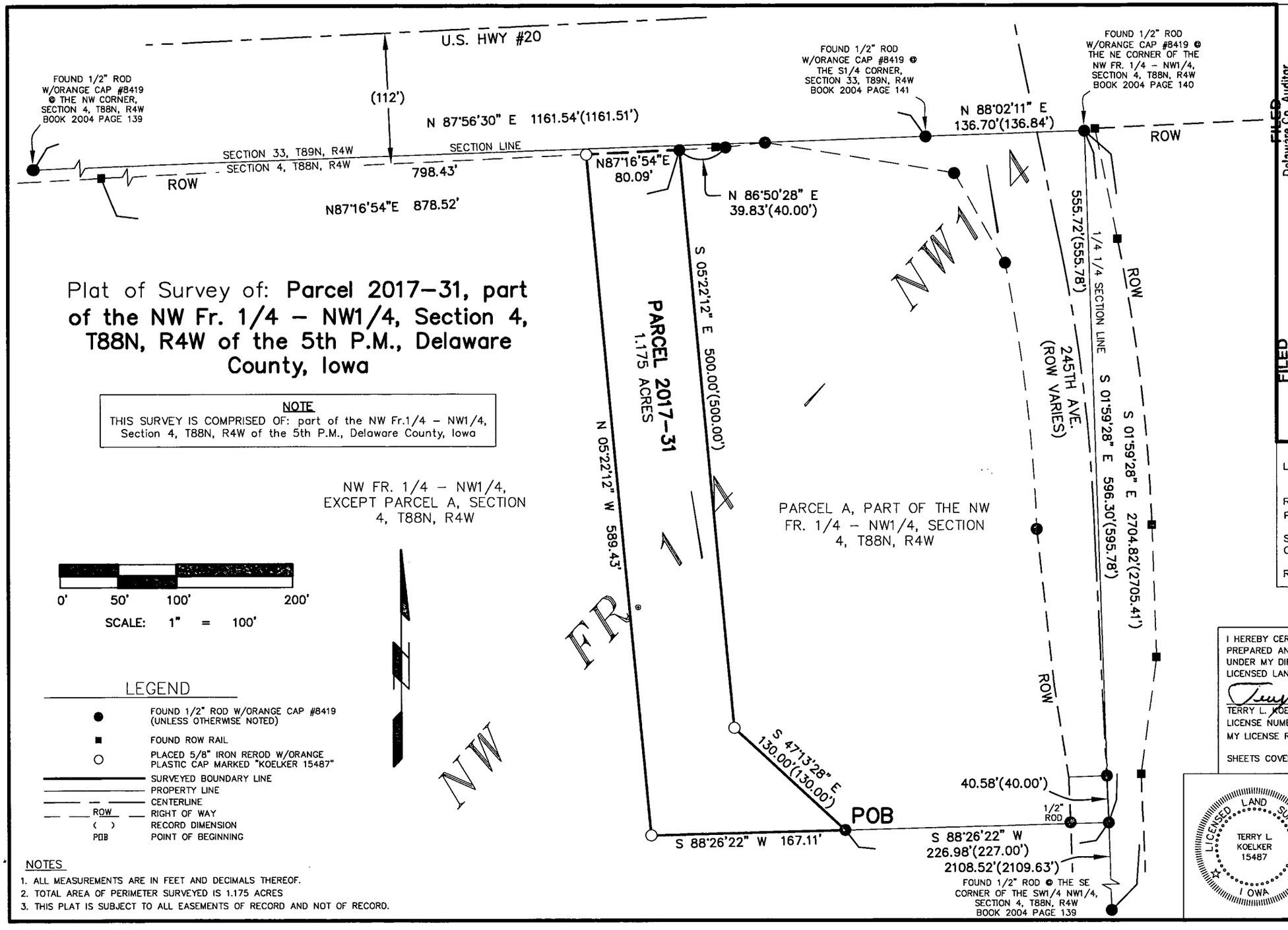


Plat of Survey of: Parcel 2017–31, part of the NW Fr. 1/4 – NW1/4, Section 4, T88N, R4W of the 5th P.M., Delaware County, Iowa

NOTE
THIS SURVEY IS COMPRISED OF: part of the NW Fr.1/4 – NW1/4, Section 4, T88N, R4W of the 5th P.M., Delaware County, Iowa

LEGEND

- ● FOUND 1/2" ROD W/ORANGE CAP #8419 (UNLESS OTHERWISE NOTED)
- ■ FOUND ROW RAIL
- ○ PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- ROW RIGHT OF WAY
- ( ) RECORD DIMENSION
- POB POINT OF BEGINNING

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 1.175 ACRES
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.

FILED
Delaware Co. Auditor
JUN 22 2017

FILED
Delaware Co. Assessor
JUN 22 2017

Book 2017 Page 1694
Document 2017 1694 Type 06 002 Pages 2
Date 6/22/2017 Time 2:12:35PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

INDEX LEGEND

Location: Parcel 2017-31
NW1/4 of Section 4, T88N, R4W (Delhi TWP) of the 5th P.M., Delaware County, Iowa
Requestor: Dan Nefzger
Proprietor: Ralph D. Nieman ½ & Reva C. Nieman ½
2357 State Hwy 38, Delhi, Ia 52223
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

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 — 6/21/17 (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

LICENSED LAND SURVEYOR TERRY L. KOELKER 15487 IOWA

BUESING & ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH	CHECKED BY: TLK
SURVEY DATE: 3/27/17	PLOT DATE: 5/04/17
DWG. NO. 17051-01	SCALE: 1" = 100'

SHEET 1 OF 2

Surveyors 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 2017-31, part of the NW Fr. 1/4 - NW1/4, Section 4, T88N, R4W of the 5th P.M., Delaware County, Iowa.**

This survey is comprised of: part of the NW Fr. 1/4 - NW1/4, Section 4, T88N, R4W of the 5th P.M., Delaware County, Iowa.

The perimeter of **Parcel 2017-31** was surveyed by me and is more particularly described as follows:

Parcel 2017-31

Commencing at the NE corner of the NW Fr. 1/4 - NW1/4, Section 4, T88N, R4W;

Thence South 01° 59' 28" East along the N-S 1/4 1/4 Section line, a distance of 596.30 feet to the SE corner of Parcel A as described in Book 2004, Page 138;

Thence South 88° 26' 22" West along the south line of said Parcel A, a distance of 226.98 feet to the Point of Beginning;

Thence South 88° 26' 22" West (this is an assumed bearing for the purposes of this survey only), a distance of 167.11 feet;

Thence North 05° 22' 12" West a distance of 589.43 feet to the South Right Of Way (ROW) line of U.S. Hwy #20;

Thence North 87° 16' 54" East along the South ROW line of said HWY, a distance of 80.09 feet to the NW corner of Parcel A as described in Book 2004, Page 138;

Thence South 05° 22' 12" East along the West line of said Parcel A, a distance of 500.00 feet to a bend on the West line of said Parcel A;

Thence South 47° 13' 28" East along the Southwesterly line of said Parcel A, a distance of 130.00 feet to the Point of Beginning;

Total area of **Parcel 2017-31** is 1.175 acres. All Lot areas are, more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

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 — 6/21/17

TERRY L. KOELKER
LICENSED LAND SURVEYOR
REGISTRATION #15487

DATE

REG. RENEWAL 12/31/17