Recorder's Index
County: Delaware
Section: 19–T90N–R4W
Quarter Section: NE1/4 and SE1/4
City: N/A
Subdivision: N/A
Block: N/A
Lot(s): Parcel 2016–76
Proprietors: See Below
Requested By: Marvin Waterhouse

FILED

DEC 28 2016

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

DEC 28 2016

DELAWARE
COUNTY ASSESSOR

Book 2016 Page 3593

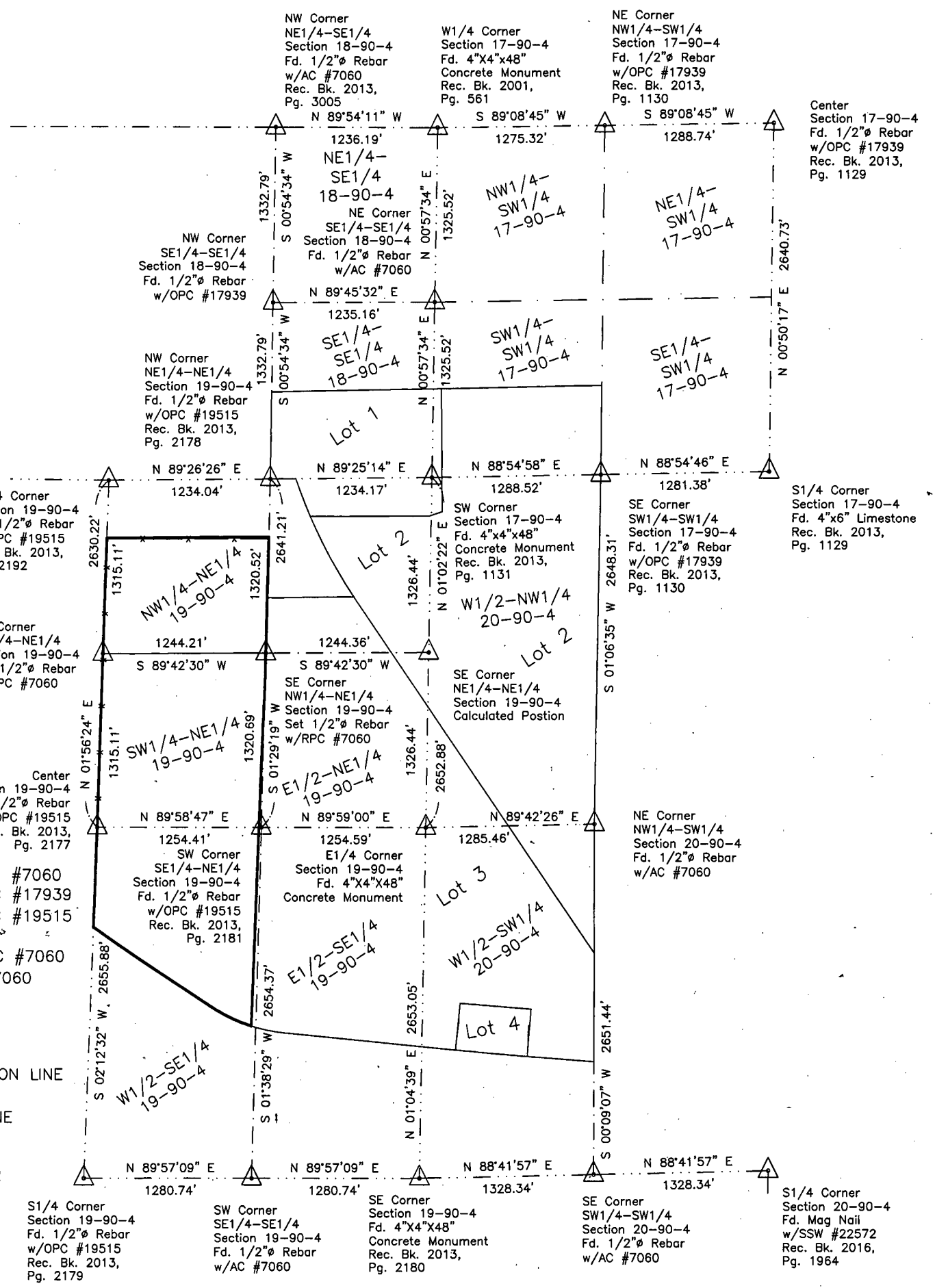
Document 2016 3593 Type 06 002 Pages 4
Date 12/28/2016 Time 12:25:55PM
Rec Amt $22.00

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 2016-76 in the NE1/4 and SE1/4 of Section 19-T90N-R4W
Delaware County, Iowa

Proprietors:
John W. Wiley (1/2 Interest)
Barbara Ann Bockenstedt (1/18 Interest)
Nathan McGlaughlin (1/36 Interest)
Hope McGlaughlin (1/36 Interest)
Karen Lynn Wielert (1/18 Interest)
Donna Mae Phipps (1/18 Interest)
Beth Ellen Wiley (1/18 Interest)
Jill Renee Wiley (1/18 Interest)
Mark Patrick Wiley (1/18 Interest)
Nicholas John Wiley (1/18 Interest)
David Douglas Wiley (1/18 Interest)



LEGEND

△	SECTION CORNER
⊗	FD. CUT X
■	FD. 1/2"ø REBAR W/RPC #7060
●	FD. 1/2"ø REBAR W/OPC #17939
★	FD. 1/2"ø REBAR W/OPC #19515
×	SET CUT X
⊙	SET 1/2"ø REBAR W/RPC #7060
☆	SET MAG NAIL W/SSW #7060
⊡	CALCULATED POSITION
———	SURVEY BOUNDARY
— · · —	SECTION LINE
— · — · —	QUARTER SECTION LINE
— · — · —	QUARTER–QUARTER SECTION LINE
—— – – ——	EXISTING RIGHT–OF–WAY
—— – – – ——	EXISTING ROAD CENTERLINE
—— X ——	EXISTING FENCE
(R)	RECORDED AS
SSW	STAINLESS STEEL WASHER
OPC	ORANGE PLASTIC CAP
RPC	RED PLASTIC CAP

1000' 500' 0 1000'

GRAPHIC SCALE IN FEET
SCALE: 1"=1000'

N W E S

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. — 12-28-16 Date
License Number: 7060
My license renewal date is December 31, 2018.
Sheets covered by this seal: Sheets 1 though 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

G:\C3D\16\16-964\16-964-LEGAL.dwg

FLD BK: Elk Twp No. 1
PG: 19–20

SURVEY WAS COMPLETED ON:
December 28, 2016

JOB NUMBER:
16-964

SHEET NUMBER:
1 of 2

PLOT DATE: 12/28/16

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

N

W E

S

Section Line

N 89°26'26" E
1234.04'

N1/4 Corner
Section 19-90-4
Fd. 1/2"ø Rebar
w/OPC #19515
Rec. Bk. 2013,
Pg. 2192

2630.22'

438.37'

NW Corner
NE1/4-NE1/4
Section 19-90-4
Fd. 1/2"ø Rebar
w/OPC #19515
Rec. Bk. 2013,
Pg. 2178

N 88°54'46" E

1234.17'

SW Corner
Section 17-90-4
Fd. 4"x4"x48"
Concrete Monument
Rec. Bk. 2013,
Pg. 1131

2652.88'

440.17'

1/4-1/4 Section Line

2641.21'

Lot 1
Rec. Bk. 2016,
Pg. 3302

Point of Beginning
Parcel 2016-76

N 89°31'49" E 1237.43'

7.92'

7.26'

See DETAIL "A"

N 02°21'09" E
102.36'

1320.52'

NW1/4-NE1/4
19-90-4

Lot 2
Rec. Bk. 2016,
Pg. 3302

1326.44'

Section Line

Parcel A
Rec. Bk. 2011,
Pg. 1008

℄ Iowa Highway 38

S 01°29'19" W
460.91'

1315.11'

876.74'

946.03'

N 03°19'15" E

S 01°29'19" W
419.45'

Lot 3
Rec. Bk. 2016,
Pg. 3302

S 89°42'30" W 1244.21'

1/4-1/4 Section Line

S 89°42'30" W 1244.36'

SW Corner
NW1/4-NE1/4
Section 19-90-4
Set 1/2"ø Rebar
w/RPC #7060

SE Corner
NW1/4-NE1/4
Section 19-90-4
Set 1/2"ø Rebar
w/RPC #7060

S 01°29'19" W
229.04'

E1/2-NE1/4
19-90-4

SE Corner
NE1/4-NE1/4
Section 19-90-4
Calculated Postion

1326.44'

SW1/4-NE1/4
19-90-4

1315.11'

1/4 Section Line

N 02°38'35" E 587.56'
S 02°38'35" W 527.81'

1320.69'
(Assumed Bearing)

Parcel 2016-76
95.246 Acres
(25.009 Acres in the NW1/4-NE1/4,
37.777 Acres in the SW1/4-NE1/4,
Approx. Area for Tax Purposes
31.669 Acres in the NW1/4-SE1/4,
& 0.791 Acre in the SW1/4-SE1/4)
Including 2.072 Acres of Jet Road Right-of-Way
(1.497 Acres in the NW1/4-SE1/4,
0.575 Acre in the SW1/4-SE1/4)
Including 2.277 Acres of 227th Ave. Right-of-Way
(0.251 Acre in the NW1/4-NE1/4,
0.985 Acre in the SW1/4-NE1/4,
1.006 Acres in the NW1/4-SE1/4
& 0.035 Acre in the SW1/4-SE1/4)

Curve Table				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C24	615.00'	1272.70'	N 70°37'11" W	609.03'
C25	345.01'	1272.70'	N 64°32'33" W	343.96'
C26	269.99'	1272.70'	N 78°23'09" W	269.48'
C27	500.00'	12537.19'	N 55°38'02" W	499.97'
C28	459.78'	12537.19'	N 55°43'33" W	459.75'
C29	40.22'	12537.19'	N 54°35'00" W	40.22'

S 01°29'19" W
1091.65'

S 01°29'19" W

SW Corner
SE1/4-NE1/4
Section 19-90-4
Fd. 1/2"ø Rebar
w/OPC #19515
Rec. Bk. 2013,
Pg. 2181

N 01°56'24" E

Center
Section 19-90-4
Fd. 1/2"ø Rebar
w/OPC #19515
Rec. Bk. 2013,
Pg. 2177

N 89°58'47" E
1254.41'

1/4 Section Line

N 89°59'00" E

1254.59'

N 01°02'22" E

2655.88'

683.88'

755.73'

71.85'

Note: Section
1/4-1/4 Corner is
18.46' East of 227th
Street Centerline and
14.57' West of R.O.W.

E1/2-SE1/4
19-90-4

E1/4 Corner
Section 19-90-4
Fd. 4"X4"X48"
Concrete Monument

2654.37'

N 02°16'55" E 1939.34'
S 02°16'55" W 2065.24'

NW1/4-SE1/4
19-90-4

243.37'
(R 243.10')
S 54°13'44" E

C29

C27

C28

60.00'
R.O.W.

S 56°46'35" E 993.50'

℄ Jet Road

N 56°46'35" W 615.45'

66.00'
R.O.W.

℄ 227th Ave.

S 88°53'25" E
145.94'
(R 180.00')

1900.15'

Approx. 1/4-1/4 Section Line

S 01°38'29" W

C25

C24

C26

N 02°12'32" E

SW1/4-SE1/4
19-90-4

GRAPHIC SCALE IN FEET
SCALE: 1"=300'

300' 150' 0 300'

S1/4 Corner
Section 19-90-4
Fd. 1/2"ø Rebar
w/OPC #19515
Rec. Bk. 2013,
Pg. 2179

Note: Legend is
On Sheet 1

SW Corner
SE1/4-SE1/4
Section 19-90-4
Fd. 1/2"ø Rebar
w/AC #7060

DETAIL "A"

Note: R.O.W. Pin is
1.20' South of
Property Corner.

460.91'

1.20'

14.65'

N 02°21'09" E 102.36'

S 01°29'19" W

Note: R.O.W. Pin is
1.54' West of
Property Line

JOB NUMBER: 16-964

SHEET NUMBER: 2 of 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

PLOT DATE: 12/28/16

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. 12-28-16
License Number 7060 Date
My license renewal date is December 31, 2018.
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 28th day of December, 2016.

Renee Bohr
Notary Public

NOTARIAL SEAL IOWA
RENEE BOHR
Commission #199475
My Comm. Exp. 11-23-19

SURVEY AND PLAT OF:

Note: This is a retracement survey of some of the property described by Change of Title recorded April 14, 2003, in Book 2003, Page 1751, on file in the Delaware County Recorder's office, Manchester, Iowa. For this survey description, the Delaware County Auditor has designated the surveyed parcel as "Parcel 2016-76".

Survey Description:

Parcel 2016-76 in the Northeast Quarter and Southeast Quarter of Section 19, Township 90 North, Range 4 West of the Fifth P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section;

Thence **South 01°29'19" West (Assumed Bearing), 440.17 feet** along the West Line of said Quarter-Quarter Section and Parcel A as recorded in Book 2011, Page 1008, in the Delaware County Recorder's Office, Manchester, Iowa to the Point of Beginning;

Thence continuing **South 01°29'19" West, 460.91 feet** along said West Line to the Southwest Corner of said Parcel A and the Northwest Corner of Lot 3 of Wiley's Subdivision as recorded in Book 2016, Page 3302, in the Delaware County Recorder's Office, Manchester, Iowa;

Thence continuing **South 01°29'19" West, 419.45 feet** along said West Line of said Quarter-Quarter Section and Lot 3 to the Southwest Corner of said Quarter-Quarter Section;

Thence continuing **South 01°29'19" West, 229.04 feet** along the West Line of the Southeast Quarter of the Northeast Quarter and said Lot 3 to the Centerline of 227th Avenue;

Thence **South 02°38'35" West, 527.81 feet** along the West Line of said Lot 3 and Centerline of 227th Avenue;

Thence **South 02°16'55" West, 2065.24 feet** along the West Line of said Lot 3 and Centerline of 227th Avenue to the Centerline of Jet Road;

Thence **Northwesterly 345.01 feet** along a **1272.70 foot** radius curve concave **Northeasterly**, (said curve having a Long Chord of **North 64°32'33" West, 343.96 feet**) along said Centerline of Jet Road;

Thence **North 56°46'35" West, 615.45 feet** along said Centerline of Jet Road;

Thence **Northwesterly 459.78 feet** along a **12537.19 foot** radius curve concave **Northeasterly**, (said curve having a Long Chord of **North 55°43'33" West, 459.75 feet**) along said Centerline of Jet Road to the West Line of the Northwest Quarter of the Southeast Quarter of said Section 19;

Thence **North 02°12'32" East, 755.73 feet** along said West Line to the Center of Section;

Thence **North 01°56'24" East, 1315.11 feet** along the West Line of the Southwest Quarter of the Northeast Quarter of said Section 19 to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 19;

Thence continuing **North 01°56'24" East, 876.74 feet** along the West Line of the Northwest Quarter of the Northeast Quarter of said Section 19;

Thence **North 89°31'49" East, 1237.43 feet** to the Point of Beginning;

Containing **95.246 Acres**, including 2.072 Acres of Jet Road Right-of-Way and 2.277 Acres of 227th Avenue Right-of-Way, subject to easements of record.
(See plat attached to this current survey description.)

References are hereby made to a Survey and Plat made by Lyle G. TeKippe, recorded November 28, 2016, in Book 2016, Page 3302; to a Survey and Plat made by Eric J. Miller, recorded March 23, 2011, Book 2011, Page 1008; to a Easement for Public Highway, recorded June 9, 1986, in Book Y, Page 38; to an Easement for Public Highway, recorded June 9, 1986, in Book Y, Page 36, all on file in the Delaware County Recorder's Office, Manchester, Iowa.