Recorder's Index
County: Delaware
Section: Sec. 23, T88N, R5W, 5th P.M.
Lot & Aliquot Part: Parcel 2019-109 being part of Parcel 2013-66 in the SE1/4-NE1/4
Proprietor(s): Shawn Reth & Stacia Koontz
Requested by: Shawn Reth
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
DEC 26 2019

FILED
Delaware Co. Auditor
DEC 26 2019

Book 2019 Page 3666
2019 3666 Type 06 002 Pages 2
Date 12/26/2019 Time 12:46:58PM
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 • •

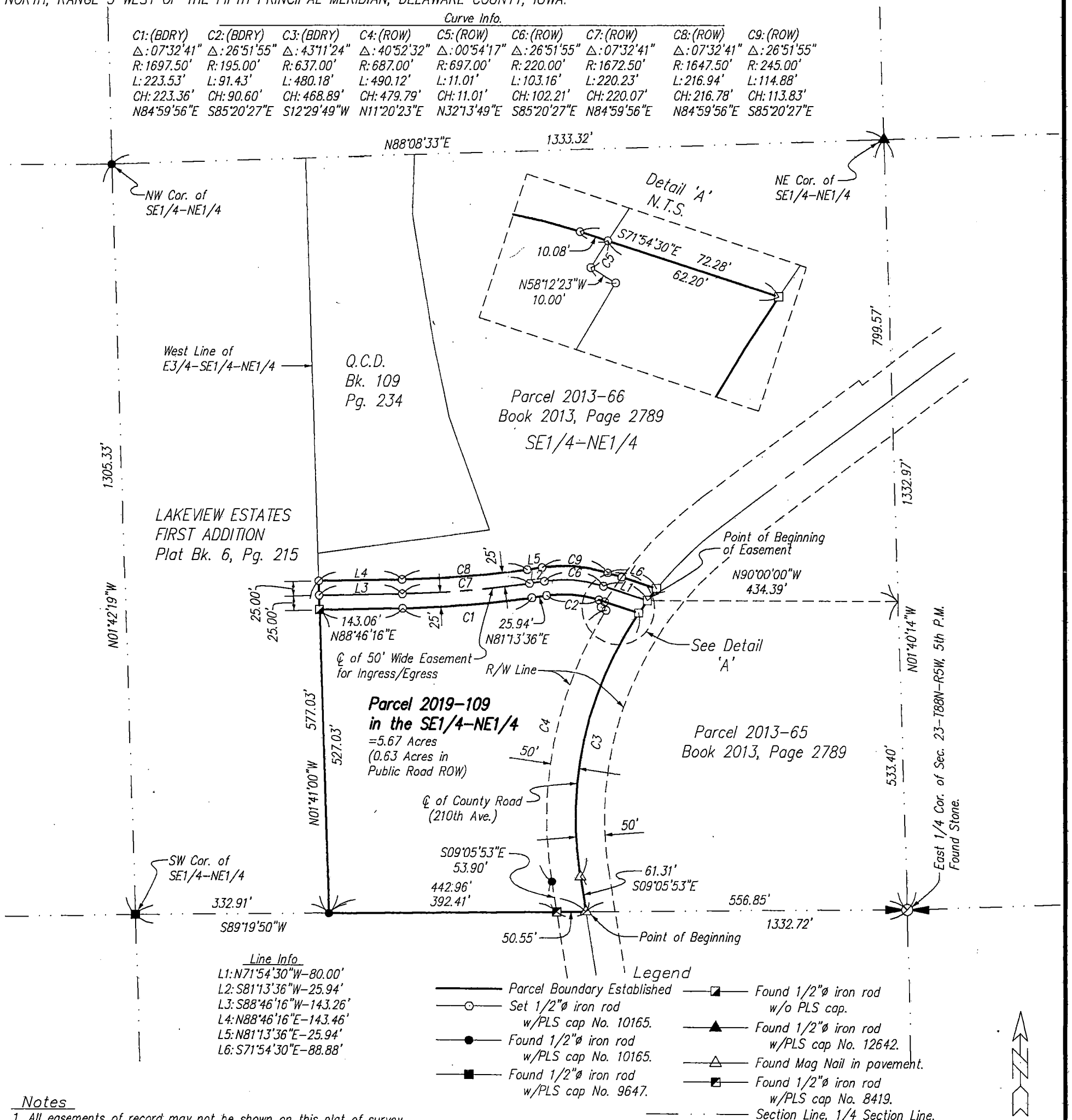
PLAT OF SURVEY

of

PARCEL 2019-109 BEING PART OF PARCEL 2013-66 IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION 23, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

Curve Info.

C1:(BDRY)	C2:(BDRY)	C3:(BDRY)	C4:(ROW)	C5:(ROW)	C6:(ROW)	C7:(ROW)	C8:(ROW)	C9:(ROW)
Δ:07°32'41"	Δ:26°51'55"	Δ:43°11'24"	Δ:40°52'32"	Δ:00°54'17"	Δ:26°51'55"	Δ:07°32'41"	Δ:07°32'41"	Δ:26°51'55"
R:1697.50'	R:195.00'	R:637.00'	R:687.00'	R:697.00'	R:220.00'	R:1672.50'	R:1647.50'	R:245.00'
L:223.53'	L:91.43'	L:480.18'	L:490.12'	L:11.01'	L:103.16'	L:220.23'	L:216.94'	L:114.88'
CH:223.36'	CH:90.60'	CH:468.89'	CH:479.79'	CH:11.01'	CH:102.21'	CH:220.07'	CH:216.78'	CH:113.83'
N84°59'56"E	S85°20'27"E	S12°29'49"W	N11°20'23"E	N32°13'49"E	S85°20'27"E	N84°59'56"E	N84°59'56"E	S85°20'27"E



Line Info

L1:N71°54'30"W-80.00'
L2:S81°13'36"W-25.94'
L3:S88°46'16"W-143.26'
L4:N88°46'16"E-143.46'
L5:N81°13'36"E-25.94'
L6:S71°54'30"E-88.88'

Legend

- Parcel Boundary Established
- Set 1/2"ø iron rod w/PLS cap No. 10165.
- Found 1/2"ø iron rod w/PLS cap No. 10165.
- Found 1/2"ø iron rod w/PLS cap No. 9647.
- Found 1/2"ø iron rod w/o PLS cap.
- Found 1/2"ø iron rod w/PLS cap No. 12642.
- Found Mag Nail in pavement.
- Found 1/2"ø iron rod w/PLS cap No. 8419.
- Section Line, 1/4 Section Line, or 1/4-1/4 Section Line.
- (R.A.) Recorded As
- Set Mag Nail w/PLS washer No. 10165 in pavement.

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 (2011).
3. The easement recorded in Book 125, Page 104 had multiple errors. The easement within this plat is a re-creation of the intent of the parties involved within the property owned by Shawn Reth and Stacia Koontz.

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 December 23, 2019

Roger R. Mohn Date

License Number 10165

My license renewal date is December 31, 20 20

Pages or sheets covered by this seal: Sheet 1 of 2 through 2 of 2.

Proprietor(s):
Shawn Reth
Stacia Koontz

Survey requested by:
Shawn Reth

0 180 360
Scale 1" = 180'

Sheet No. 1 of 2
Surveyed: November, 2019 (362, 03-06)
December 6, 2019 Drawn By: JJM LFG RRM
S:\Drawings\Surveys\2019\Delaware\SRETH\RETH1.dwg

PLAT OF SURVEY OF:

Parcel 2019-109 being part of Parcel 2013-66 in the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) of Section Twenty-three (23), Township Eighty-eight (88) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa containing 5.67 acres, more or less, and more particularly described by metes and bounds as follows:

Commencing at the East 1/4 Corner of Section 23, Township 88 North, Range 5 West of the 5th P.M.; thence S 89°-19'-50" W, 556.85 feet along the south line of the SE1/4-NE1/4 of said Section 23 to the Point of Beginning; thence S 89°-19'-50" W, 442.96 feet along the south line of the SE1/4-NE1/4 of said Section 23; thence N 01°-41'-00" W, 527.03 feet; thence N 88°-46'-16" E, 143.06 feet; thence 223.53 feet along the arc of a 1697.50 foot radius curve concave northerly with a central angle of 07°-32'-41" and a long chord which bears N 84°-59'-56" E, 223.36 feet; thence N 81°-13'-36" E, 25.94 feet; thence 91.43 feet along the arc of a 195.00 foot radius curve concave southerly with a central angle of 26°-51'-55" and a long chord which bears S 85°-20'-27" E, 90.60 feet; thence S 71°-54'-30" E, 72.28 feet; thence 480.18 feet along the approximate centerline of 210th Avenue which is along the arc of a 637.00 foot radius curve concave southeasterly with a central angle of 43°-11'-24" and a long chord which bears S 12°-29'-49" W, 468.89 feet; thence S 09°-05'-53" E, 61.31 feet along the approximate centerline of 210th Avenue to the Point of Beginning. Said described parcel contains 5.67 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

A Fifty (50) foot wide easement for ingress and egress located in Parcel 2013-66 in the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) of Section Twenty-three (23), Township Eighty-eight (88) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa. The centerline of said easement is more particularly described by metes and bounds as follows:

Commencing at the East 1/4 Corner of Section 23, Township 88 North, Range 5 West of the 5th P.M.; thence N 01°-40'-14" W, 533.40 feet along the east line of the SE1/4-NE1/4 of said Section 23; thence N 90°-00'-00" W, 434.39 feet to a point on the centerline of 210th Avenue which is the Point of Beginning; thence N71°-54'-30" W, 80.00 feet; thence 103.16 feet along the arc of a 220.00 foot radius curve concave southerly with a central angle of 26°-51'-55" and a long chord which bears N 85°20'-27" W, 102.21 feet; thence S 81°-13'-36" W, 25.94 feet; thence 220.23 feet along the arc of a 1672.50 foot radius curve concave northerly with a central angle of 07°-32'-41" and a long chord which bears S 84°-59'-56" W, 220.07 feet; thence S 88°-46'-16" W, 143.26 feet to the Endpoint of the said described easement. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).