FILED

NOV 15 2013

CARLA K. BEIKER
DELAWARE COUNTY AUDITOR

FILED

NOV 15 2013

ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

Book 2013 Page 3594

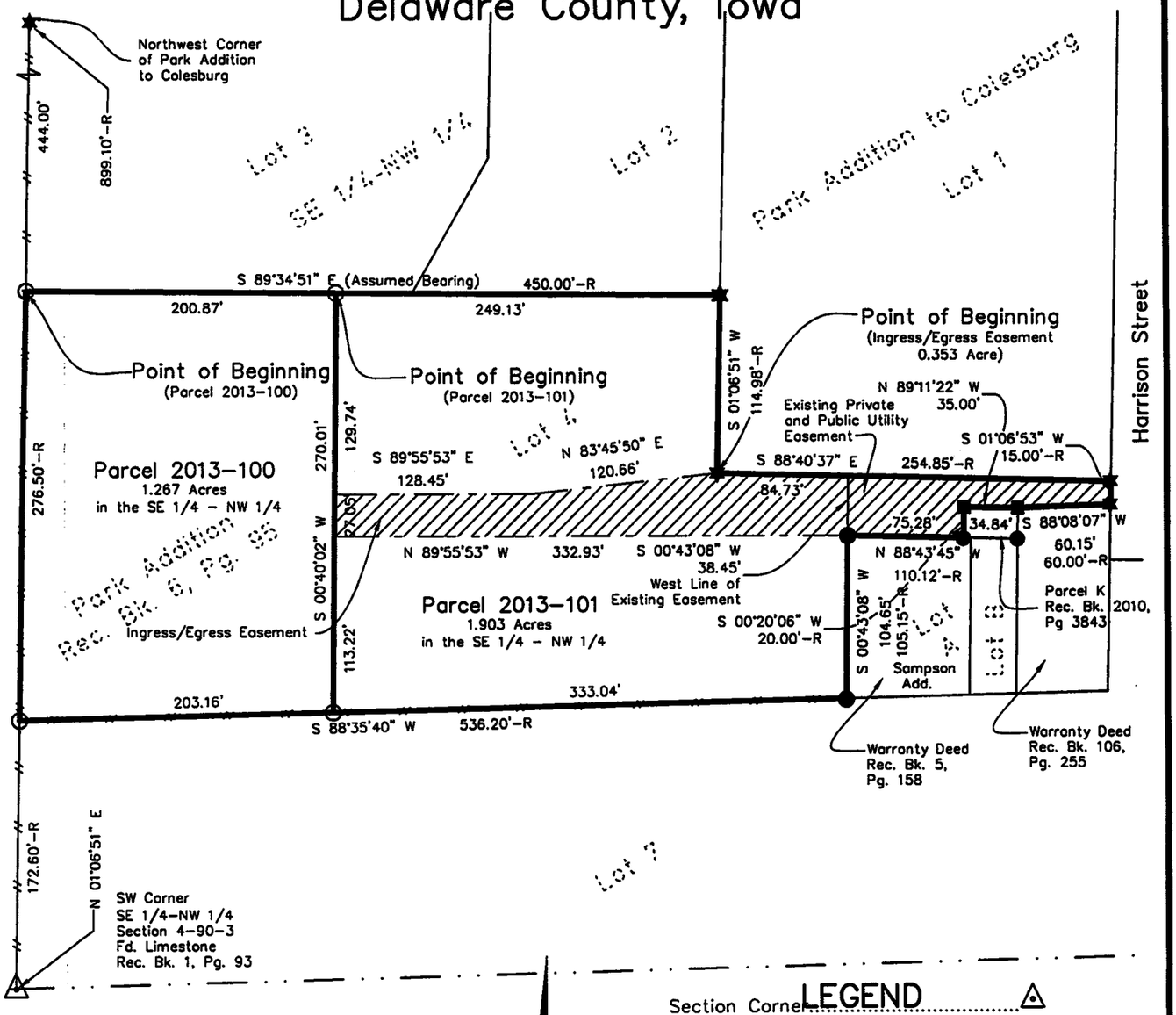
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Date 11/15/2013 Time 4:02:29PM
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to: FEHR GRAHAM, 1919 210th St, Manchester, IA 52057 Ph. (563)927-2060

Plat of Survey

Parcel 2013-100 and Parcel 2013-101 in Lot 4 of Park Addition to the City of Colesburg located in the SE 1/4-NW 1/4, Section 4-T90N-R3W, Delaware County, Iowa



Proprietors:
Roland L. Sampson
and
Beverly J. Sampson

Requested by:
Tom Forkenbrock

50' 0' 50' 100' 200'

1 inch = 100 ft.

Survey was completed on October 24, 2013.

LEGEND

Section Corner	△
Recorded as	R
Fd. 1-1/4"ø Iron Pipe w/YPC 2435	●
Fd. 1/2"ø Rebar w/OPC PLS 10165	✱
Fd. Mag Nail	■
Set 1/2"ø Rebar w/RPC PLS 7060	⊙
Survey Boundary	
1/4 Section Line	
Existing Fence	
Orange Plastic Cap	OPC
Red Plastic Cap	RPC
Yellow Plastic Cap	YPC

PROF. ENGINEER & 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. — 11-14-13 Date
License Number 7060
My license renewal date is December 31, 2014.
Sheets covered by this seal: Sheet P1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
TeKIPPE ENGINEERING
Serving Eastern Iowa Since 1980
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G:\C3D\13\13-1111\13-1111.dwg
F.B.: Del. Co. Colony Twp. No. 1 Pgs.: 17-18
Project No. 13-1111 Sheet P1

PROF. ENGINEER & 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. 11-14-13 Date
License Number 7060
My license renewal date is December 31, 2014.
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 14th day of November, 2013.

CHRISTINA RICHTER
Commission Number 723809
My Commission Expires
8-5-15

Christina Richter
Notary Public

SURVEY AND PLAT OF:

Survey Description:

Parcel 2013-100 in Lot 4 of Park Addition to the City of Colesburg, located in the Southeast Quarter of the Northwest Quarter of Section 4, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of said Lot 4 of said Addition as recorded in Book 6, Page 95, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **South 89°34'51" East (Assumed Bearing), 200.87 feet** along the North Line of said Lot 4;

Thence **South 00°40'02" West, 270.01 feet** to the South Line of said Lot;

Thence **South 88°35'40" West, 203.16 feet** to the West Line of said Lot 4;

Thence **North 01°06'51" East, 276.50 feet** along said West Line to the Point of Beginning;

Containing **1.267 Acres**, subject to easements of record.
(See plat attached to this original survey description.)

AND

Parcel 2013-101 in Lot 4 of Park Addition to the City of Colesburg, located in the Southeast Quarter of the Northwest Quarter of Section 4, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northwest Corner of said Lot 4 of said Addition as recorded in Book 6, Page 95, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **South 89°34'51" East (Assumed Bearing), 200.87 feet** along the North Line of said Lot 4 to the Point of Beginning;

Thence continuing **South 89°34'51" East, 249.13 feet** along said Line to a Point on the West Line of Lot 1 of said Addition;

Thence **South 01°06'51" West, 114.98 feet** along said West Line to the South Line of said Lot 1;

Thence **South 88°40'37" East, 254.85 feet** along said South Line and the North Line of a Private and Public Utility Easement to the West Right-of-Way Line of Harrison Street;

Thence **South 01°06'53" West, 15.00 feet** along said West Right-of-Way Line to the North Line of a Parcel of Land as recorded in Book 106, Page 255, on file in said Recorder's office;

Thence **South 88°08'07" West, 60.00 feet** along said North Line to the North Line of Parcel K as recorded in Book 2010, Page 3843, on file in said Recorder's office;

Thence **North 89°11'22" West, 35.00 feet** along said North Line to the West Line of said Parcel K;

Thence **South 00°20'06" West, 20.00 feet** along said West Line to the North Line of Lot A of Sampson Addition to said City of Colesburg as recorded in Book 5, Page 158, on file in said Recorder's office;

Thence **North 88°43'45" West, 75.28 feet** along said North Line to the West Line of said Lot A;

Thence **South 00°43'08" West, 105.15 feet** along said West Line to the South Line of said Lot 4;

Thence **South 88°35'40" West, 333.04 feet** along said South Line;

Thence **North 00°40'02" East, 270.01 feet** to the Point of Beginning;

Containing **1.799 Acres**, subject to easements of record.
(See plat attached to this original survey description.)

AND

Ingress/Egress Easement in Parcel 2013-101 in Lot 4 of Park Addition to the City of Colesburg, located in the Southeast Quarter of the Northwest Quarter of Section 4, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the Southwest Corner of Lot 1 of said Addition as recorded in Book 6, Page 95, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **South 88°40'37" East, 254.85 feet** along the South Line of said Lot and the Northerly Line of a Private and Public Utility Easement to the West Right-of-Way Line of Harrison Street;

Thence **South 01°06'53" West, 15.00 feet** along said West Right-of-Way Line to the North Line of a Parcel of Land as recorded in Book 106, Page 255, on file in said Recorder's office;

Thence **South 88°08'07" West, 60.00 feet** along said North Line to the North Line of Parcel K as recorded in Book 2010, Page 3843, on file in said Recorder's office;

Thence **North 89°11'22" West, 35.00 feet** along said North Line to the West Line of said Parcel K;

Thence **South 00°20'06" West, 20.00 feet** along said West Line to the North Line of Lot A of Sampson Addition to said City of Colesburg as recorded in Book 5, Page 158, on file in said Recorder's office;

Thence **North 88°43'45" West, 75.28 feet** along said North Line to the West Line of said Lot A;

Thence **North 89°55'53" West, 332.93 feet** to the East Line of Parcel 2013-100;

Thence **North 00°40'02" East, 27.05 feet** along said East Line;

Thence **South 89°55'53" East, 128.45 feet;**

Thence **North 83°45'50" East, 120.66 feet** to the Point of Beginning;

Containing **0.353 Acre**, subject to other easements of record. (See plat attached to this original survey description.)

Note: The North Line of said Lot 4 is assumed to bear **South 89°34'51" East.**