07 feet** to the Point of Beginning, containing **0.009 Acre** (405 Sq. Ft.), subject to easements of record.
(See plat attached to this original survey description.)

Note: The East Right-of-Way Line of Northern Avenue is assumed to bear **North 00°-11'-01" West.**