FILED
Delaware Co. Assessor

AUG 10 2017

FILED
Delaware Co. Auditor

AUG 10 2017

Book 2017 Page 2180

Document 2017 2180 Type 06 002 Pages 5
Date 8/10/2017 Time 2:14:17PM
Rec Amt $27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

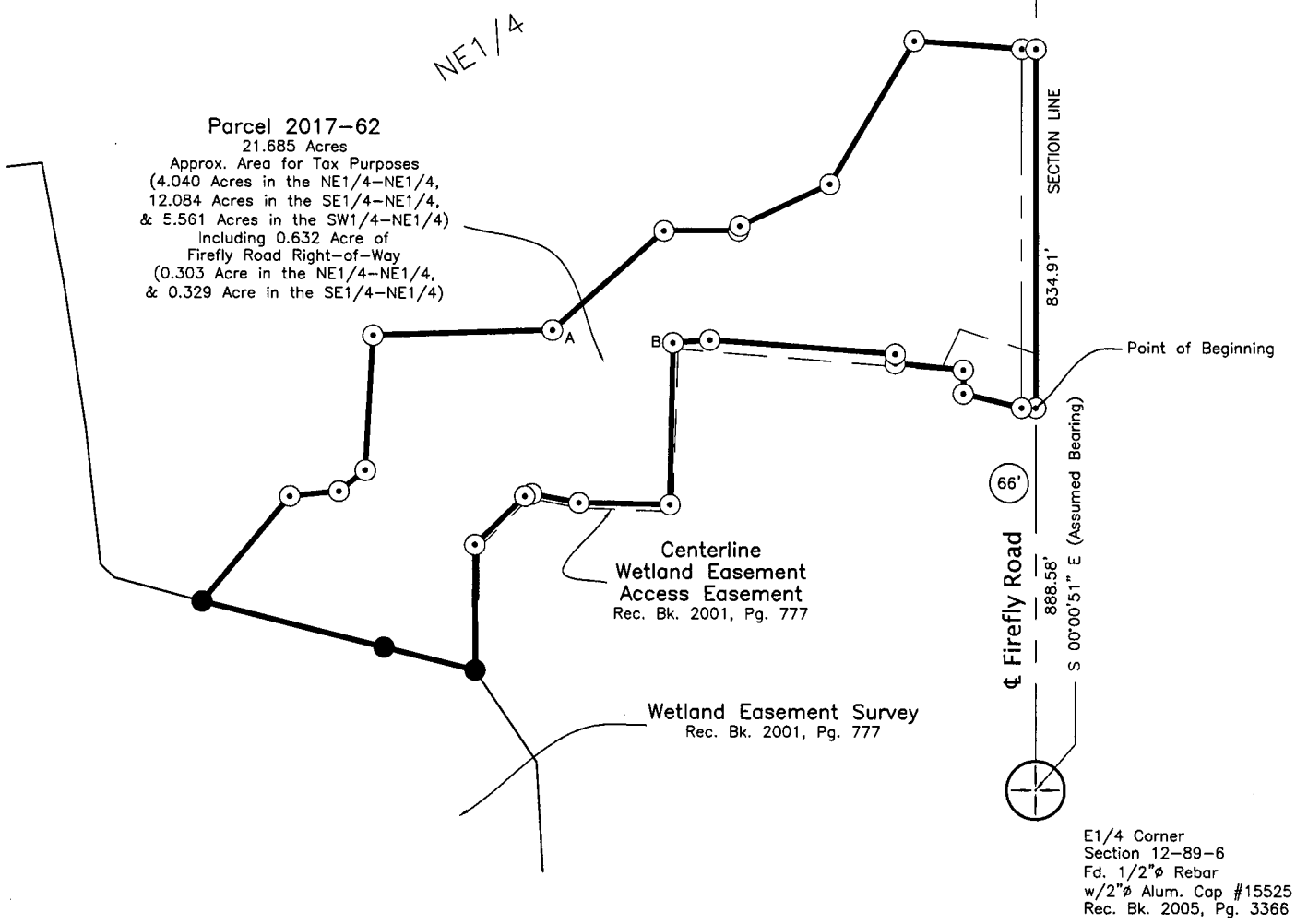
Recorder's Index
County: Delaware
Section: 12-89-6
Quarter Section: NE1/4
City: N/A
Subdivision: N/A
Block: N/A
Lot(s): Parcel 2017-62
Proprietor: Kevin Maloney
Requested By: Kevin Maloney

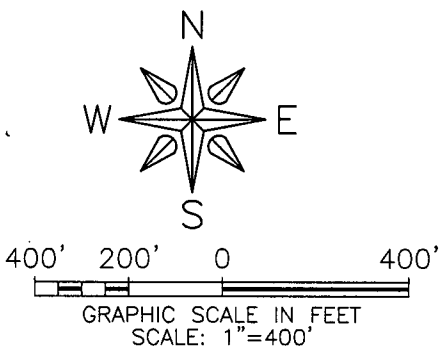
Prepared by/Return to: FEHR GRAHAM, 1919 210th Street, Manchester IA 52057 - Ph: (563)927-2060

PLAT OF SURVEY
PARCEL 2017-62 IN THE NE1/4 OF SECTION 12-T89N-R6W
DELAWARE COUNTY, IOWA

LEGEND

⊕	SECTION CORNER AS DESCRIBED
●	FOUND 1/2"ø REBAR W/YPC #10626
⊙	SET 1/2"ø REBAR W/RPC #7060
⊡	CALCULATED POSITION
———	SURVEY BOUNDARY
— - - - —	SECTION LINE
—— - - ——	EXISTING RIGHT-OF-WAY
- - — - -	EXISTING EASEMENT
(66')	RIGHT-OF-WAY WIDTH
(R)	PREVIOUSLY RECORDED AS
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP





NOTE CORNERS SHOWN ON THE PLAT LABELED A AND B ARE LABELED ONLY FOR REFERENCE TO HELP GOING FROM PAGE TO PAGE ON PLAT OF SURVEY

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.

8-9-17
Date

Lyle G. TeKippe, P.E. & P.L.S.
License Number: 7060
My license renewal date is December 31, 2018.
Sheets covered by this seal: Sheets 1 through 3.

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2017 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

G:\C3D\17\17-620\17-620-LEGAL.dwg

FLD BK: Delaware Co.
Coffins Grove Twp. 1
PG: 29-30
SURVEY WAS COMPLETED ON:
July 25, 2017

JOB NUMBER: 17-620

SHEET NUMBER: 1 of 3

PLOT DATE: 8/8/17

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

N

W E

S

NE Corner
Section 12-89-6
Fd. 1/2"ø Rebar
w/YPC #8419
Rec. Bk. 1, Pg. 95

S 89°59'42" E
33.00'

S 85°57'02" E 251.93'

923.44'

2646.93' (R 2646.41')

SECTION LINE

66'

707.99'

834.91'

N 00°00'51" W 834.92'

N 30°26'53" E 387.40'

N 65°00'06" E 231.47'

N 17°25'05" E
11.85'

N 89°52'02" E 173.43'

N 48°18'36" E 348.07'

A

B

Parcel 2017-62
21.685 Acres
Approx. Area for Tax Purposes
(4.040 Acres in the NE1/4-NE1/4,
12.084 Acres in the SE1/4-NE1/4,
& 5.561 Acres in the SW1/4-NE1/4)
Including 0.632 Acre of
Firefly Road Right-of-Way
(0.303 Acre in the NE1/4-NE1/4,
& 0.329 Acre in the SE1/4-NE1/4)

Centerline
Wetland Easement
Access Easement
Rec. Bk. 2001, Pg. 777

S 85°31'30" W
86.39'

N 85°48'23" W 435.94'

N 85°35'27" W 614.97'

N 05°22'22" E
21.66'

N 84°41'31" W 159.71'

S 25°14'56" W
104.87'

N 72°36'25" W 185.30'
(R 185.14')

N 00°00'36" W
55.30'

N 76°36'35" W 139.70'

126.92'

Point of Beginning

S 00°00'51" E (Assumed Bearing)

888.58'

S 89°59'09" W
33.00'

E1/4 Corner
Section 12-89-6
Fd. 1/2"ø Rebar
w/2"ø Alum. Cap #15525
Rec. Bk. 2005, Pg. 3366

℄ Firefly Road

NOTE CORNERS SHOWN ON THE PLAT LABELED A AND B ARE LABELED ONLY FOR REFERENCE TO HELP GOING FROM PAGE TO PAGE ON PLAT OF SURVEY

100' 50' 0 100'
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

LEGEND

⊕	SECTION CORNER AS DESCRIBED
●	FOUND 1/2"ø REBAR W/YPC #10626
⊙	SET 1/2"ø REBAR W/RPC #7060
⊡	CALCULATED POSITION
———	SURVEY BOUNDARY
— — —	SECTION LINE
— — —	EXISTING RIGHT-OF-WAY
— — —	EXISTING EASEMENT
(66')	RIGHT-OF-WAY WIDTH
(R)	PREVIOUSLY RECORDED AS
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2017 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\C3D\17\17-620\17-620-LEGAL.dwg

FLD BK: Delaware Co.
Coffins Grove Twp. 1
PG: 29-30
SURVEY WAS COMPLETED ON:
July 25, 2017

JOB NUMBER:
17-620

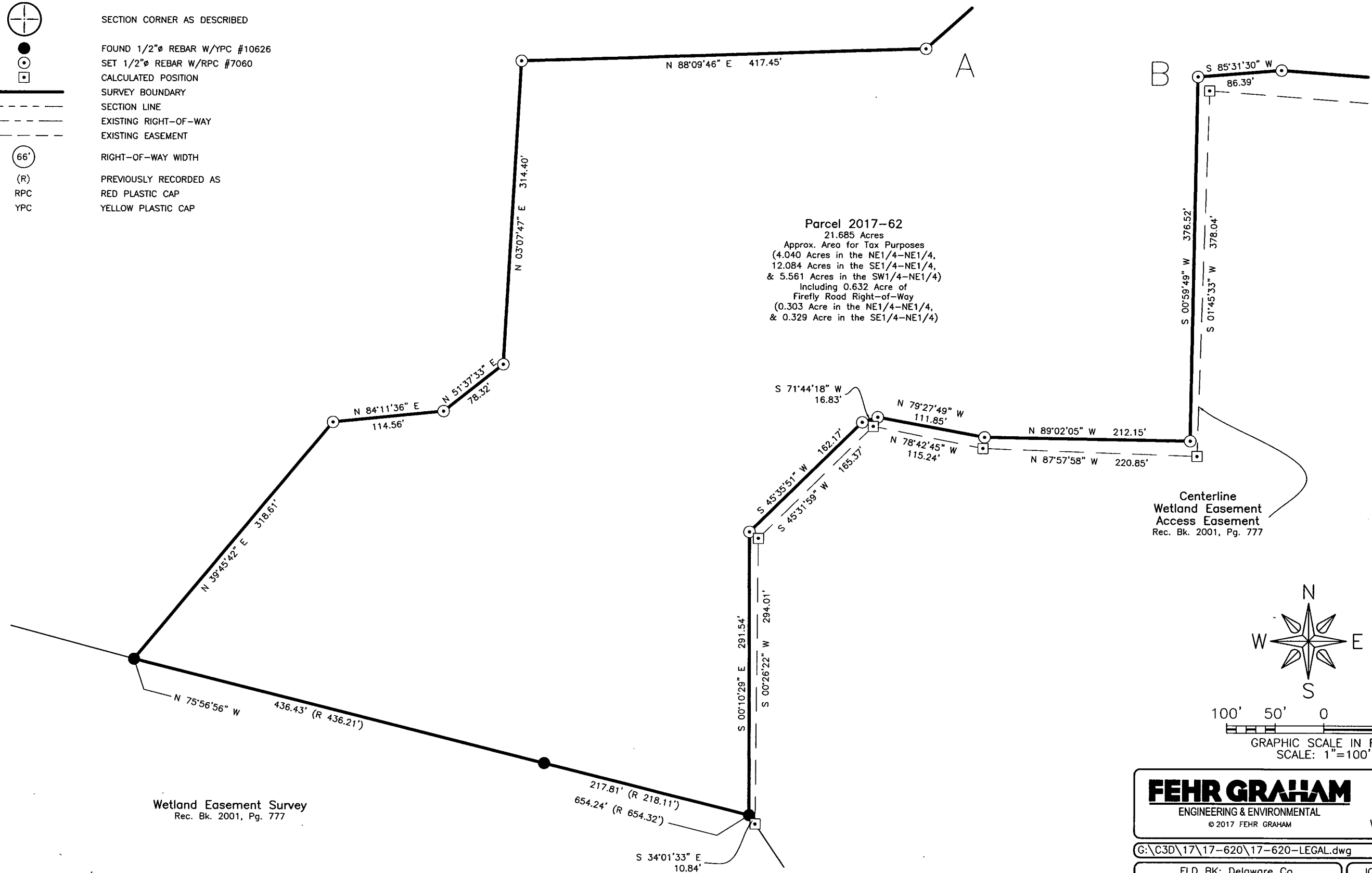
SHEET NUMBER:
2 of 3

PLOT DATE: 8/8/17

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

LEGEND

⊕	SECTION CORNER AS DESCRIBED
●	FOUND 1/2"ø REBAR W/YPC #10626
⊙	SET 1/2"ø REBAR W/RPC #7060
⊡	CALCULATED POSITION
———	SURVEY BOUNDARY
— - - - —	SECTION LINE
—— - ——	EXISTING RIGHT-OF-WAY
- - - - -	EXISTING EASEMENT
(66')	RIGHT-OF-WAY WIDTH
(R)	PREVIOUSLY RECORDED AS
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP



N
W E
S

100' 50' 0 100'

GRAPHIC SCALE IN FEET
SCALE: 1"=100'

NOTE CORNERS SHOWN ON THE PLAT LABELED A AND B ARE LABELED ONLY FOR REFERENCE TO HELP GOING FROM PAGE TO PAGE ON PLAT OF SURVEY

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2017 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\C3D\17\17-620\17-620-LEGAL.dwg

FLD BK: Delaware Co.
Coffins Grove Twp. 1
PG: 29-30
SURVEY WAS COMPLETED ON:
July 25, 2017

JOB NUMBER: 17-620

SHEET NUMBER: 3 of 3

PLOT DATE: 8/8/17

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

Project No. 17-620 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. & P.L.S. 8-9-17
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 Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 9th day of August, 2017.

Renee Bohr
Notary Public

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

SURVEY AND PLAT OF:

Survey Description:

Parcel 2017-62 in the Northeast Quarter of Section 12, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the East Quarter Corner said Section;

Thence **North 00°00'51" West (Assumed Bearing), 888.58 feet** along the East Line of said Section and Centerline of Firefly Road to the Point of Beginning;

Thence **South 89°59'09" West, 33.00 feet;**

Thence **North 76°36'35" West, 139.70 feet;**

Thence **North 00°00'36" West, 55.30 feet;**

Thence **North 84°41'31" West, 159.71 feet;**

Thence **North 05°22'22" East, 21.66 feet;**

Thence **North 85°48'23" West, 435.94 feet;**

Thence **South 85°31'30" West, 86.39 feet;**

Thence **South 00°59'49" West, 376.52 feet;**

Thence **North 89°02'05" West, 212.15 feet;**

Thence **North 79°27'49" West, 111.85 feet;**

Thence **South 71°44'18" West, 16.83 feet;**

Thence **South 45°35'51" West, 162.17 feet;**

Thence **South 00°10'29" East, 291.54 feet;**

Thence **North 75°56'56" West, 654.24 feet;**

Thence **North 39°45'42" East, 318.61 feet;**

Thence **North 84°11'36" East, 114.56 feet;**

Thence **North 51°37'33" East, 78.32 feet;**

Thence **North 03°07'47" East, 314.40 feet;**

Thence **North 88°09'46" East, 417.45 feet;**

Thence **North 48°18'36" East, 348.07 feet;**

Thence **North 89°52'02" East, 173.43 feet;**

Thence **North 17°25'05" East, 11.85 feet;**

Thence **North 65°00'06" East, 231.47 feet;**

Thence **North 30°26'53" East, 387.40 feet;**

Thence **South 85°57'02" East, 251.93 feet;**

Thence **South 89°59'42" East, 33.00 feet** to the East Line of said Section and Centerline of Firefly Road;

Thence **South 00°00'51" East, 834.91 feet** along said Section Line and Centerline to the Point of Beginning;

Containing **21.685 Acres**, including 0.632 Acre of Firefly Road Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

References are hereby made to a Survey and Plat made by Stephen M. Bruner, recorded March 12, 2001, in Book 2001, Page 777; to a Survey and Plat made by Roger R. Mohn, recorded November 9, 2016, in Book 2016, Page 3127; to a Survey and Plat made by J. David Gibbs, recorded October 2, 1991, in Book 6, Page 158; to a Survey and Plat made by F. B. Debe, recorded September 17, 1990, in Book 6, Page 94; all on file in the Delaware County Recorder's office, Manchester, Iowa.