FILED

MAY 15 2014

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

MAY 15 2014

ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

Book 2014 Page 1115

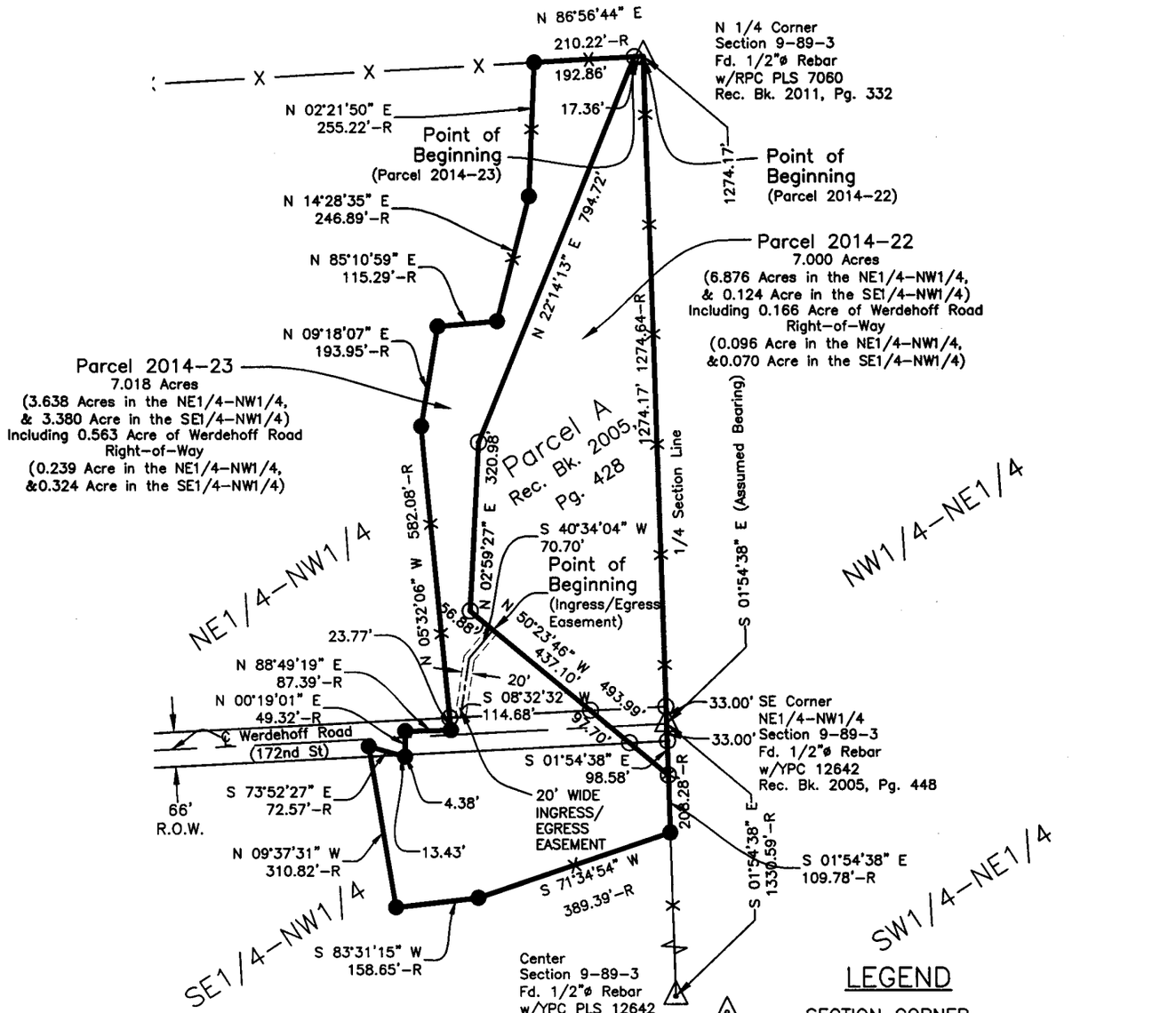
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Plat of Survey

# Parcel 2014-22 in the NE1/4-NW1/4 and the SE1/4-NW1/4, Parcel 2014-23 in the NE1/4-NW1/4 and the SE1/4-NW1/4, Section 9-T89N-R3W, Delaware County, Iowa




LEGEND

| | |
|---|---|
| R | SECTION CORNER RECORDED AS |
| ● | FD. 1/2"ø REBAR w/YPC PLS 12642 |
| ⊙ | SET 1/2"ø REBAR w/RPC PLS 7060 |
| ——— | SURVEY BOUNDARY |
| — — — | 1/4 SECTION LINE |
| ——— | RIGHT-OF-WAY |
| – – – – | INGRESS/EGRESS EASEMENT |
| —X— | EXISTING FENCE |
| OPC | ORANGE PLASTIC CAP |
| RPC | RED PLASTIC CAP |
| YPC | YELLOW PLASTIC CAP |

PROPRIETOR:
Holly J. Ott Mowery
REQUESTED BY:
Tim Krapfl

300' 150' 0 300'
GRAPHIC SCALE IN FEET
SCALE: 1"=300'

N
W E
S

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. 5-14-14
Date
License Number: 7060
My license renewal date is December 31, 2014.
Sheets covered by this seal: Sheet 1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
2014 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

G:\C3D\14\14-293\14-293.dwg

FLD BK: Del. Co. Bremen TWP No. 1
PG: 6-7

JOB NUMBER: 14-293

SURVEY WAS COMPLETED ON:
April 23, 2014

SHEET NUMBER: 1 of 1

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. 5-14-14 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 MAY, 2014.

DIGITAL SEAL IOWA
DAVID MEYER
Commission #736541
My Comm. Exp. 9/8/14

Notary Public

SURVEY AND PLAT OF:

Survey Description:

**Parcel 2014-22** in Parcel A in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 9, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the North Quarter Corner of said Section;

Thence **South 01°54'38" East (Assumed Bearing), 1,274.17 feet** along the East Line of said Northeast Quarter of the Northwest Quarter to the Southeast Corner of said Quarter-Quarter Section and along the East Line of said Parcel A, recorded in Book 2005, Page 428, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence continuing **South 01°54'38" East, 98.58 feet** along the East Line of said Southeast Quarter of the Northwest Quarter;

Thence **North 50°23'46" West, 493.99 feet;**

Thence **North 02°59'27" East, 320.98 feet;**

Thence **North 22°14'13" East, 794.72 feet** to the North Line of said Northeast Quarter of the Northwest Quarter and the North Line of said Parcel A;

Thence **North 86°56'44" East, 17.36 feet** along said North Lines to the Point of Beginning;

Containing **7.000 Acres**, including 0.166 Acre of Werdehoff Road (172nd Street) Right-of-Way, subject to easements of record. (See plat attached to this original survey description.)

AND

**Parcel 2014-23** in Parcel A in the Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 9, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the North Quarter Corner of said Section;

Thence **South 86°56'44" West, 17.36 feet** along the North Line of said Parcel A and the North Line of said Northeast Quarter of the Northwest Quarter to the Point of Beginning;

Thence **South 22°14'13" West, 794.72 feet**;

Thence **South 02°59'27" West, 320.98 feet**;

Thence **South 50°23'46" East, 493.99 feet** to the East Line of said Southeast Quarter of the Northwest Quarter and the East Line of said Parcel A;

Thence **South 01°54'38" East, 109.78 feet**;

Thence **South 71°34'54" West, 389.39 feet**;

Thence **South 83°31'15" West, 158.65 feet**;

Thence **North 09°37'31" West, 310.82 feet**;

Thence **South 73°52'27" East, 72.57 feet**;

Thence **North 00°19'01" East, 49.32 feet**;

Thence **North 88°49'19" East, 87.39 feet**;

Thence **North 05°32'06" West, 582.08 feet**;

Thence **North 09°18'07" East, 193.95 feet**;

Thence **North 85°10'59" East, 115.29 feet**;

Thence **North 14°28'35" East, 246.89 feet**;

Thence **North 02°21'50" East, 255.22 feet** to the North Line of said Northeast Quarter of the Northwest Quarter and the North Line of said Parcel A;

Thence **North 86°56'44" East, 192.86 feet** to the Point of Beginning;

Containing **7.018 Acres**, including 0.563 Acre of Werdehoff Road (172nd Street) Right-of-Way, subject to easements of record. (See plat attached to this original survey description.)

**Note:** The East Line of said Northeast Quarter of the Northwest Quarter is assumed to bear **South 01°54'38" East.**

Ingress/Egress Easement

A strip of land for ingress/egress purposes being 20.00 feet in width lying 10.00 feet on each side of the following described centerline located in Parcel 2014-23 in the Northeast Quarter of

the Northwest Quarter of Section 9, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Southeasterly Corner of Parcel 2014-22 in said Quarter-Quarter Section;

Thence **North 50°23'46" West, 437.10 feet** along the Southwesterly Line of said Parcel 2014-22 to the Point of Beginning;

Thence **South 40°34'04" West, 70.70 feet**;

Thence **South 08°32'32" West, 114.68 feet** to the North Right-of-Way Line of Werdehoff Road;

Containing **0.085 Acre**, subject to other easements of record. (See plat attached to this original survey description.)

**Note**: The East Line of said Northeast Quarter of the Northwest Quarter is assumed to bear **South 01°54'38" East.**

**Note:** The lines of said Ingress/Egress Easement are being extended or shortened to meet an angle points.