Recorder's Index	
COUNTY: DELAWARE	
SECTION: 34-87-6	
QUARTER SECTION: SE1/4	
CITY: N/A	
SUBDIVISION: N/A	BLOCK: N/A
LOT(S): PARCELS 2018-30 AND 2018-31	
PROPRIETOR: KEITH F. PEYTON & PATSY J. PEYTON, AKA PATSY JANE PEYTON	
REQUESTED BY: KEITH F. PEYTON	

FILED
Delaware Co. Assessor
MAY 07 2018

FILED
Delaware Co. Auditor
MAY 07 2018

Book 2018 Page 1192
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Date 5/07/2018 Time 10:53:20AM
Rec Amt $17.00

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 2018-30 AND PARCEL 2018-31 IN THE SE1/4 OF SECTION 34-T87N-R6W DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

PARCEL 2018-30 IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 87 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION;

THENCE SOUTH 89°32'49" EAST (ASSUMED BEARING), 1497.25 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL GULF RAILROAD;

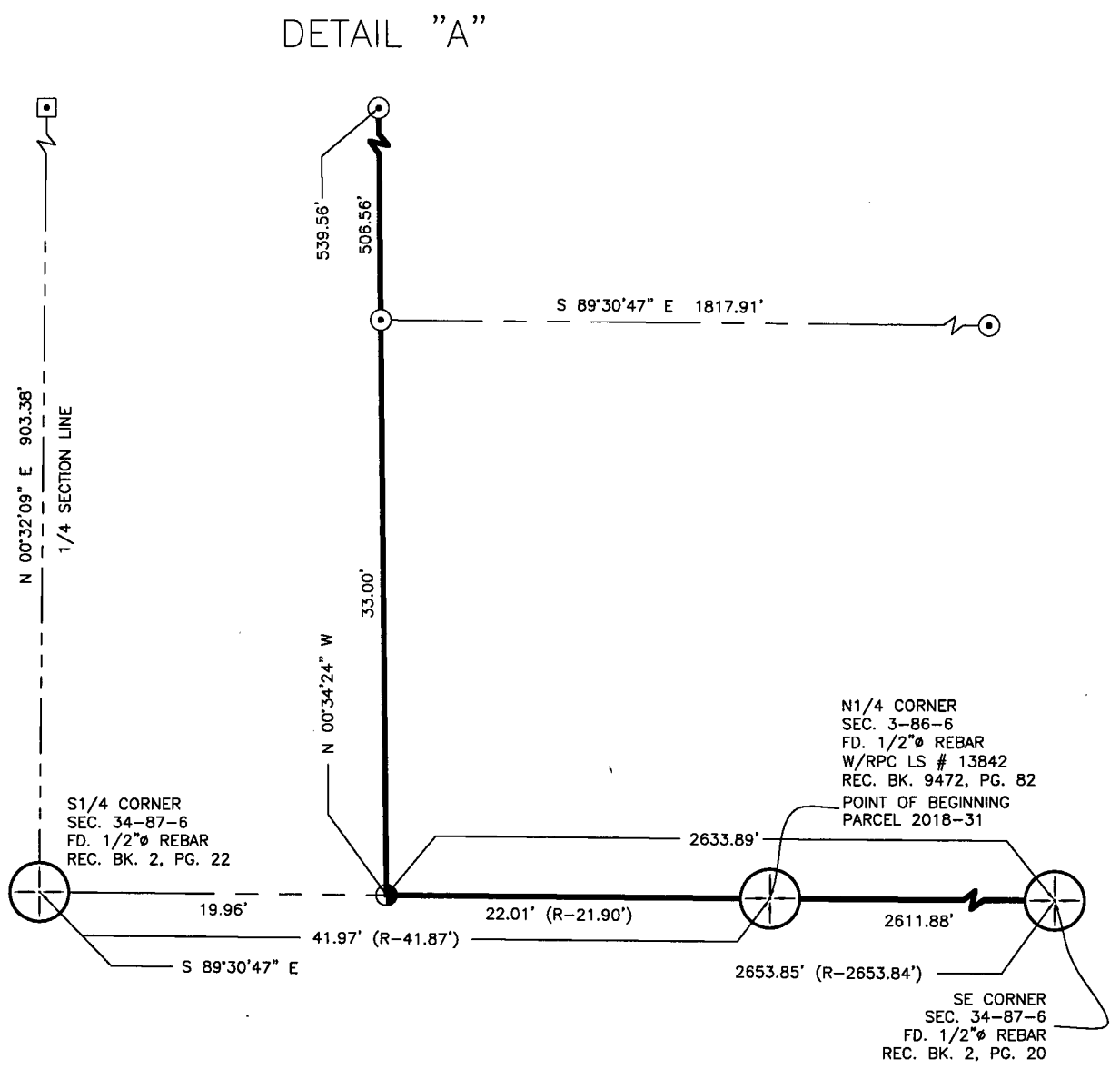
THENCE SOUTH 48°24'29" WEST, 1489.66 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE;

THENCE SOUTHWESTERLY 707.49 FEET ALONG A 1,467.68 FEET RADIUS TANGENT CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 34°35'54" WEST, 700.66 FEET) TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 00°32'09" EAST, 1577.52 FEET ALONG SAID QUARTER SECTION LINE TO THE CENTER OF SECTION AND THE POINT OF BEGINNING;

CONTAINING 23.795 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SEE SHEET 2 FOR DESCRIPTION FOR PARCEL 2018-31



LEGEND

	SECTION CORNER AS DESCRIBED
	FOUND 1/2"ø REBAR W/RPC #13842
	FOUND 1/2"ø REBAR W/YPC #9647
	FOUND 1/2"ø REBAR W/ALUM CAP #5221
	FOUND 1/2"ø REBAR
	SET 1/2"ø REBAR W/RPC #7060
	CALCULATED POSITION
	SURVEY BOUNDARY
	SECTION LINE
	1/4 SECTION LINE
	1/4-1/4 SECTION LINE
	EXISTING RIGHT-OF-WAY
60'	RIGHT-OF-WAY WIDTH
(R)	PREVIOUSLY RECORDED AS
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP

10' 5' 0 10'
GRAPHIC SCALE IN FEET
SCALE: 1"=10'

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. — Date 5-2-18
License Number: 7060
My license renewal date is December 31, 2018.
Sheets covered by this seal: SHEETS 1 THROUGH 3.

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ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

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FLD BK: DEL. CO. ADAMS TWP. 1
PG: 20-21

SURVEY WAS COMPLETED ON:
APRIL 13, 2018

JOB NUMBER: 18-349

SHEET NUMBER: 1 of 3

PLOT DATE: 4/30/18

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

PLAT OF SURVEY
PARCEL 2018-30 AND PARCEL 2018-31 IN THE SE1/4 OF SECTION 34-T87N-R6W
DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

PARCEL 2018-31 IN THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 87 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 86 NORTH, RANGE 6 WEST;

THENCE NORTH 89°30'47" WEST, 22.01 FEET ALONG THE NORTH LINE OF SAID SECTION 3 AND THE SOUTH LINE OF SAID SECTION 34 TO THE EASTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL GULF RAILROAD;

THENCE NORTH 00°34'24" WEST, 539.56 FEET ALONG SAID EASTERLY LINE;

THENCE NORTHEASTERLY 1,169.21 FEET ALONG A 1,367.68 FEET RADIUS TANGENT CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 23°55'03" EAST, 1,133.93 FEET) ALONG SAID EASTERLY LINE;

THENCE NORTH 48°24'29" EAST, 1174.79 FEET ALONG SAID EASTERLY LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND THE WEST LINE OF PARCEL A AS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2003, PAGE 5619, IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA ;

THENCE SOUTH 00°37'42" WEST, 1929.02 FEET ALONG SAID WEST LINE OF PARCEL A TO THE SOUTHWEST CORNER OF PARCEL A;

THENCE SOUTH 89°32'14" EAST, 1327.71 FEET ALONG THE SOUTH LINE OF SAID PARCEL A TO THE EAST LINE OF SAID SECTION 34 AND CENTERLINE OF 140TH AVE.;

THENCE SOUTH 00°44'14" WEST, 438.74 FEET ALONG SAID EAST LINE AND CENTERLINE TO THE SOUTHEAST CORNER OF SECTION 34 AND CENTERLINE OF LINN-DELAWARE ROAD;

THENCE NORTH 89°30'47" WEST, 547.98 FEET ALONG THE SOUTH LINE OF SAID SECTION AND SAID CENTERLINE TO THE EAST LINE OF A PARCEL IN THE SOUTHEAST QUARTER OF SAID SECTION AS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 130, PAGE 17, IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE NORTH 01°07'20" EAST, 250.87 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID PARCEL;

THENCE NORTH 89°20'31" WEST, 271.51 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL;

THENCE SOUTH 00°27'19" WEST, 251.66 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID SECTION AND SAID CENTERLINE;

THENCE NORTH 89°30'47" WEST, 1795.31 FEET ALONG SAID SOUTH LINE AND SAID CENTERLINE TO THE NORTH QUARTER CORNER OF SAID SECTION 3 AND THE POINT OF BEGINNING;

CONTAINING 64.211 ACRES, INCLUDING 1.777 ACRES OF LINN-DELAWARE ROAD RIGHT-OF-WAY AND 0.388 ACRE OF 140TH AVENUE RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BASIS OF BEARING IS NAD83, IOWA REGIONAL COORDINATE SYSTEM, ZONE 3 (ELKADER).

REFERENCE IS HERBY MADE TO A SURVEY AND PLAT MADE BY A. H. MILLER, RECORDED SEPTEMBER 20, 1982, IN BOOK 5, PAGE 41; TO A SURVEY AND PLAT MADE BY CLARENCE J. WALTON, RECORDED JUNE 20, 1996, IN BOOK 7, PAGE 201; TO A SURVEY AND PLAT MADE BY STEPHEN MICHAEL BRAIN, RECORDED MARCH 29, 2002, IN BOOK 2002, PAGE 1158; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA; AND TO A SURVEY AND PLAT MADE BY STEPHEN M. SCOTT, RECORDED MARCH 24, 2016, IN BOOK 9492, PAGE 511-538, ON FILE IN THE LINN COUNTY RECORDER'S OFFICE, CEDAR RAPIDS, IOWA.

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FLD BK: DEL. CO. ADAMS TWP. 1
PG: 20-21

SURVEY WAS COMPLETED ON:
APRIL 13, 2018

JOB NUMBER:
18-349

SHEET NUMBER:
2 of 3

PLOT DATE: 4/27/18

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

PLAT OF SURVEY
PARCEL 2018–30 AND PARCEL 2018–31 IN THE SE1/4 OF SECTION 34–T87N–R6W
DELAWARE COUNTY, IOWA

CENTER
SEC. 34–87–6
FD. 1/2"ø REBAR
REC. BK. 2, PG. 22

S 89°32'49" E (ASSUMED BEARING)

1646.57' (R–1646.45')

1497.25'

74.66'

1/4 SECTION LINE

POINT OF BEGINNING
PARCEL 2018–30

74.66'

1016.62' (R–1016.39')

E1/4 CORNER
SEC. 34–87–6
FD. 1/2"ø REBAR
REC. BK. 2, PG. 21

2663.19' (R–2662.84')

2651.54'

Parcel 2018–30
23.795 Acres
APPROX. AREA FOR TAX PURPOSES
23.196 Acres in the NW1/4–SE1/4,
0.286 Acre in the NE1/4–SE1/4
& 0.313 Acre in the SW1/4–SE1/4)

POINT FALLS IN CREEK.
UNABLE TO SET POINT

2653.14' (R–2652.77')

WARRANTY DEED
REC. BK. 137, PG. 36
AND BK. 2002, PG. 2183

S 48°24'29" W 1489.66'
S 48°24'29" W 1545.10'
N 48°24'29" E 1174.79'

℄ ILLINOIS CENTRAL GULF RAILROAD

NE1/4–SE1/4

1577.52'

1/4 SECTION LINE

NW1/4–SE1/4

C5

C2

C4

C1

C3

170.63'

Parcel A
PLAT REC. BK. 7, PG. 201

1929.02' (R–1928.93')

S 00°37'42" W

WEST LINE E1/2–SE1/4

APPROXIMATE
1/4–1/4 SECTION LINE

SECTION LINE

2214.40'

WARRANTY DEED
REC. BK. 137, PG. 36
AND BK. 2002, PG. 2183

Parcel F
PLAT REC. BK. 2002,
PG. 1153

PARCEL 2018–31
64.211 ACRES
APPROX. AREA FOR TAX PURPOSES
(53.583 ACRES IN THE SW1/4–SE1/4,
& 10.628 ACRES IN THE SE1/4–SE1/4)
INCLUDING 1.777 ACRES OF LINN–DELAWARE RD.
RIGHT–OF–WAY
(0.991 ACRE IN THE SW1/4–SE1/4,
& 0.786 ACRE IN THE SE1/4–SE1/4)
INCLUDING 0.388 ACRE OF 140TH AVE. RIGHT–OF–WAY

SE1/4–SE1/4

℄ 140TH AVE.

S 89°32'14" E 1327.71'(R–1327.55')

1287.71' (R–1287.55')

40.00'

405.73'

SW1/4–SE1/4

563.16'
903.38'
539.56'

N 00°32'09" E
S 00°34'24" E
N 00°34'24" W

N1/4 CORNER
SEC. 3–86–6
FD. 1/2"ø REBAR
W/RPC LS # 13842
REC. BK. 9472, PG. 82

POINT OF BEGINNING
PARCEL 2018–31

PARCEL IN SE1/4
PLAT REC. BK. 5,
PG. 41

N 89°20'31" W
271.51'
(R–271.33')

S 00°27'19" W
251.66'
(R–252.67')

218.66'
(R–219.67')

218.76'
(R–218.54')

N 01°07'20" E
250.87'
(R–251.54')

N 00°44'14" E
438.74' (R–438.52')
S 00°44'14" W

S 89°30'47" E 1817.91'

S 89°30'47" E 507.76'

22.01'
(R–21.90')

SECTION LINE 1795.31'

℄ LINN–DELAWARE RD.

268.59'
(R–268.22')

547.98' (R–547.78')

33.00'
(R–33.00')

32.11'
(R–33.00')

DETAIL "A"
SEE SHEET 1

N 89°30'47" W

2653.85' (R–2653.84')

S1/4 CORNER
SEC. 34–87–6
FD. 1/2"ø REBAR
REC. BK. 2, PG. 22

SE CORNER
SEC. 34–87–6
FD. 1/2"ø REBAR
REC. BK. 2, PG. 20

Curve Table				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	1211.96'	1417.68'	S 23°55'03" W	1175.39'
C2	843.81'	1417.68'	S 31°21'24" W	831.41'
C3	368.14'	1417.68'	S 06°51'57" W	367.11'
C4	1169.21'	1367.68'	N 23°55'03" E	1133.93'
C5	707.49'	1467.68'	S 34°35'54" W	700.66'

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND 1/2"ø REBAR W/RPC #13842
- FOUND 1/2"ø REBAR W/YPC #9647
- FOUND 1/2"ø REBAR W/ALUM CAP #5221
- FOUND 1/2"ø REBAR
- SET 1/2"ø REBAR W/RPC #7060
- CALCULATED POSITION
- SURVEY BOUNDARY
- SECTION LINE
- 1/4 SECTION LINE
- 1/4–1/4 SECTION LINE
- EXISTING RIGHT–OF–WAY
- (60') RIGHT–OF–WAY WIDTH
- (R) PREVIOUSLY RECORDED AS
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP

N W E S

300' 150' 0 300'

GRAPHIC SCALE IN FEET
SCALE: 1"=300'

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