Plat of Survey of: **Parcel 2014–04 part of the NW1/4 NW1/4 & part of the SW1/4 NW1/4, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa and Parcel 2014–05 part of the SW1/4 NW1/4, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa**

Comprised of: Parcel A being a part of the NW1/4 NW1/4 & a part of the SW1/4 NW1/4, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa

Book 2014 Page 482

Document 2014 482 Type 06 002 Pages 2
Date 3/03/2014 Time 11:36:38AM
Rec Amt $12.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

NOTE
THIS SURVEY IS LOCATED IN THE NW1/4 OF SECTION 1, T87N, R4W (SOUTH FORK TWP) OF THE 5TH P.M., DELAWARE COUNTY, IOWA

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA PHONE: (563) 556–4389

5.01 ACRE PARCEL
PLAT BOOK 5, PAGE 2
FILED MAY 11, 1981
&
BOOK 109, PAGE 241
FILED MAY 18, 1981

NW1/4 NW1/4, SECTION 1, T87N, R4W
(EXCEPTING PARCEL DESCRIBED IN BOOK 109, PAGE 241 & PARCEL A)

N 86°12'57" E
554.91'(554.92')

N 87°44'34" E 759.09'(759.11')

30.00' ACCESS EASEMENT

484.84'(483.91')

70.07'
(71.01')

NW1/4 NW1/4 AREA
RA=0.363 ACRES
NA=7.157 ACRES

POB
PARCEL 2014–04

S 1°16'44" E
259.54'(259.74')

NE1/4 NW1/4, SECTION 1, T87N, R4W

PARCEL 2014–04
TA=21.685 ACRES
RA= 1.487 ACRES
NA=20.198 ACRES

1/4 1/4 SECTION LINE

S 0°28'39" E
502.13' (502.15')

230.86'
(230.90')

FOUND 1/2" ROD W/YELLOW CAP #12642 @ THE NW CORNER OF THE SW1/4 NW1/4 OF SECTION 1, T87N, R4W

FOUND 1/2" ROD W/YELLOW CAP #12642 @ THE NW CORNER OF THE SE1/4 NW1/4 OF SECTION 1, T87N, R4W

SW1/4 NW1/4 AREA
RA=1.124 ACRES
NA=13.041 ACRES

N1/2 OF THE NE1/4 (EXCEPT PARCEL A) & N1/2 OF THE S1/2 OF THE NE1/4 LYING EAST OF THE RR, SECTION 2, T87N, R4W

HIGHWAY #38

N 1°24'28" W 1147.08'(1147.17')

610.29'

S 23°36'13" E
106.71'(107.70')

POB
PARCEL 2014–05

N 84°32'48" W
385.45'

426.93'

1/4 1/4 SECTION LINE

950.98'(951.01')

S 2°38'40" E

PARCEL A
BOOK 1999 PAGE 2963

861.80'
968.30'

S 74° 32'29" W

217.33'

S 01°42'27" E
314.16' (314.60')

106.50'

96.82'

SECTION 2 305.94' SECTION 1

S 9°42'49" W
202.36' (202.00')

SW1/4

NW1/4

PARCEL 2014–05
TA=14.187 ACRES
RA= 0.639 ACRES
NA=13.548 ACRES

524.05'

SE1/4 NW1/4, SECTION 1, T87N, R4W

S 1°44'31" E
37.82'(37.87')

30.00' ACCESS EASEMENT

1268.67'(1268.38')

S 89°50'10" W 1333.69'(1333.77')

S1/2 OF THE S1/2 OF THE NE1/4, EAST OF THE RR, SECTION 2, T87N, R4W

HEAD BROKE OFF OF NAIL

65.02'
(65.39')

ROW

405.40'(405.37')

S 1°44'31" E
402.74'(402.70')

PARCEL B
BOOK 1999, PAGE 2963
FILED AUGUST 25, 1999

S 2°38'40" E
351.54'(351.49')

32.99'
(33.00')

S 87°31'29" W 1341.20'(1341.25')

1273.83'(1273.91')

1/4 SECTION LINE

S 2°38'40" E
33.30'(32.99')

67.37'(67.34')

FOUND PK NAIL W/HEAD BROKE OFF @ THE W1/4 CORNER OF SECTION 1, T87N, R4W

FOUND 1/2" ROD W/YELLOW CAP #12642 @ THE SE CORNER OF THE SW1/4 NW1/4 OF SECTION 1, T87N, R4W

LEGEND

●	FOUND 1/2" ROD W/YELLOW CAP #12642
⊖	FOUND MAG NAIL W/WASHER (UNLESS OTHERWISE NOTED)
■	FOUND ROW RAIL
⊠	FOUND 1/2" ROD W/ALUMINUM DOT CAP
⊗	PLACED CUT X
○	PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
———	SURVEYED BOUNDARY LINE
———	PROPERTY LINE
ROW	RIGHT OF WAY
( )	RECORD DIMENSION
TA	TOTAL AREA
RA	ROW AREA
NA	NET AREA
RR	RAILROAD

0' 100' 200' 400'

SCALE: 1" = 200'

NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. PROPRIETOR OF PARCEL A: CHERRYL THOMAS
   5020 S LAKESHORE DR. #2716 N CHICAGO, IL 60615
3. SURVEYED REQUESTED BY: CHERRYL THOMAS.
4. TOTAL AREA OF PERIMETER SURVEYED IS 35.872 ACRES.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.

LICENSED LAND SURVEYOR
TERRY L. KOELKER
15487
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.

TERRY L. KOELKER — 2/20/14 (DATE)

LICENSE NUMBER 15487

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

BUESING & ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556–4389

DRAWN BY: JCH/ JJL	CHECKED BY: TLK
SURVEY DATE: 10/3/13	PLOT DATE: 1/21/14
DWG. NO. 13222–01	SCALE: 1" = 200'

SHEET 1 OF 2

Surveyors Certificate

Delaware, Iowa

I hereby certify that the plat shown on SHEET 1 of 2 hereof, is a true and correct Plat of Survey of: **Parcel 2014-04 part of the NW ¼ NW ¼ & part of the SW ¼ NW 1/4, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa and Parcel 2014-05 part of the SW ¼ NW ¼, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa.** This survey is comprised of: Parcel A being a part of the NW1/4 NW1/4 & a part of the SW1/4 NW1/4, Section 1, T87N, R4W of the 5th P.M., Delaware County, Iowa. The perimeter of **Parcel 2014-04 & Parcel 2014-05** was surveyed by me and is more particularly described as follows:

Parcel 2014-04

Commencing at the Northwest corner of the SE1/4 NW1/4, Section 1, T87N, R4W, the Point of Beginning Parcel 2014-04;

Thence South 2° 38' 40" East (this is an assumed bearing for the purposes of this survey only) along the West line of said SE1/4 NW1/4, a distance of 426.93 feet;

Thence North 84° 32' 48" West a distance of 385.45 feet;

Thence South 74° 32' 29" West a distance of 968.30 feet to the East Section line of Section 2, T87N, R4W;

Thence North 1° 24' 28" West along the East Section line of said Section 2, a distance of 841.15 feet to the SW corner of a Parcel described in Plat Book 5, Page 2;

Thence North 86° 12' 57" East along the South line of said Parcel, a distance of 554.91 feet to the SW corner of a Parcel of land in the NW1/4 NW1/4, Section 1, T87N, R4W (excepting Parcel described in Book 109, Page 241 & Parcel A);

Thence North 87° 44' 34" East along the South line of said Parcel in the NW1/4 NW1/4, a distance of 759.09 feet to the West line of the NE1/4 NW1/4, Section 1, T87N, R4W;

Thence South 1° 16' 44" East along the West line of said NE1/4 NW1/4, a distance of 259.54 feet to the Point of Beginning Parcel 2014-04;

Parcel 2014-05

Commencing at the Northwest corner of the SE1/4 NW1/4, Section 1, T87N, R4W;

Thence South 2° 38' 40" East along the West line of said SE1/4 NW1/4, a distance of 426.93 feet to the Point of Beginning Parcel 2014-05;

Thence South 2° 38' 40" East (this is an assumed bearing for the purposes of this survey only) along the West line of said SE1/4 NW1/4, a distance of 524.05 feet to the NE corner of Parcel B described in Book 1999, Page 2963;

Thence South 89° 50' 10" West along the North line of said Parcel B, a distance of 1333.69 feet to the East Section line of Section 2, T87N, R4W;

Thence North 1° 24' 28" West along the East Section line of said Section 2, a distance of 305.94 feet;

Thence North 74° 32' 29" East a distance of 968.30 feet;

Thence South 84° 32' 48" East a distance of 385.45 feet to the Point of Beginning Parcel 2014-05;

Total area of **Parcel 201-04 & Parcel 2014-05** is 35.872 acres, with the Right-of-Way (ROW) area being 2.126 acres. Total area of **Parcel 2014-04** is 21.685 acres, with the ROW area being 1.487 acres. **Parcel 2014-05** is 14.187 acres, with the ROW area being 0.639 acres. All Lot areas are, more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

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.

Terry L. Koelker

TERRY L. KOELKER
LICENSED LAND SURVEYOR
REGISTRATION # 15487

2/20/14
DATE

REG. RENEWAL 12/31/15