FILED
AUG 1 2011
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
AUG - 1 2011
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2011 Page 2408

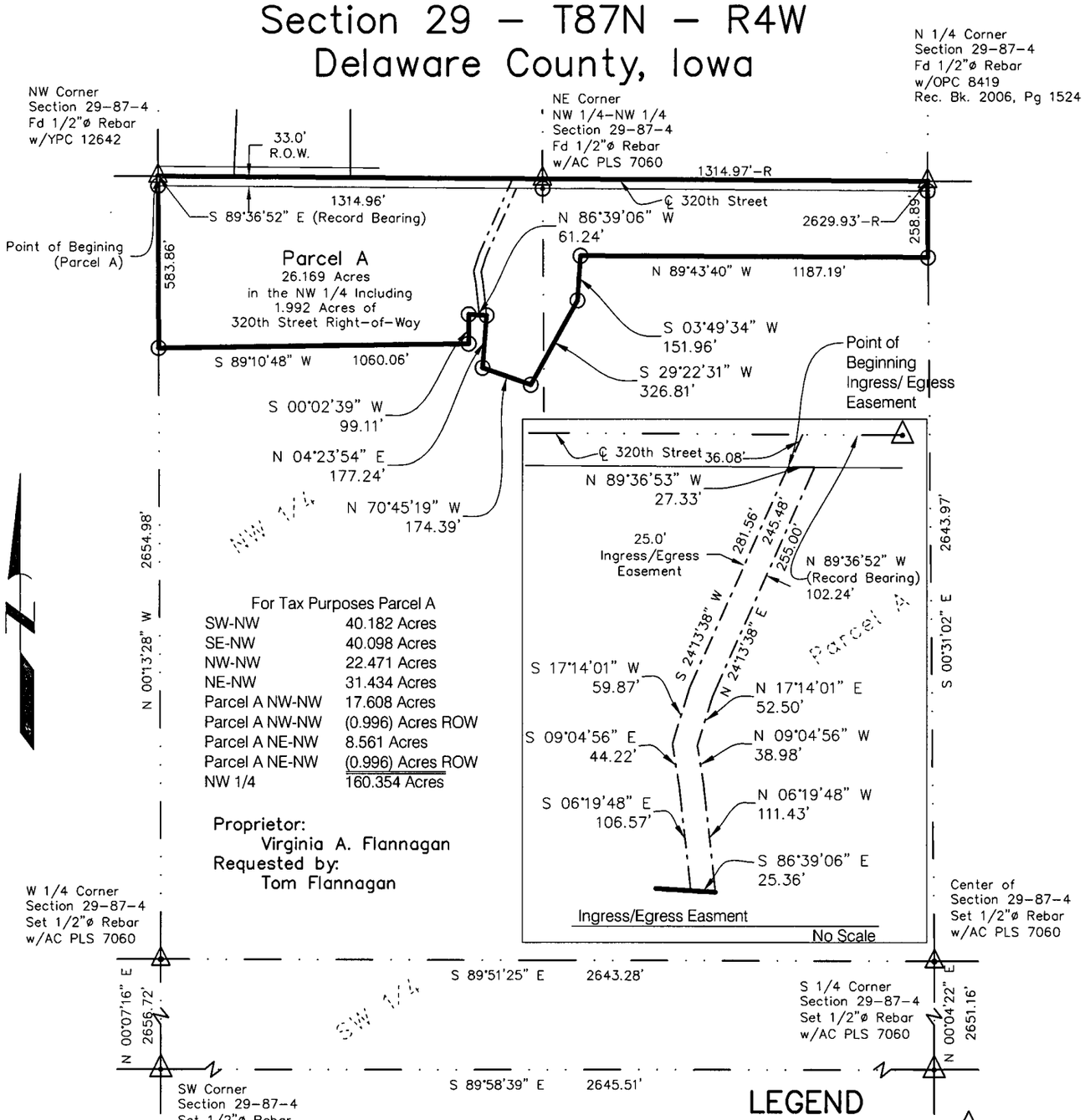
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to: TeKippe Engineering, P.C., PO Box 357, Manchester, Iowa 52057 Ph. (563)927-2060

Plat of Survey

Parcel A in the NW 1/4 Section 29 – T87N – R4W Delaware County, Iowa



For Tax Purposes Parcel A

SW-NW	40.182 Acres
SE-NW	40.098 Acres
NW-NW	22.471 Acres
NE-NW	31.434 Acres
Parcel A NW-NW	17.608 Acres
Parcel A NW-NW	(0.996) Acres ROW
Parcel A NE-NW	8.561 Acres
Parcel A NE-NW	(0.996) Acres ROW
NW 1/4	160.354 Acres

Proprietor:
Virginia A. Flannagan
Requested by:
Tom Flannagan

LEGEND

Section Corner.....
Recorded as.....R
Survey Boundary.....
Section Line.....
1/4 Section Line.....
1/4-1/4 Section Line.....
Red Plastic Cap.....RPC
Aluminum Cap.....AC

250' 0' 250' 500' 1000'

1 inch = 500 ft.

Survey was completed on July 19, 2011.

LYLE G. TeKIPPE 7060 PROF. ENGINEER & LAND SURVEYOR ★IOWA★

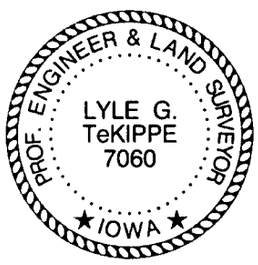
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Lyle G. TeKippe, P.E. & P.L.S. 7-28-11
License Number 7060 Date
My license renewal date is December 31, 2012.
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\2011\112073LS\dwg\112073LS.dwg
FB: Del. Co. Union Twp. No. 1 Pg: 9–10
Project No. 112073LS Sheet P1

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



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 7-28-11
Lyle G. TeKippe Date
License Number 7060
My license renewal date is December 31, 2012.
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 28th day of July, 2011.

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

Notary Public

SURVEY AND PLAT OF:

Survey Description:

Parcel A in the Northwest Quarter of Section 29, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of said Section;

Thence **South 89°-36'-52" East (Record Bearing), 2,629.93 feet** along the North Line of said Section and the Centerline of 320th Street to the East Line of said Quarter Section;

Thence **South 00°-31'-02" East, 258.89 feet** along said Line;

Thence **North 89°-43'-40" West, 1,187.19 feet;**

Thence **South 03°-49'-34" West, 151.96 feet;**

Thence **South 29°-22'-31" West, 326.81 feet;**

Thence **North 70°-45'-19" West, 174.39 feet;**

Thence **North 04°-23'-54" East, 177.24 feet;**

Thence **North 86°-39'-06" West, 61.24 feet;**

Thence **South 00°-02'-39" West, 99.11 feet;**

Thence **South 89°-10'-48" West, 1,060.06 feet** to the West Line of said Quarter Section;

Thence **North 00°-13'-28" West, 583.86 feet** along said line to the Point of Beginning;

Containing **26.169 Acres**, including 1.992 Acres of 320th Street Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

AND

Ingress/Egress Easement in the Northwest Quarter of Section 29, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

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

Thence **North 89°-36'-52" West (Record Bearing), 102.24 feet** along the North Line of said Section and the Centerline of 320th Street;

Thence **South 24°-13'-38" West, 36.08 feet** to the South Right-of-Way Line of said 320th Street and the Point of Beginning;

Thence continuing **South 24°-13'-38" West, 245.48 feet**;

Thence **South 17°-14'-01" West, 59.87 feet**;

Thence **South 09°-04'-56" East, 44.22 feet**;

Thence **South 06°-19'-48" East, 106.57 feet** to a Southerly Line of Parcel A;

Thence **South 86°-39'-06" East, 25.36 feet** along said Line;

Thence **North 06°-19'-48" West, 111.43 feet**;

Thence **North 09°-04'-56" West, 38.98 feet**;

Thence **North 17°-14'-01" East, 52.50 feet**;

Thence **North 24°-13'-38" East, 255.00 feet** to said South Right-of-Way Line;

Thence **North 89°-36'-53" West, 27.33 feet** along said Right-of-Way Line to the Point of Beginning, subject to easements of record (See plat attached to this original survey description.)