FILED

JUN 9 2014

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

JUN 09 2014

ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

Book 2014 Page 1327

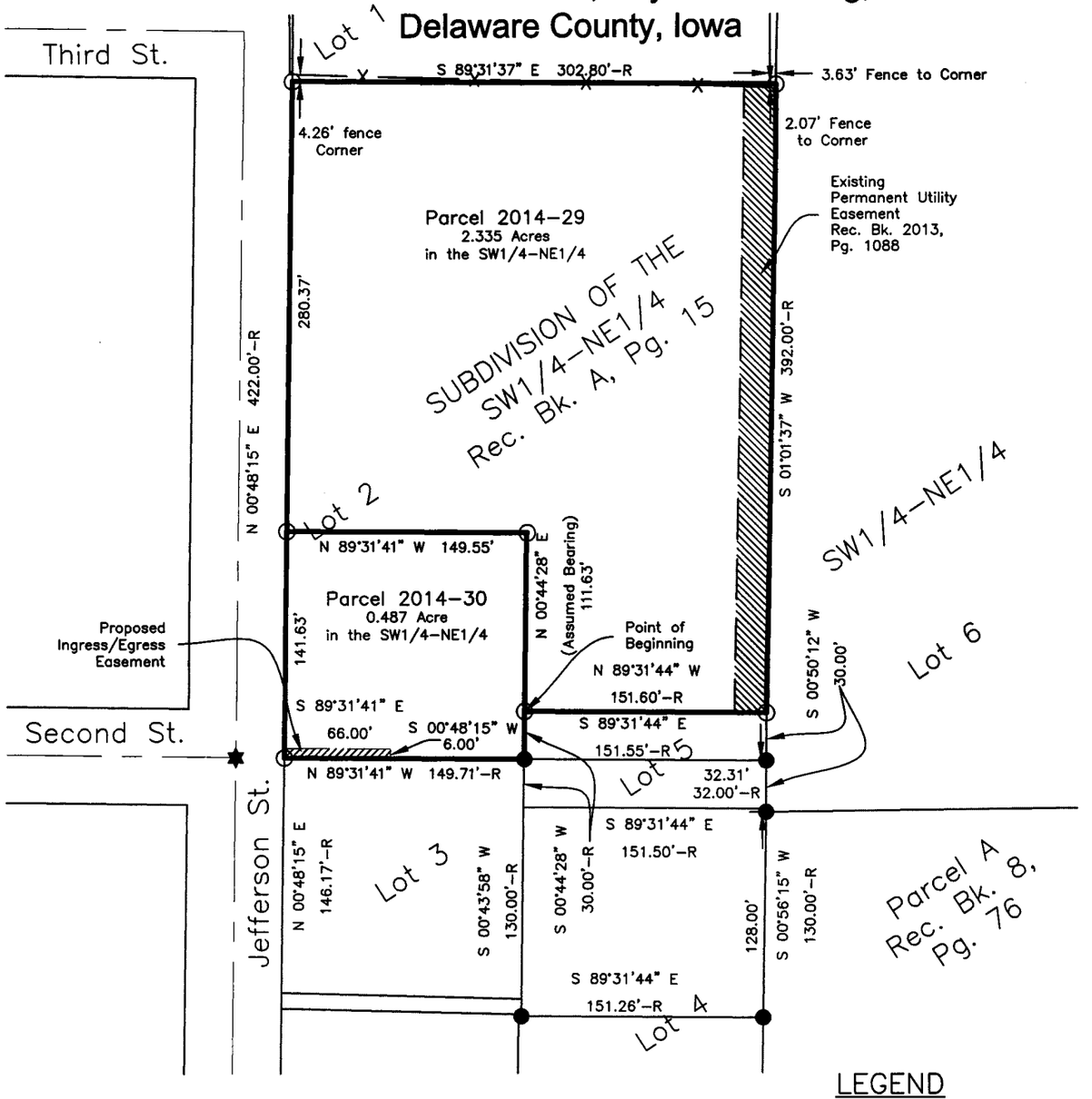
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Date 6/09/2014 Time 9:32:05AM
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Plat of Survey

Parcel 2014-29 in the SW1/4-NE1/4 and Parcel 2014-30 in the SW1/4-NE1/4, Section 4-T90N-R3W, City of Colesburg, Delaware County, Iowa



LEGEND

R	RECORDED AS
●	FD. 1/2"ø REBAR OPC PLS 10165
★	FD. 1-1/2"ø Iron Rod
⊙	SET 1/2"ø REBAR w/RPC PLS 7060
———	SURVEY BOUNDARY
– – – –	EXISTING EASEMENT
– – – –	PROPOSED EASEMENT
———	EXISTING ROAD CENTERLINE
——X———	EXISTING FENCE
OPC	ORANGE PLASTIC CAP
RPC	RED PLASTIC CAP

PROPRIETOR:
Jean Payne
REQUESTED BY:
Bob Philipps

N W E S

100' 50' 0 100'
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

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. 6-6-14
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\14-378\14-378.dwg

FLD BK: Colony Twp No. 1
PG: 22-23

SURVEY WAS COMPLETED ON:
May 28, 2014

JOB NUMBER: 14-378

SHEET NUMBER: 1 of 1

Prepared by: FEHR GRAHAM, 1919 210th Street, Manchester, Iowa 52057, Ph. (563)927-2060

Project No. 14-378 Page SD-1

PROF. ENGINEER & LAND SURVEYOR
LYLE G.
TeKIPPE
7060
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Lyle G. TeKippe, P.E. & P.L.S. 6-6-14 Date
License Number 7060
My license renewal date is December 31, 2014.
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 10th day of June, 2014.

JULIE S. AANES
Commission #747797
My Comm. Exp. 1/10/16

Julie S. Aanes
Notary Public

SURVEY AND PLAT OF:

Survey Description:

Parcel 2014-29 in Lot 2 of the Subdivision of the Southwest Quarter of the Northeast Quarter of Section 4, Township 90 North, Range 3 West of the 5th P.M., City of Colesburg, Delaware County, Iowa, recorded in Book A, Page 15, on file in the Delaware County Recorder's office, Manchester, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of Lot 5 of said Subdivision;

Thence **North 00°44'28" East (Assumed Bearing), 111.63 feet;**

Thence **North 89°31'41" West, 149.55 feet** to the East Right-of-Way Line of Jefferson Street;

Thence **North 00°48'15" East, 280.37 feet** along said East Right-of-Way Line to the South Line of Lot 1 of said Subdivision;

Thence **South 89°31'37" East, 302.80 feet** along said South Line to the West Line of Lot 6 of said Subdivision;

Thence **South 01°01'37" West, 392.00 feet** along said West Line to the North Line of said Lot 5;

Thence **North 89°31'44" West, 151.60 feet** along said North Line to the Point of Beginning;

Containing **2.335 Acres**, subject to easements of record.
(See plat attached to this original survey description.)

AND

Parcel 2014-30 in Lot 2 of the Subdivision of the Southwest Quarter of the Northeast Quarter of Section 4, Township 90 North, Range 3 West of the 5th P.M., City of Colesburg, Delaware County, Iowa, recorded in Book A, Page 15, on file in the Delaware County Recorder's office, Manchester, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of Lot 5 of said Subdivision;

Thence **South 00°44'28" West, 30.00 feet** along the West Line of said Lot 5 to the North Line of Lot 3 of said Subdivision;

Thence **North 89°31'41" West, 149.71 feet** along said South Line to the East Right-of-Way Line of Jefferson Street and the West Line of Lot 2;

Thence **North 00°48'15" East, 141.63 feet** along said East Right-of-Way Line and West Line;

Thence **South 89°31'41" East, 149.55 feet;**

Thence **South 00°44'28" West (Assumed Bearing), 111.63 feet** to the Point of Beginning;

Containing **0.487 Acre**, subject to easements of record.
(See plat attached to this original survey description.)

AND

Ingress/Egress Easement in Parcel 2014-30 in Lot 2 of the Subdivision of the Southwest Quarter of the Northeast Quarter of Section 4, Township 90 North, Range 3 West of the 5th P.M., City of Colesburg, Delaware County, Iowa, recorded in Book A, Page 15, on file in the Delaware County Recorder's office, Manchester, Iowa, and more particularly described as follows:

The South 6.00 feet of the West 66.00 feet of said Parcel 2014-30;

Containing **396 Sq. Ft.**, subject to other easements of record.
(See plat attached to this original Easement description.)