Recorder's Index
County: Delaware
Section: Sec. 1, T89N, R6W, 5TH P.M.
Subdivision: Shady Acres Subdivision
Lot: Parcel 2017-82 and Parcel 2017-83: both being part of Lot 2 of Shady Acres Subdivision
Proprietor(s): John C. & 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. Auditor
NOV 17 2017

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Delaware Co. Assessor
NOV 17 2017

Book 2017 Page 3170

Document 2017 3170 Type 06 002 Pages 2
Date 11/17/2017 Time 10:19:10AM
Rec Amt $12.00

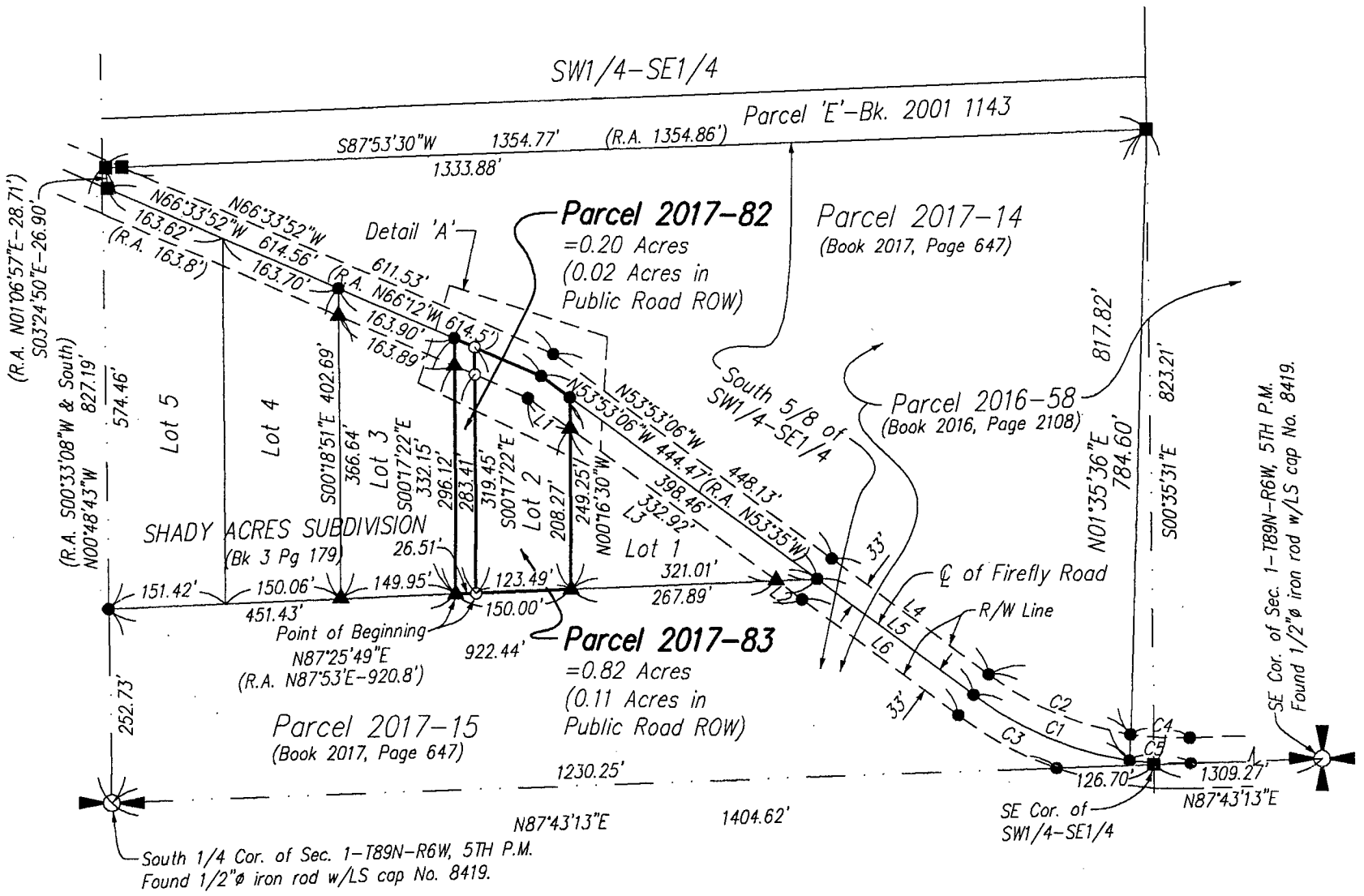
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

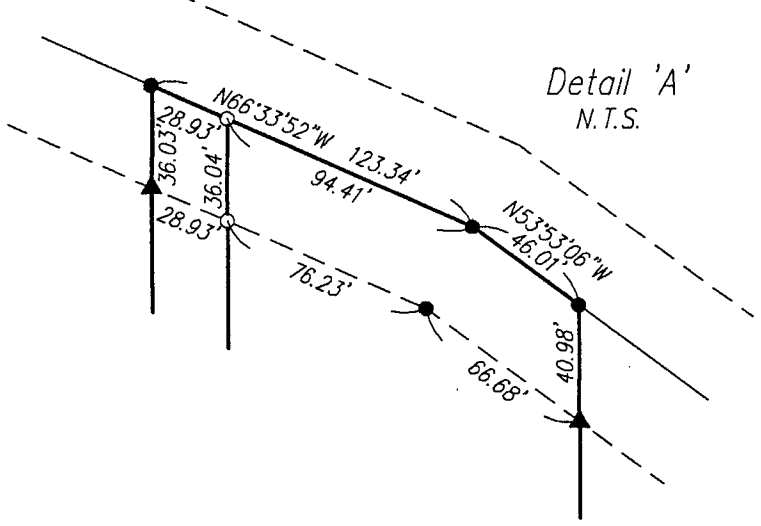
OF

PARCEL 2017-82 AND PARCEL 2017-83; BOTH BEING PART OF LOT 2 OF SHADY ACRES SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4-SE1/4) OF 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'



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

Roger R. Mohn November 14, 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 2 through 2 of 2.

Survey requested by:
John C. Broghammer

Sheet No. 1 of 2
Surveyed: October 2017 (333, 139-142)
November 14, 2017 Drawn By: JJM RRM
S:\Drawings\Surveys\2016\Delaware\HLorenz\Lorenz1.dwg

0 200 400
Scale 1" = 200'

PLAT OF SURVEY OF:

PARCEL 2017-82 being part of Lot Two (2) of Shady Acres Subdivision in 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 0.20 acres, more or less. The exterior boundary of said Parcel 2017-? 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, 252.73 feet along the west line of the SW1/4-SE1/4 of said Section 1; thence N 87°-25'-49" E, 451.43 feet along the south line of Shady Acres Subdivision to the Point of Beginning; thence N 87°-25'-49" E, 26.51 feet along the south line of Shady Acres Subdivision; thence N 00°-17'-22" W, 319.45 feet; thence N 66°-33'-52" W, 28.93 feet along the centerline of Firefly Road; thence S 00°-17'-22" E, 332.15 feet to the Point of Beginning. Said described parcel contains 0.20 acres, more or less. Bearings are based on the Iowa State Plane Coordinate system North Zone (1401) Horizontal NAD 83 (1996).

PARCEL 2017-83 being part of Lot Two (2) of Shady Acres Subdivision in 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 0.82 acres, more or less. The exterior boundary of said Parcel 2017-?? 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, 252.73 feet along the west line of the SW1/4-SE1/4 of said Section 1; thence N 87°-25'-49" E, 477.94 feet along the south line of Shady Acres Subdivision to the Point of Beginning; thence N 87°-25'-49" E, 123.49 feet along the south line of Shady Acres Subdivision; thence N 00°-16'-30" W, 249.25 feet; thence N 53°-53'-06" W, 46.01 feet along the centerline of Firefly Road; thence N 66°-33'-52" W, 94.41 feet along the centerline of Firefly Road; thence S 00°-17'-22" E, 319.45 feet to the Point of Beginning. Said described parcel contains 0.82 acres, more or less. Bearings are based on the Iowa State Plane Coordinate system North Zone (1401) Horizontal NAD 83 (1996).