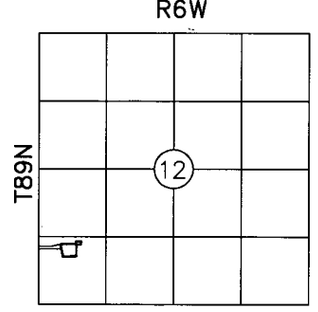
Book 2015 Page 932
Document 2015 932 Type 06 002 Pages 4
Date 4/21/2015 Time 2:36:22PM
Rec Amt $22.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

# Plat of Survey of:
# Parcel 2015–25, Part of the SW1/4 SW1/4 of Section 12, T89N, R6W (Coffins Grove TWP) of the 5th P.M., in Delaware County, Iowa

**NOTE**
THIS SURVEY IS LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 12, T89N, R6W (COFFINS GROVE TWP) OF THE 5TH P.M., DELAWARE COUNTY, IOWA



LOCATION MAP

FOUND 1/2" ROD @ THE WEST 1/4 OF SEC. 12, T89N, R6W REC. BOOK 1, PAGE 15

THIS IS AN ASSUMED BEARING FOR THE PURPOSES OF THIS SURVEY ONLY.

OWNER OF PROPERTY SURVEYED
PHYLLIS M. HELMRICHS (1/2 INT.)
& LORI HANSON (1/4 INT.)
129 DELHI ROAD
MANCHESTER, IA 52057
&
CAROLYN L. MALONEY (1/4 INT.)
1745 220TH AVE.
MANCHESTER, IA 52057

SECTION LINE
ROW
1543.20'
S 01°50'38" E 2654.87'
150TH. AVE.
SECTION 11 / SECTION 12
1111.67'
66'
33'

SW1/4 SW1/4

POB

N 87°44'44" E 100.00'
N 02°15'19" W 40.00'
S 02°15'19" E 60.00'
N 87°44'42" E 301.33'
S 87°44'41" W 100.00'
N 77°14'52" E 187.45'
N 89°23'33" E 213.72'
25.01'
N 89°23'33" E 441.66'
N 89°23'33" E
50'
25'
65.59'
N 11°21'10" W 248.76'
183.17'
S 02°15'18" E 225.63'
S 87°44'42" W 262.00'

Access Easement for Parcel 2015–25 of Sec. 12, T89N, R6W

PARCEL 2015–25
1.73 ACRES

LEGEND

| | |
|---|---|
| ● | FOUND 1/2" ROD |
| ○ | PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487" |
| ROW | RIGHT OF WAY |
| POB | POINT OF BEGINNING |
| | SURVEYED BOUNDARY LINE |
| | PROPERTY LINE |
| | CENTER LINE |
| ROW | RIGHT OF WAY LINE |
| | ACCESS EASEMENT |
| —x—x—x—x— | EXISTING FENCE |

FOUND 1/2" ROD @ THE SW CORNER OF SEC. 12, T89N, R6W REC. BOOK 2004, PAGE 3450

0' 40' 80' 160'
SCALE: 1" = 80'

NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. SURVEYED REQUESTED BY: PATRICK MALONEY
3. MONUMENTATION WAS PLACED ON 4/1/2015.
4. TOTAL AREA OF PERIMETER SURVEYED IS 1.73 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
4/17/15 (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: KTS | CHECKED BY: TLK |
| SURVEY DATE: 4/1/15 | PLOT DATE: 4/16/15 |
| DWG. NO. 15039-01 | SCALE: 1" = 80' |

## Surveyor's 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 2015-25, Part of the SW1/4 SW1/4 of Section 12, T89N, R6W (Coffins Grove TWP),** Delaware County, Iowa.

**Comprised of:** part of the SW1/4 of the SW1/4 of Section 12, in T89N, R6W (Coffins Grove TWP) of the 5th P.M., Delaware County, Iowa, according to the recorded plats thereof.

**Parcel 2015-25** was surveyed by me and is more particularly described as follows:

Commencing at the West 1/4 of Section 12, T89N, R6W;

Thence South 01° 50'-38" East (this is an assumed bearing for the purposes of this survey only) along the North-South Section Line between Section 12 and Section 11, a distance of 1543.20 feet, to a point at the intersection of the centerline of 150th Ave and the centerline of an existing driveway to the east;

Thence North 89° 23'-33" East along the said centerline of driveway, a distance of 441.66 feet;

Thence North 11° 21'-10" West a distance of 65.59 feet, the Point of Beginning;

Thence North 87° 44'-42" East, a distance of 301.33 feet;

Thence North 02° 15'-19" West, a distance of 40.00 feet;

Thence North 87° 44'-44" East, a distance of 100.00 feet;

Thence South 02° 15'-19" East, a distance of 60.00 feet;

Thence South 87° 44'-41" West, a distance of 100.00 feet;

Thence South 02° 15'-18" East, a distance of 225.63 feet;

Thence South 87° 44'-42" West, a distance of 262.00 feet;

Thence North 11° 21'-10" West, a distance of 248.76 feet to the Point of Beginning;

The Total Area of **Parcel 2015-25** is 1.73 Acres. **Parcel 2015-25** is subject to easements of record and not of record.

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
Licensed Land Surveyor
Registration No. 15487

4/17/15
Date

## Access Easement - Owner's Consent

Delaware, Iowa

4-18-, 2015

The Access Easement for Parcel 2015-25 of Section 12, T89N, R6W established on the foregoing Plat of Survey of: **Parcel 2015-25, Part of the SW1/4 SW1/4 of Section 12, T89N, R6W (Coffins Grove TWP),** Delaware County, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

Carolyn L. Maloney

Carolyn L. Maloney

GARRETT J SOPPE
Commission Number 783970
My Commission Expires
May 5, 2017

State of Iowa )
)
County of Delaware ) ss:

On this 18 day of April, AD 2015, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Carolyn L. Maloney, a single person, to me personally known, who, being duly sworn did say that said appeared Carolyn L. Maloney acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

Notary Public in and for the State of Iowa
My Commission Expires May 5, 2017

## Access Easement - Owner's Consent

Delaware, Iowa

April 18, 2015

The Access Easement for Parcel 2015-25 of Section 12, T89N, R6W established on the foregoing Plat of Survey of: **Parcel 2015-25, Part of the SW1/4 SW1/4 of Section 12, T89N, R6W (Coffins Grove TWP),** Delaware County, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

Phyllis M. Helmrichs

Lori Hanson

Lori Hanson
Attorney-in-Fact for Phyllis M. Helmrichs

GARRETT J SOPPE
Commission Number 783970
My Commission Expires
May 5, 2017

State of Iowa )
)
County of Delaware ) ss:

On this 18 day of April, AD 2015, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Lori Hanson, Attorney-in-Fact for Phyllis M. Helmrichs, a single person, to me personally known, who, being duly sworn did say that said appeared Lori Hanson, Attorney-in-Fact for Phyllis M. Helmrichs, acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

Notary Public in and for the State of Iowa
My Commission Expires May 5, 2017

**Access Easement - Owner's Consent**

Delaware, Iowa

April 18, 2015

The Access Easement for Parcel 2015-25 of Section 12, T89N, R6W established on the foregoing Plat of Survey of: **Parcel 2015-25, Part of the SW1/4 SW1/4 of Section 12, T89N, R6W (Coffins Grove TWP),** Delaware County, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

Lori Hanson

Lori Hanson

Lori Hanson

GARRETT J SOPPE
Commission Number 783970
My Commission Expires
May 5, 2017

State of Iowa )
)
County of Delaware ) ss:

On this 18 day of April, AD 2015, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Lori Hanson, a single person, to me personally known, who, being duly sworn did say that said appeared Lori Hanson, acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

Notary Public in and for the State of Iowa
My Commission Expires May 5, 2017