FILED

DEC 29 2015

DELAWARE COUNTY AUDITOR

FILED

DEC 29 2015

DELAWARE COUNTY ASSESSOR

Book 2015 Page 3489

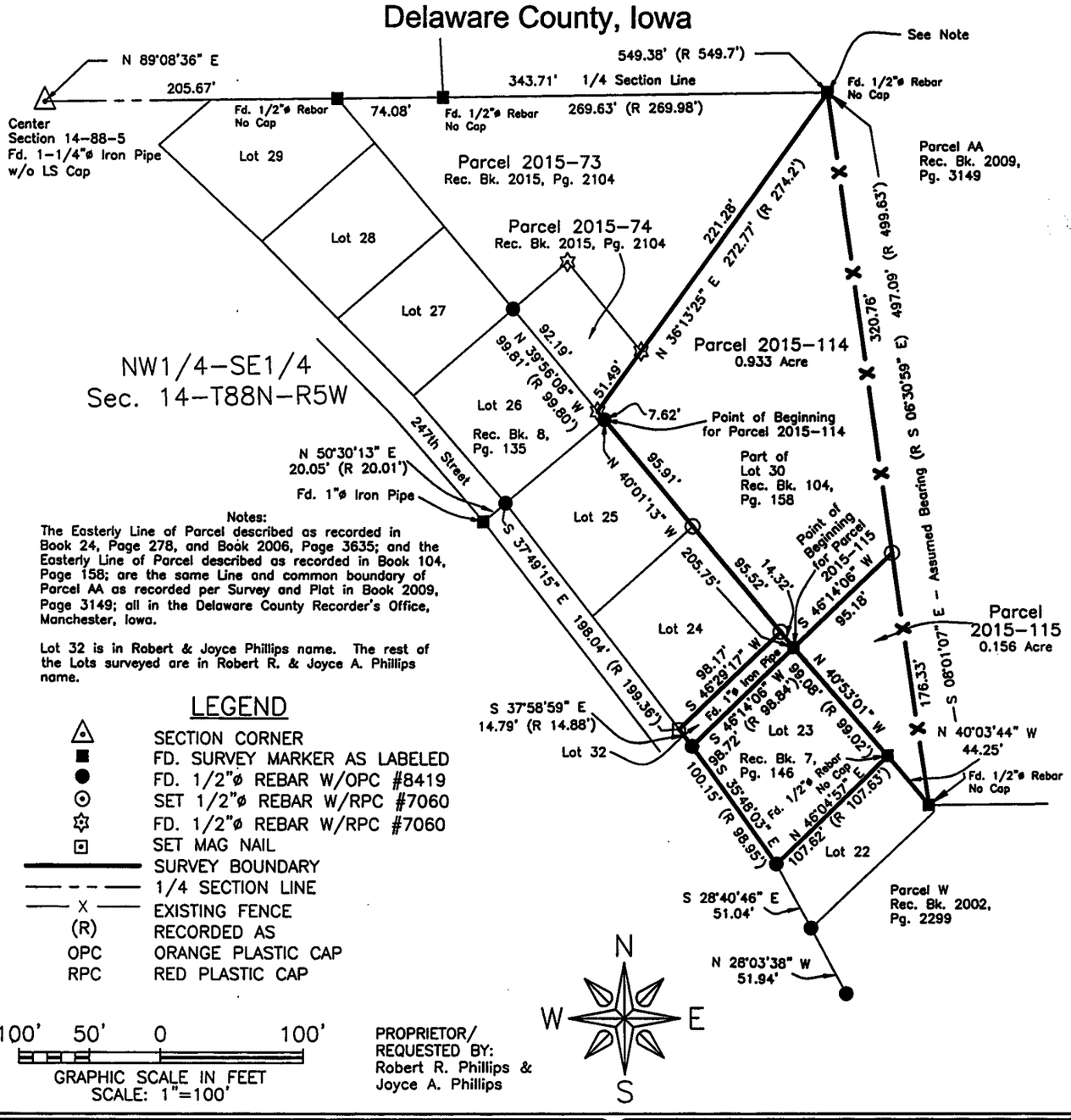
Document 2015 3489 Type 06 002 Pages 3
Date 12/29/2015 Time 12:53:31PM
Rec Amt $17.00

Daneen Schindler, 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 2015-114 and Parcel 2015-115, being Part of Lot 30 in The Cedars Sub-Division, in the West Half of the Southeast Quarter of Section 14-T88N-R5W, Delaware County, Iowa, and the Retracement of Lot 23 and Lot 32 in The Cedars Sub-Division, in the West Half of the Southeast Quarter of Section 14-T88N-R5W, Delaware County, Iowa




Notes:
The Easterly Line of Parcel described as recorded in Book 24, Page 278, and Book 2006, Page 3635; and the Easterly Line of Parcel described as recorded in Book 104, Page 158; are the same Line and common boundary of Parcel AA as recorded per Survey and Plat in Book 2009, Page 3149; all in the Delaware County Recorder's Office, Manchester, Iowa.

Lot 32 is in Robert & Joyce Phillips name. The rest of the Lots surveyed are in Robert R. & Joyce A. Phillips name.

## LEGEND

| | |
|---|---|
| △ | SECTION CORNER |
| ■ | FD. SURVEY MARKER AS LABELED |
| ● | FD. 1/2"ø REBAR W/OPC #8419 |
| ⊙ | SET 1/2"ø REBAR W/RPC #7060 |
| ✡ | FD. 1/2"ø REBAR W/RPC #7060 |
| ⊡ | SET MAG NAIL |
| ——— | SURVEY BOUNDARY |
| — - - — | 1/4 SECTION LINE |
| — X — | EXISTING FENCE |
| (R) | RECORDED AS |
| OPC | ORANGE PLASTIC CAP |
| RPC | RED PLASTIC CAP |

100' 50' 0 100'

GRAPHIC SCALE IN FEET
SCALE: 1"=100'

PROPRIETOR/
REQUESTED BY:
Robert R. Phillips &
Joyce A. Phillips

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. 12-29-15
License Number: 7060 Date
My license renewal date is December 31, 2016.
Sheets covered by this seal: Sheet 1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
2015 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

C:\Users\arecker\Desktop\15-884\15-884.dwg

FLD BK: Del. Co. Milo Twp. 1
PG: 19-20

JOB NUMBER: 15-884

SURVEY WAS COMPLETED ON: December 22, 2015

SHEET NUMBER: 1 of 1

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

Project No. 15-884 Page SD-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. & L.S. 12-29-15
License Number 7060 Date
My license renewal date is December 31, 2016.
Pages covered by this seal: SD-1 through SD-2

State of Iowa )
ss.
County of Fayette )

Subscribed and sworn to before me by Lyle G. TeKippe this 29th day of December, 2015.

Bernadine A. Martin
Notary Public

BERNADINE A. MARTIN
Commission #734644
My Comm. Exp. 5-34-17

SURVEY AND PLAT OF:

Survey Descriptions:

This is a Survey of the property described by Warranty Deed recorded September 6, 1978, in Book 104, Page 158, on file in the Delaware County Recorder's Office, Manchester, Iowa, subject to easements of record.
(See plat attached to this current survey description.)

**Parcel 2015-114**, being Part of Lot 30 of The Cedars Sub-Division, in the West Half of the Southeast Quarter of Section 14, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, as recorded in Book 2 of Plats, Pages 91-92, in the Delaware County Recorder's Office, Manchester, Iowa, and more particularly described as follows:

Beginning at the Easterly Corner of Lot 26 and the Northerly Corner of Lot 25 of said The Cedars Sub-Division;

Thence **North 39°56'08" West, 7.62 feet** along the Northeasterly Line of Lot 26 of said The Cedars Sub-Division to Southeasterly Line of Parcel 2015-74 as recorded in Book 2015, Page 2104, in the Delaware County Recorder's Office, Manchester, Iowa;

Thence **North 36°13'25" East, 51.49 feet** along Part of Lot 30 of said The Cedars Sub-Division as described in Warranty Deed Book 104, Page 158, and said Southeasterly Line to the Easterly Corner of Parcel 2015-74 and a Southeasterly Corner of Parcel 2015-73 in Part of Lot 30 of said The Cedars Sub-Division as recorded in

Book 2015, Page 2104, in the Delaware County Recorder's Office, Manchester, Iowa;

Thence **North 36°13'25" East, 221.28 feet** along the Southwesterly Line of Parcel 2015-73 and the Northwesterly Line of said Part of Lot 30 of said The Cedars Sub-Division to a common corner described as Part of Lot 30 of said The Cedars Sub-Division as recorded per Warranty Deed in Book 104, Page 158, and Parcel AA Corner as recorded in Book 2009, Page 3149, and Parcel 2015-73 Corner as recorded in Book 2015, Page 2104, all in the Delaware County Recorder's Office, Manchester, Iowa;

Thence **South 08°01'07" East ( Assumed Bearing), 320.76 feet** along the Easterly Line of Part of Lot 30 as described in Warranty Deed Book 104, Page 158, of said The Cedars Sub-Division to the Northerly Corner of Parcel 2015-115 in said Lot 30;

Thence **South 46°14'06" West, 95.18 feet** along the Northwesterly Line of Parcel 2015-115 in said Lot 30 to the Northerly Corner of Lot 23 and the Easterly Corner of Lot 32 of said The Cedars Sub-Division;

Thence **North 40°01'13" West, 205.75 feet** along the Northeasterly Line of Lots 32, 24, and 25 of said The Cedars Sub-Division to the Point of Beginning;

Containing **0.933 Acre**, subject to easements of record.
(See plat attached to this original survey description.)

AND

**Parcel 2015-115**, being Part of Lot 30 of The Cedars Sub-Division, in the West Half of the Southeast Quarter of Section 14, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, as recorded in Book 2 of Plats, Pages 91-92, in the Delaware County Recorder's Office, Manchester, Iowa, and more particularly described as follows:

Beginning at the Easterly Corner of Lot 32 and the Northerly Corner of Lot 23 of said The Cedars Sub-Division;

Thence **North 46°14'06" East, 95.18 feet** along the Southeasterly Line of Parcel 2015-114 to the Easterly Line of Part of Lot 30 of said The Cedars Sub-Division as described in Warranty Deed Book 104, Page 158;

Thence **South 08°01'07" East (Assumed Bearing), 176.33 feet** along said Easterly Line to the Southeasterly Corner of said Part of Lot 30 of said The Cedars Sub-Division;

Thence **North 40°03'44" West, 44.25 feet** along the Northeasterly Line of Lot 22 to the Northerly Corner of Lot 22 and the Easterly Corner of Lot 23 of said The Cedars Sub-Division;

Thence **North 40°53'01" West, 99.08 feet** along the Northeasterly Line of Lot 23 of said The Cedars Sub-Division to the Point of Beginning;

Containing **0.156 Acre**, subject to easements of record.
(See plat attached to this original survey description.)

References are hereby made to a Survey and Plat made by Frank Davis, recorded February 28, 1961 in Book 2 of Plats, Pages 91-92; to a Survey and Plat made by J. David Gibbs, recorded June 17, 2002, in Book 2002, Page 2299; to a Survey and Plat made by Roger R. Mohn, recorded August 7, 2009, in Book 2009, Page 3149; to a Survey and Plat made by J. David Gibbs, recorded June 26, 1998, in Book 8 of Plats, Page 135; to a Survey and Plat made by Lyle G. TeKippe, recorded August 6, 2015, in Plat Book 2015, Page 2104; all on file in the Delaware County Recorder's Office, Manchester, Iowa.