Book 2013 Page 3717
Document 2013 3717 Type 06 002 Pages 3
Date 12/02/2013 Time 1:49:25PM
Rec Amt $17.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

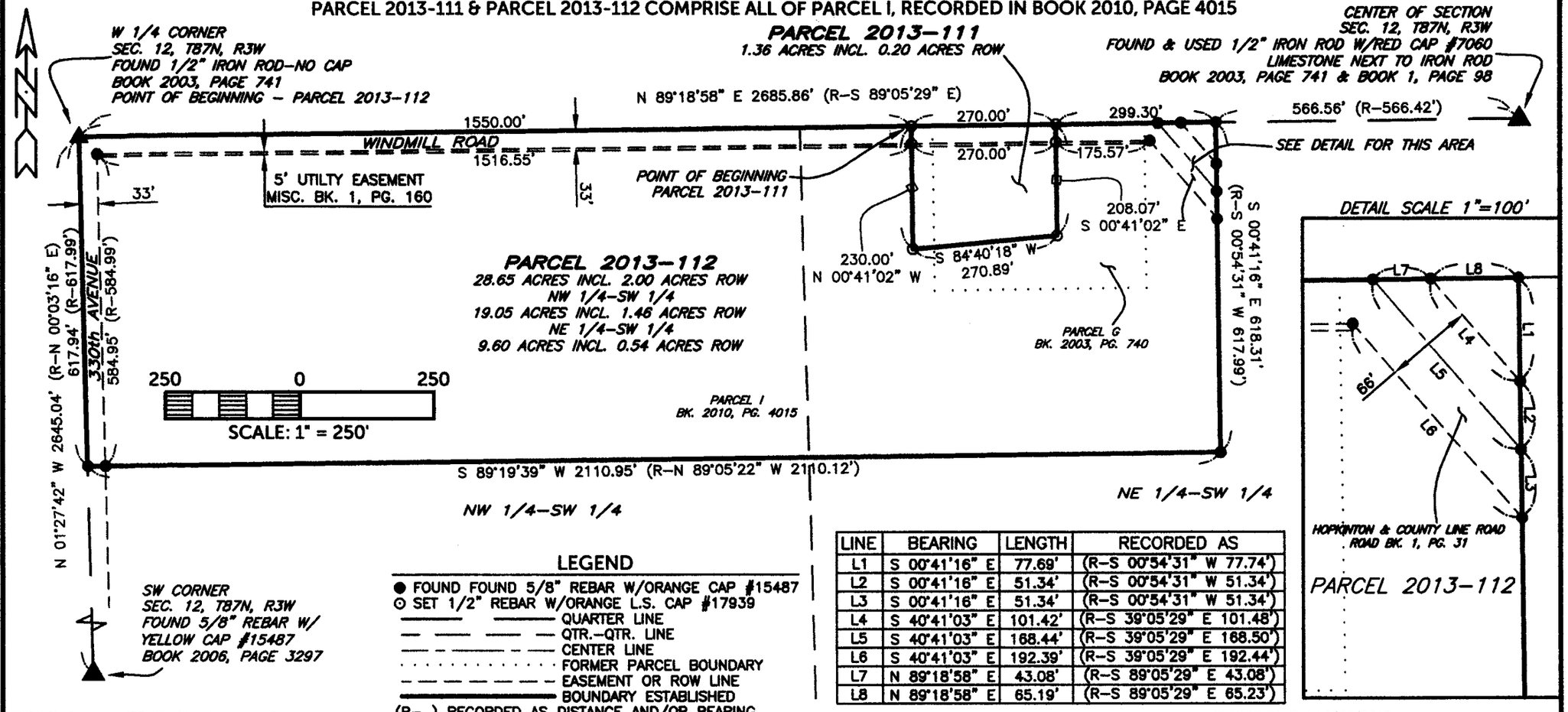
FILED
DEC 02 2013
ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

PREPARED BY: RANDALL L. RATTENBORG; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL 2013-111, PART OF THE NE 1/4 - SW 1/4
PARCEL 2013-112, PART OF THE NE 1/4 - SW 1/4 AND PART OF THE NW 1/4 - SW 1/4
ALL IN SECTION 12, T87N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

PARCEL 2013-111 & PARCEL 2013-112 COMPRISE ALL OF PARCEL I, RECORDED IN BOOK 2010, PAGE 4015



LINE	BEARING	LENGTH	RECORDED AS
L1	S 00°41'16" E	77.69'	(R-S 00°54'31" W 77.74')
L2	S 00°41'16" E	51.34'	(R-S 00°54'31" W 51.34')
L3	S 00°41'16" E	51.34'	(R-S 00°54'31" W 51.34')
L4	S 40°41'03" E	101.42'	(R-S 39°05'29" E 101.48')
L5	S 40°41'03" E	168.44'	(R-S 39°05'29" E 168.50')
L6	S 40°41'03" E	192.39'	(R-S 39°05'29" E 192.44')
L7	N 89°18'58" E	43.08'	(R-S 89°05'29" E 43.08')
L8	N 89°18'58" E	65.19'	(R-S 89°05'29" E 65.23')

LEGEND
- ● FOUND FOUND 5/8" REBAR W/ORANGE CAP #15487
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- FORMER PARCEL BOUNDARY
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: MARK KNIPPER

SURVEYED ON: 10/22/2013

PROJECT NO. 13-92	PROPRIETORS: MARK A. KNIPPER & CARMEN M. KNIPPER
SCALE: 1"=250'	
DATE: 11/25/2013	
DRAWN BY: RLR	
CHECKED BY: DDK/JAW	
GPS BOX: 49	
SHEET 1 OF 3	

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

12/2/13

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

SHEETS COVERED BY THIS SEAL: 1-3

FILED
DEC 02 2013
CARLA K. BENSON
DELAWARE COUNTY AUDITOR

LEGAL DESCRIPTION:

PARCEL 2013-111, PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 1.36 acres, including 0.20 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the West Quarter Corner of Section Twelve (12), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of said Section Twelve (12), North 89° 18' 58" East, 1550.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of the Southwest Quarter (SW 1/4) of said Section Twelve (12), North 89° 18'58" East, 270.00 feet;

THENCE South 00° 41' 02" East, 208.07 feet;

THENCE South 84° 40' 18" West, 270.89 feet;

THENCE North 00° 41' 02" West, to the Northerly Line of the Southwest Quarter (SW 1/4) of said Section Twelve (12), 230.00 feet to the **POINT OF BEGINNING**;

Containing a total of 1.36 acres, including 0.20 acres of public road right of way, and subject to easements of record.

The Northerly Line of the Southwest Quarter (SW 1/4) of said Section Twelve (12), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 18' 58" East.

LEGAL DESCRIPTION:

PARCEL 2013-112, PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 28.65 acres, including 2.00 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the West Quarter Corner of Section Twelve (12), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of said Section Twelve (12), North 89° 18' 58" East, 1550.00 feet;

THENCE South 00° 41' 02" East, 230.00 feet;

THENCE North 84° 40' 18" East, 270.89 feet;

THENCE North 00° 41' 02" West, to the Northerly Line of the Southwest Quarter (SW 1/4) of said Section Twelve (12), 208.07 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of said Section Twelve (12), North 89° 18' 58" East, 299.30 feet;

THENCE South 00° 41' 16" East, 618.31 feet;

THENCE South 89° 19' 39" West, to the Westerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twelve (12), 2110.95 feet;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twelve (12), North 01° 27' 42" West, 617.94 feet to the **POINT OF BEGINNING**;

Containing a total of 28.65 acres, including 2.00 acres of public road right of way, and subject to easements of record.