Recorder's Index
County: Delaware
Section: Sec. 1, T89N, R6W, 5TH P.M.
Lot & Aliquot Part: Parcel 2017-14 part of the SW1/4-SE1/4 and
Parcel 2017-15 part of the SW1/4-SE1/4 and the SE1/4-SE1/4
Proprietor(s): John C. Broghammer and Mary D. Broghammer
Requested by: John C. Broghammer
Surveyor and Return To: Roger R. Mohn, Iowa P.E. & P.L.S. No. 10165
Mohn Surveying, Inc.
1890 Great River Road, Lansing, Iowa 52151
Telephone No.: (563) 538-4067 Email: mohnsurveying@gmail.com

FILED
Delaware Co. Assessor
MAR 0 6 2017

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Delaware Co. Auditor
MAR 0 6 2017

Book 2017 Page 647
Document 2017 647 Type 06 002 Pages 3
Date 3/06/2017 Time 10:29:46AM
Rec Amt $17.00

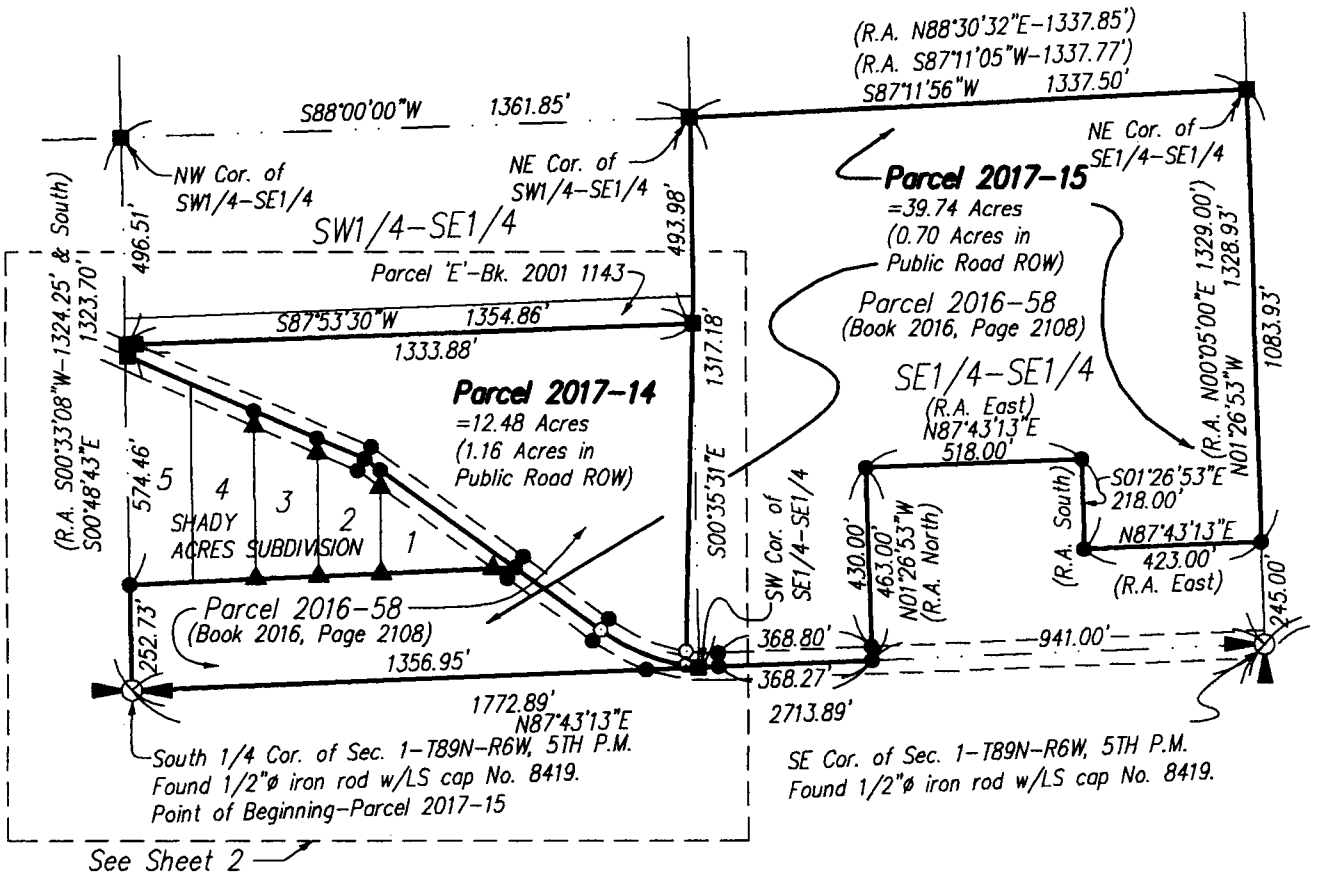
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

OF

PARCEL 2017-14 PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4-SE1/4) AND PARCEL 2017-15 PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4-SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4-SE1/4); ALL IN SECTION 1, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



Area Breakdown for Parcel 2017-15
Area in SE1/4-SE1/4 = 33.02 Acres
(0.32 Acres in Public Road ROW)
Area in SW1/4-SE1/4 = 6.72 Acres
(0.38 Acres in Public Road ROW)

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 1/2"ø iron rod w/LS cap No. 14417.
- Found 1/2"ø iron rod w/LS cap No. 5227.
- Section Line, 1/4 Section Line, or 1/4-1/4 Section Line.
- (R.A.) Recorded As

Notes
1. All easements of record may not be shown on this plat of survey.
2. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (1996).

SEAL

LICENSED 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 Land Surveyor under the laws of the State of Iowa.

Roger R. Mohn February 24, 2017
Roger R. Mohn Date
License Number 10165
My license renewal date is December 31, 2018
Pages or sheets covered by this seal: Sheet 1 of 3 through 3 of 3.

Survey requested by:
John C. Broghammer

Sheet No. 1 of 3
Surveyed: February 2017 (327, 63-66)
Feb. 24, 2017 Drawn By: JJM RRM
S:\Drawings\Surveys\2016\Delaware\HLorenz\Lorenz1.dwg

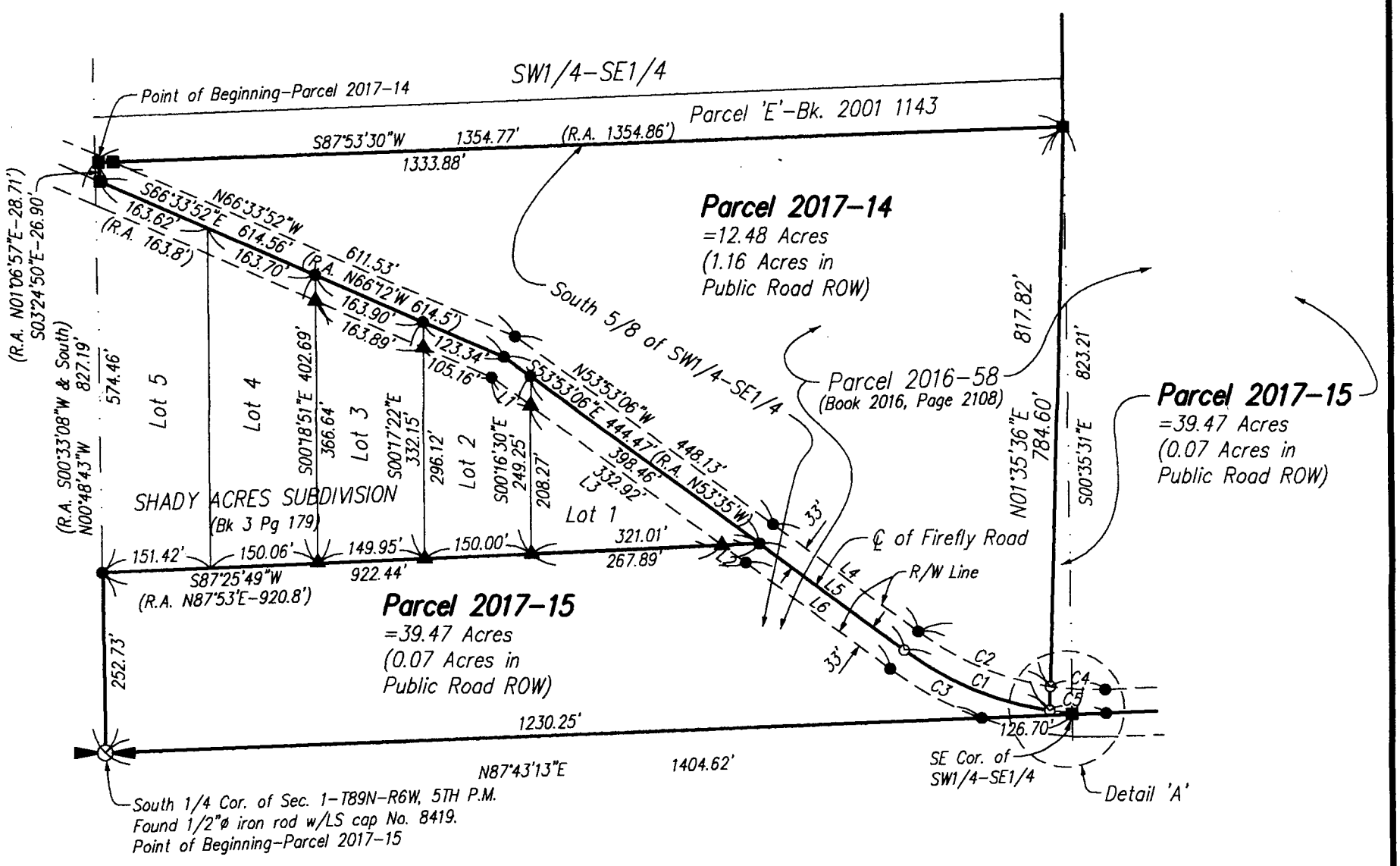
0 450 900
Scale 1" = 450'

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PLAT OF SURVEY

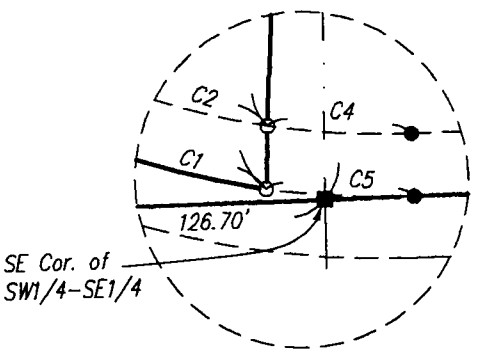
OF

PARCEL 2017–14 PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4–SE1/4) AND PARCEL 2017–15 PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4–SE1/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4–SE1/4); ALL IN SECTION 1, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



Curve Info				
C1(Bdry)	C2(ROW)	C3(ROW)	C4(ROW)	C5(Road)
Δ: 29°14'08"	Δ: 28°44'38"	Δ: 17°48'19"	Δ: 10°55'06"	Δ: 10°23'27"
R: 436.62'	R: 403.62'	R: 469.62'	R: 403.62'	R: 436.62'
L: 222.79'	L: 202.49'	L: 145.94'	L: 76.91'	L: 79.18'
CH: 220.38'	CH: 200.37'	CH: 145.35'	CH: 76.80'	CH: 79.07'
S67°27'32"E	N67°11'04"W	N61°46'09"W	N87°00'57"W	S87°16'19"E

Line Info
L1: N53°53'06"W–66.68'
L2: N53°53'06"W–40.99'
L3: N53°53'06"W–440.60'
L4: N53°33'21"W–252.81'
L5: S53°33'21"E–252.41'
L6: N53°33'21"W–252.67'



Detail 'A'

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.
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- Section Line, 1/4 Section Line, or 1/4–1/4 Section Line.
- (R.A.) Recorded As

Notes

1. All easements of record may not be shown on this plat of survey.
2. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (1996).

SEAL

LICENSED 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 Land Surveyor under the laws of the State of Iowa.

Roger R. Mohn February 24, 2017

Roger R. Mohn Date

License Number 10165

My license renewal date is December 31, 2018

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

Survey requested by:
John C. Broghammer

Sheet No. 2 of 3
Surveyed: February 2017 (327, 63–66)
Feb. 24, 2017 Drawn By: JJM RRM
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0 200 400
Scale 1" = 200'

PLAT OF SURVEY OF:

PARCEL 2017-14 part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section One (1), Township Eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa containing 12.48 acres, more or less. The exterior boundary of said Parcel 2017-14 is more particularly described by metes and bounds as follows:

Commencing at the South 1/4 Corner of Section 1, Township 89 North, Range 6 West of the 5th P.M.; thence N 00°-48'-43" W, 827.19 feet along the west line of the SW1/4-SE1/4 of said Section 1 to the Point of Beginning; thence S 03°-24'-50" E, 26.90 feet; thence S 66°-33'-52" E, 614.56 feet along the centerline of Firefly Road; thence S 53°-53'-06" E, 444.47 feet along the centerline of Firefly Road; thence S 53°-33'-21" E, 252.41 feet along the centerline of Firefly Road; thence 222.79 feet along the centerline of Firefly Road which is along a 436.62 foot radius curve concave northeasterly with a central angle of 29°-14'-08" and a long chord which bears S 67°-27'-32" E, 220.38 feet; thence N 01°-35'-36" E, 817.82 feet; thence S 87°-53'-30" W, 1354.77 feet to the Point of Beginning. Said described parcel contains 12.48 acres, more or less. Bearings are based on the Iowa State Plane Coordinate system North Zone (1401) Horizontal NAD 83 (1996).

PARCEL 2017-15 part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) and the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4); all in Section One (1), Township Eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa containing 39.74 acres, more or less. The exterior boundary of said Parcel 2017-15 is more particularly described by metes and bounds as follows:

Commencing at the South 1/4 Corner of Section 1, Township 89 North, Range 6 West of the 5th P.M. which is the Point of Beginning; thence N 87°-43'-13" E, 1772.89 feet along the south line of the SE1/4 of said Section 1; thence N 01°-26'-53" W, 463.00 feet; thence N 87°-43'-13" E, 518.00 feet; thence S 01°-26'-53" E, 218.00 feet; thence N 87°-43'-13" E, 423.00 feet; thence N 01°-26'-53" W, 1083.93 feet along the east line of the SE1/4-SE1/4 of said Section 1; thence S 87°-11'-56" W, 1337.50 feet along the north line of said SE1/4-SE1/4; thence S 00°-35'-31" E, 493.98 feet along the west line of said SE1/4-SE1/4; thence S 01°-35'-36" W, 817.82 feet; thence 222.79 feet along the centerline of Firefly Road which is along a 436.62 foot radius curve concave northeasterly with a central angle of 29°-14'-08" and a long chord which bears N 67°-27'-32" W, 220.38 feet; thence N 53°-33'-21" W, 252.41 feet along the centerline of Firefly Road; thence S 87°-25'-49" W, 922.44 feet; thence S 00°-48'-43" E, 252.73 feet along the west line of the SW1/4-SE1/4 of said Section 1 to the Point of Beginning. Said described parcel contains 39.74 acres, more or less. Bearings are based on the Iowa State Plane Coordinate system North Zone (1401) Horizontal NAD 83 (1996).