Book 2014 Page 2576

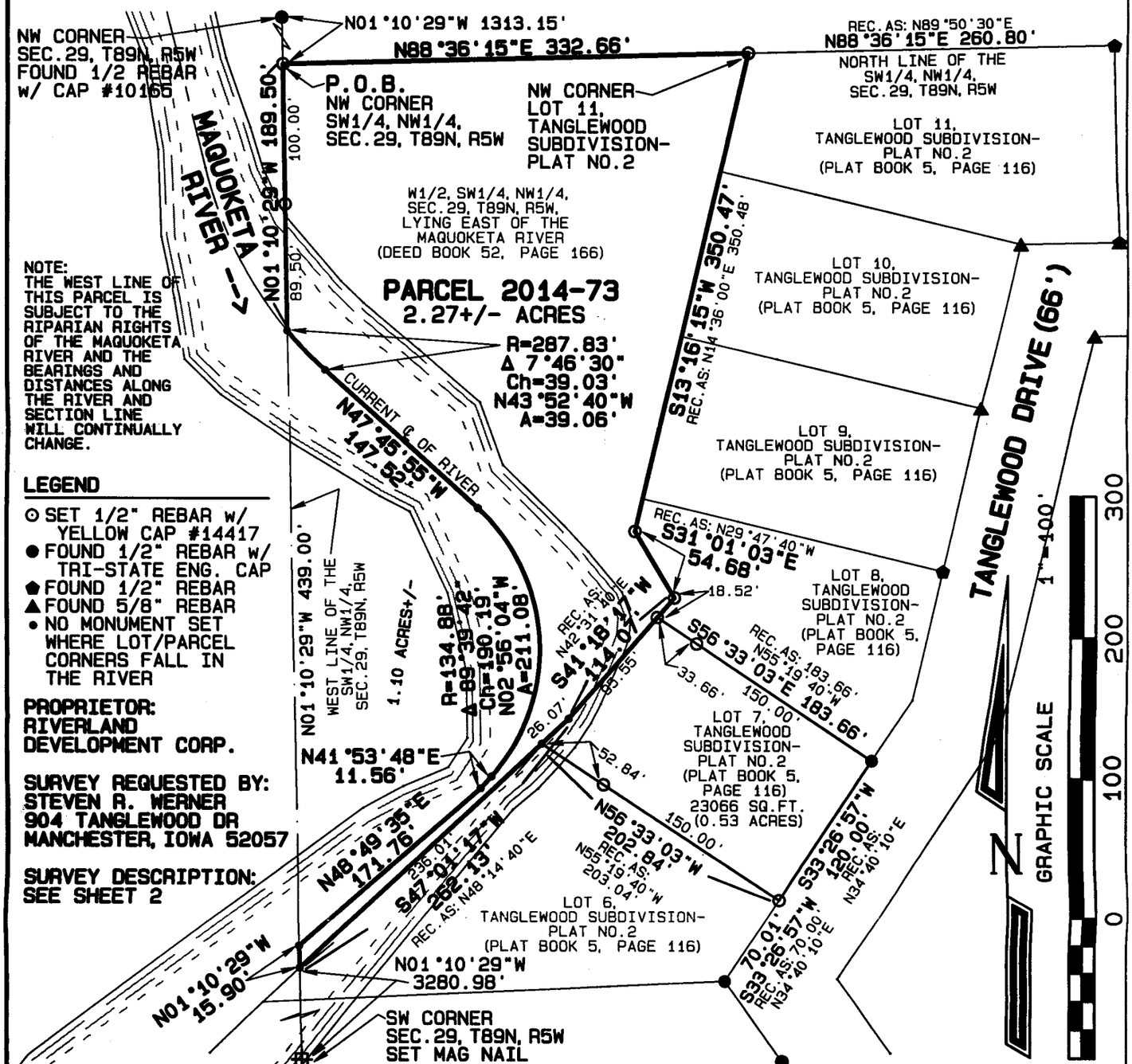
Document 2014 2576 Type 06 002 Pages 2
Date 10/13/2014 Time 8:29:49AM
Rec Amt $12.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: SCHNEIDER Land Surveying and Planning, Inc. P.O.Box 128 Farley, Iowa 52046 Ph#563-744-3631

PLAT OF SURVEY

PARCEL 2014-73 IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, LYING EAST OF THE MAQUOKETA RIVER.



NOTE:
THE WEST LINE OF THIS PARCEL IS SUBJECT TO THE RIPARIAN RIGHTS OF THE MAQUOKETA RIVER AND THE BEARINGS AND DISTANCES ALONG THE RIVER AND SECTION LINE WILL CONTINUALLY CHANGE.

LEGEND

- ⊙ SET 1/2" REBAR w/ YELLOW CAP #14417
- ● FOUND 1/2" REBAR w/ TRI-STATE ENG. CAP
- ⬟ FOUND 1/2" REBAR
- ▲ FOUND 5/8" REBAR
- • NO MONUMENT SET WHERE LOT/PARCEL CORNERS FALL IN THE RIVER

PROPRIETOR:
RIVERLAND DEVELOPMENT CORP.

SURVEY REQUESTED BY:
STEVEN R. WERNER
904 TANGLEWOOD DR
MANCHESTER, IOWA 52057

SURVEY DESCRIPTION:
SEE SHEET 2

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER #14417
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.

David P. Schneider P.L.S. #14417 Date: 10/1/2014
My license renewal date is December 31, 2015.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
Fax 563-744-3629

Project: 1937PS
Survey Date: 9/26/2014
Sheet: 1 of 2

Survey Description - Parcel 2014-73:

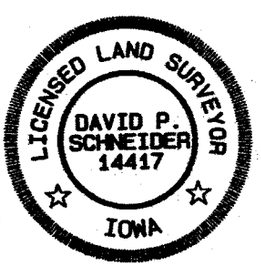
Part of the West Half of the Southwest Quarter of the Northwest Quarter of Section 29, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, lying east of the Maquoketa River, more particularly described as follows: Beginning at the northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 29; thence N88°36'15"E, 332.66 feet along the north line of the Southwest Quarter of the Northwest Quarter of said Section 29 to the northwest corner of Lot 11 in Tanglewood Subdivision - Plat No. 2, City of Manchester, Delaware County, Iowa, as filed in Plat Book 5, Page 116 in the office of the Recorder of Delaware County, Iowa; thence S13°16'15"W, 350.47 feet along the westerly line of said Tanglewood Subdivision - Plat No. 2; thence S31°01'03"E, 54.68 feet; thence S41°18'17"W, 114.07 feet; thence S47°01'17"W, 262.13 feet along the westerly line of said Tanglewood Subdivision - Plat No. 2 to the west line of the Southwest Quarter of the Northwest Quarter of said Section 29; thence N01°10'29"W, along the west line of the Southwest Quarter of the Northwest Quarter of said Section 29 to the centerline of the Maquoketa River; thence along the centerline of the Maquoketa River to the west line of the Southwest Quarter of the Northwest Quarter of said Section 29; thence N01°10'29"W, to the point of beginning, containing approximately 2.27 acres.

This property is subject to the riparian rights of the Maquoketa River, 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. All monuments were placed or shall be placed within 30 days from the date this plat is recorded.

I hereby certify that this land survey 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.

10/1/2014

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2015.
Pages or sheets covered by this seal: Surveyor's Certificate Only



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Email: daves@yousq.net

Job No.1937ps

Date: 9/26/2014