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DELAWARE COUNTY ASSESSOR

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DELAWARE COUNTY AUDITOR

Book 2016 Page 969

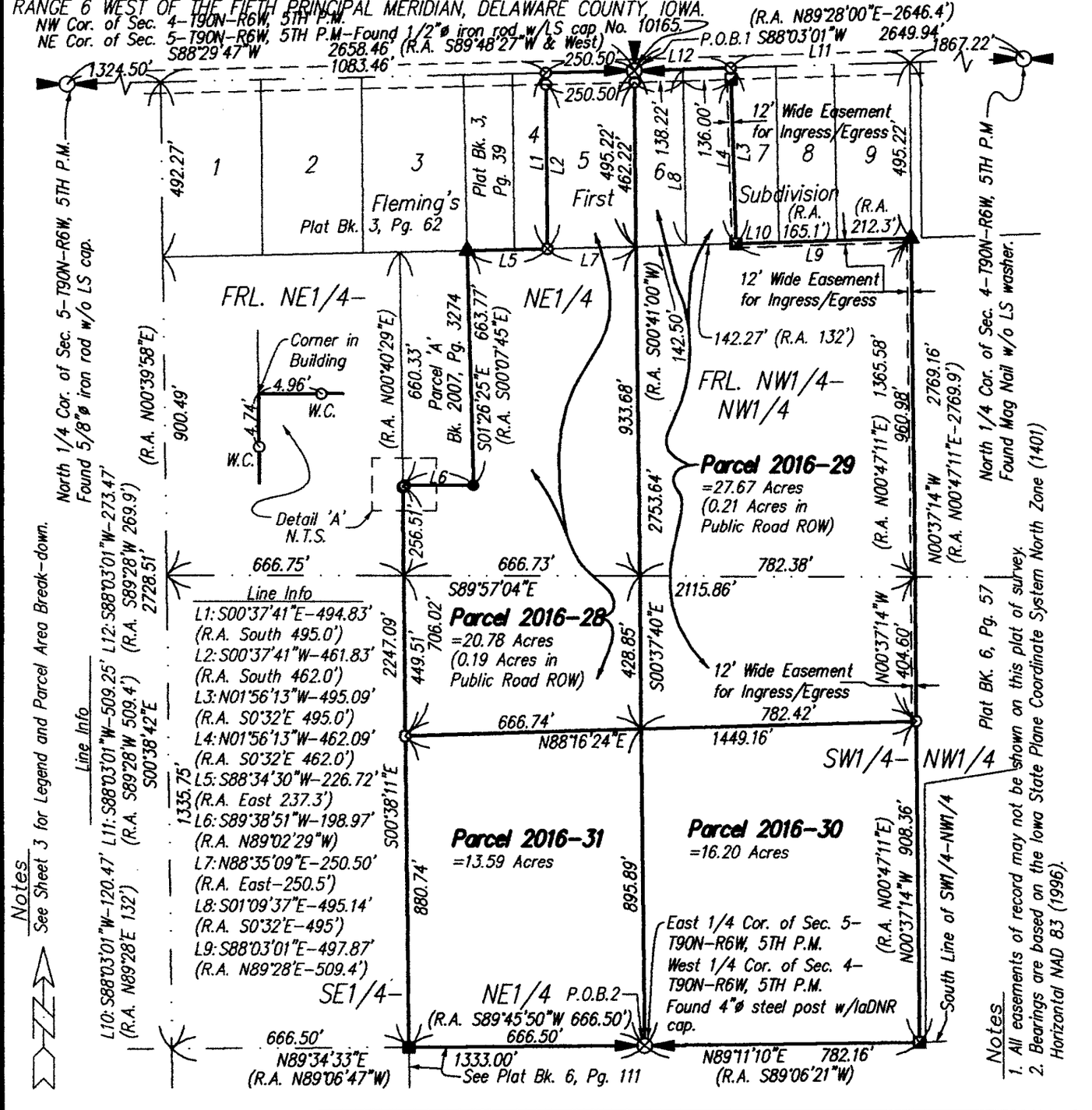
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

MOHN SURVEYING, INC. • ROGER R. MOHN • 1890 GREAT RIVER ROAD • LANSING, IOWA 52151 • 563-538-4067

PLAT OF SURVEY

PARCEL 2016-28 CONTAINING LOT 5 OF FLEMING'S FIRST SUBDIVISION AND PART OF THE FRACTIONAL NORTHEAST QUARTER (FRL. NE1/4) OF SECTION 5; PARCEL 2016-29 CONTAINING LOT 6 AND THE WEST ONE-HALF (W1/2) OF LOT 7 OF FLEMING'S FIRST SUBDIVISION AND PART OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW1/4) OF SECTION 4; PARCEL 2016-30 CONTAINING PART OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW1/4); AND PARCEL 2016-31 CONTAINING PART OF THE FRACTIONAL NORTHEAST QUARTER (FRL. NE1/4) OF SECTION 5; ALL IN TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



0 400 800

Scale 1" = 400'

Proprietor(s):
Robert D. & Robert W. Bellmer

Survey requested by:
Ken Althoff

Sheet No. 1 of 3
Surveyed: March 2016 (318, 79-82)
April 15, 2016 Drawn By: JJM RRM
S:\Drawings\Surveys\2016\Delaware\KAlthoff\Althoff1.dwg

SEAL

LICENSED PROFESSIONAL LAND SURVEYOR
Roger R. Mohn
10165
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 Professional Land Surveyor under the laws of the State of Iowa.

Roger R. Mohn April 18, 2016

Roger R. Mohn Date

License Number 10165

My license renewal date is December 31, 2016

Pages or sheets covered by this seal: Sheet 1 of 3 through 3 of 3.

PLAT OF SURVEY OF:

Parcel 2016-28 containing Lot Five (5) of Fleming's First Subdivision and part of the Fractional Northeast Quarter (Frl. NE1/4) of Section Five (5), Township Ninety (90) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 20.78 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of Section 5, Township 90 North, Range 6 West of the 5th P.M. which is the Point of Beginning; thence S 88°-29'-47" W, 250.50 feet along the north line of the Frl. NE1/4 of said Section 5; thence S 00°-37'-41" E, 494.83 feet; thence S 88°-34'-30" W, 226.72 feet; thence S 01°-26'-25" E, 663.77 feet; thence S 89°-38'-51" W, 198.97 feet; thence S 00°-38'-11" E, 706.02 feet; thence N 88°-16'-24" E, 666.74 feet; thence N 00°-37'-40" W, 1857.75 feet along the east line of the Frl. NE1/4 of said Section 5 to the Point of Beginning. Said described parcel contains 20.78 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (1996).

Parcel 2016-29 containing Lot Six (6) and the West One-half (W1/2) of Lot Seven (7) of Fleming's First Subdivision and part of the Fractional Northwest Quarter (Frl. NW1/4) of Section Four (4), Township Ninety (90) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 27.67 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Section 4, Township 90 North, Range 6 West of the 5th P.M. which is the Point of Beginning; thence S 00°-37'-40" E, 1857.75 feet along the west line of the Frl. NW1/4 of said Section 4; thence N 88°-16'-24" E, 782.42 feet; thence N 00°-37'-14" W, 1365.58 feet; thence S 88°-03'-01" W, 497.87 feet; thence N 01°-56'-13" W, 495.09 feet; thence S 88°-03'-01" W, 273.47 feet along the north line of the Frl. NW1/4 of said Section 4 to the Point of Beginning. Said described parcel contains 27.67 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (1996).

Parcel 2016-30 containing part of the Fractional Northwest Quarter (Frl. NW1/4) of Section Four (4), Township Ninety (90) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 16.20 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the West 1/4 Corner of Section 4, Township 90 North, Range 6 West of the 5th P.M. which is the Point of Beginning; thence N 89°-11'-10" E, 782.16 feet along the south line of the Frl. NW1/4 of said Section 4; thence N 00°-37'-14" W, 908.36 feet; thence S 88°-16'-24" W, 782.42 feet; thence S 00°-37'-40" E, 895.89 feet along the west line of the Frl. NW1/4 of said Section 4 to the Point of Beginning. Said described parcel contains 16.20 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (1996).

Parcel 2016-31 containing part of the Fractional Northeast Quarter (Frl. NE1/4) of Section Five (5), Township Ninety (90) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 13.59 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the East 1/4 Corner of Section 5, Township 90 North, Range 6 West of the 5th P.M. which is the Point of Beginning; thence S 89°-34'-33" W, 666.50 feet along the south line of the Frl. NE1/4 of said Section 5; thence N 00°-38'-11" W, 880.74 feet; thence N 88°-16'-24" E, 666.74 feet; thence S 00°-37'-40" E, 895.89 feet along the east line of the Frl. NE1/4 of said Section 5 to the Point of Beginning. Said described parcel contains 13.59 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (1996).

Parcel Area Breakdown:

Parcel 2016-28:

Lot 5 of Fleming's First Subdivision = 2.85 acres (0.19 ac. in public road R/W)
Part of the Frl. NE1/4-NE1/4 of Section 5 = 11.21 acres
Part of the SE1/4-NE1/4 of Section 5 = 6.72 acres
Total Area = 20.78 acres (0.19 acres in public road R/W)

Parcel 2016-29:

Lot 6 of Fleming's First Subdivision = 1.59 acres (0.11 ac. in public road R/W)
West 1/2 of Lot 7 of Fleming's First Subdivision = 1.58 acres (0.11 ac. in public road R/W)
Part of the Frl. NW1/4-NW1/4 of Section 4 = 17.02 acres
Part of the SW1/4-NW1/4 of Section 4 = 7.48 acres
Total Area = 27.67 acres (0.21 acres in public road R/W)

Parcel 2016-30:

Part of SW1/4-NW1/4 = 16.20 acres

Parcel 2016-31:

Part of SE1/4-NE1/4 = 13.59 acres

Legend

———	*Parcel Boundary Established*
——○——	*Set 1/2"ø iron rod w/LS cap No. 10165.*
——●——	*Found 1/2"ø iron rod w/LS cap No. 10165.*
——▲——	*Found 5/8"ø iron rod w/o LS cap.*
——■——	*Found 4"ø steel post w/laDNR cap.*
——◪——	*Found 1/2"ø iron rod w/LS cap No. 7060.*
—— · · ——	*Section, 1/4 Section, and 1/4-1/4 Section Line*
(R.A.)	*Recorded As*
W.C.	*Witness Corner*
P.O.B.1	*Point of Beginning of Parcel 2016-28 and Parcel 2016-29*
P.O.B.2	*Point of Beginning of Parcel 2016-30 and Parcel 2016-31*