Recorder's Index
County: Delaware
Section: Sec. 10, T90N, R4W, 5th P.M.
Lot & Aliquot Part: Parcel 2020-19 being part of Parcel 'I' in the SE1/4-NW1/4;
Parcel 2020-20 being part of Parcel 'I' in the SE1/4-NW1/4 and NE1/4-NW1/4
Proprietor(s): Brett W. & Lori A. Nagel
Requested by: Brett W. Nagel
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

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Delaware Co. Assessor
FEB 21 2020

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FEB 21 2020

Book 2020 Page 489

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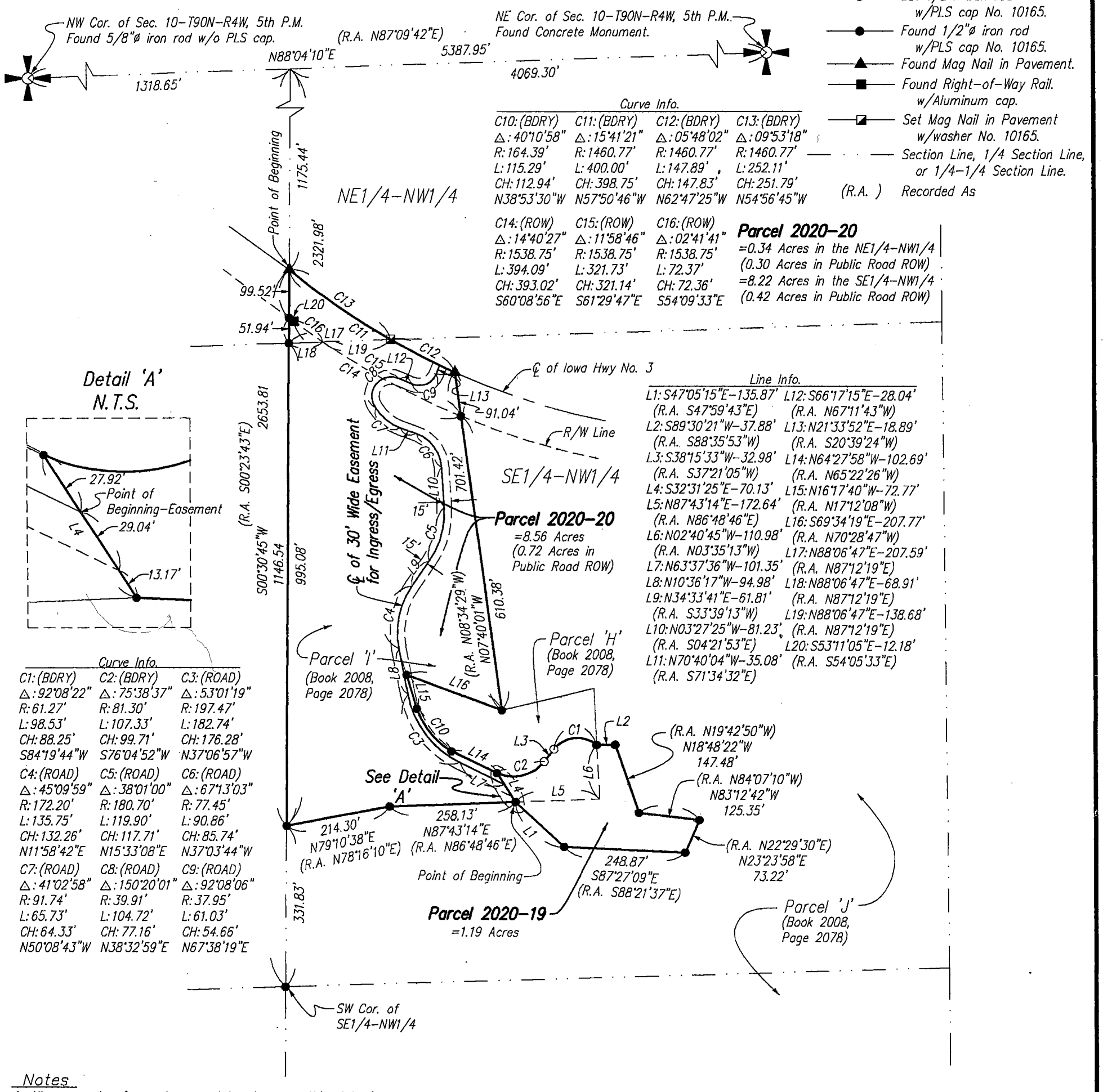
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

of

PARCEL 2020-19 BEING PART OF PARCEL 'I' IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) AND PARCEL 2020-20 BEING PART OF PARCEL 'I' IN BOTH THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4); BOTH OF SECTION 10, TOWNSHIP 90 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



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 Mag Nail in Pavement.
- Found Right-of-Way Rail. w/Aluminum cap.
- Set Mag Nail in Pavement w/washer No. 10165.
- Section Line, 1/4 Section Line, or 1/4-1/4 Section Line.
- (R.A.) Recorded As

Curve Info.

C10: (BDRY)	C11: (BDRY)	C12: (BDRY)	C13: (BDRY)
Δ: 40°10'58"	Δ: 15°41'21"	Δ: 05°48'02"	Δ: 09°53'18"
R: 164.39'	R: 1460.77'	R: 1460.77'	R: 1460.77'
L: 115.29'	L: 400.00'	L: 147.89'	L: 252.11'
CH: 112.94'	CH: 398.75'	CH: 147.83'	CH: 251.79'
N38°53'30"W	N57°50'46"W	N62°47'25"W	N54°56'45"W
C14: (ROW)	C15: (ROW)	C16: (ROW)	
Δ: 14°40'27"	Δ: 11°58'46"	Δ: 02°41'41"	
R: 1538.75'	R: 1538.75'	R: 1538.75'	
L: 394.09'	L: 321.73'	L: 72.37'	
CH: 393.02'	CH: 321.14'	CH: 72.36'	
S60°08'56"E	S61°29'47"E	S54°09'33"E	

Parcel 2020-20
=0.34 Acres in the NE1/4-NW1/4
(0.30 Acres in Public Road ROW)
=8.22 Acres in the SE1/4-NW1/4
(0.42 Acres in Public Road ROW)

Line Info.

L1: S47°05'15"E-135.87' (R.A. S47°59'43"E)	L12: S66°17'15"E-28.04' (R.A. N67°11'43"W)
L2: S89°30'21"W-37.88' (R.A. S88°35'53"W)	L13: N21°33'52"E-18.89' (R.A. S20°39'24"W)
L3: S38°15'33"W-32.98' (R.A. S37°21'05"W)	L14: N64°27'58"W-102.69' (R.A. N65°22'26"W)
L4: S32°31'25"E-70.13'	L15: N16°17'40"W-72.77'
L5: N87°43'14"E-172.64' (R.A. N86°48'46"E)	(R.A. N17°12'08"W)
L6: N02°40'45"W-110.98' (R.A. N03°35'13"W)	L16: S69°34'19"E-207.77' (R.A. N70°28'47"W)
L7: N63°37'36"W-101.35'	L17: N88°06'47"E-207.59'
L8: N10°36'17"W-94.98'	(R.A. N87°12'19"E)
L9: N34°33'41"E-61.81' (R.A. S33°39'13"W)	L18: N88°06'47"E-68.91' (R.A. N87°12'19"E)
L10: N03°27'25"W-81.23' (R.A. S04°21'53"E)	L19: N88°06'47"E-138.68' (R.A. N87°12'19"E)
L11: N70°40'04"W-35.08' (R.A. S71°34'32"E)	L20: S53°11'05"E-12.18' (R.A. S54°05'33"E)

Detail 'A'
N.T.S.

Curve Info.

C1: (BDRY)	C2: (BDRY)	C3: (ROAD)
Δ: 92°08'22"	Δ: 75°38'37"	Δ: 53°01'19"
R: 61.27'	R: 81.30'	R: 197.47'
L: 98.53'	L: 107.33'	L: 182.74'
CH: 88.25'	CH: 99.71'	CH: 176.28'
S84°19'44"W	S76°04'52"W	N37°06'57"W
C4: (ROAD)	C5: (ROAD)	C6: (ROAD)
Δ: 45°09'59"	Δ: 38°01'00"	Δ: 67°13'03"
R: 172.20'	R: 180.70'	R: 77.45'
L: 135.75'	L: 119.90'	L: 90.86'
CH: 132.26'	CH: 117.71'	CH: 85.74'
N11°58'42"E	N15°33'08"E	N37°03'44"W
C7: (ROAD)	C8: (ROAD)	C9: (ROAD)
Δ: 41°02'58"	Δ: 150°20'01"	Δ: 92°08'06"
R: 91.74'	R: 39.91'	R: 37.95'
L: 65.73'	L: 104.72'	L: 61.03'
CH: 64.33'	CH: 77.16'	CH: 54.66'
N50°08'43"W	N38°32'59"E	N67°38'19"E

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).

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 February 20, 2020
Roger R. Mohn Date

License Number 10165
My license renewal date is December 31, 2020
Pages or sheets covered by this seal:
Sheet 1 of 3 through 3 of 3.

Proprietor(s):
Brett W. & Lori A. Nagel

Survey requested by:
Brett W. Nagel

Sheet No. 1 of 3
Surveyed: January, 2020 (359, 109-112)
February 20, 2020 Drawn By: LFG, JJM, RRM
S:\Drawings\Surveys\2020\Delaware\BNagel\Nagel1.dwg

0 220 440
Scale 1" = 220'

PLAT OF SURVEY OF:

Parcel 2020-19 being part of Parcel 'I' in the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4) of Section Ten (10), Township Ninety (90) North, Range Four (4) West of the Fifth Principal Meridian, Delaware County, Iowa containing 1.19 acres, more or less, and more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Section 10, Township 90 North, Range 4 West of the 5th P.M.; thence N 88°-04'-10" E, 1318.65 feet along the north line of the NW1/4 of said Section 10; thence S 00°-30'-45" W, 2321.98 feet along the west line of the NE1/4-NW1/4 and the west line of the SE1/4-NW1/4 of said Section 10; thence N 79°-10'-38" E, 214.30 feet; thence N 87°-43'-14" E, 258.13 feet to the Point of Beginning; thence S 47°-05'-15" E, 135.87 feet; thence S 87°-27'-09" E, 248.87 feet; thence N 23°-23'-58" E, 73.22 feet; thence N 83°-12'-42" W, 125.35 feet; thence N 18°-48'-22" W, 147.48 feet; thence S 89°-30'-21" W, 37.88 feet; thence 98.53 feet along the arc of a 61.27 foot radius curve concave southerly with a central angle of 92°-08'-22" and a long chord which bears S 84°-19'-44" W, 88.25 feet; thence S 38°-15'-33" W, 32.98 feet; thence 107.33 feet along the arc of a 81.30 foot radius curve concave northwesterly with a central angle of 75°-38'-37" and a long chord which bears S 76°-04'-52" W, 99.71 feet; thence S 32°-31'-25" E, 70.13 to the Point of Beginning. Said described parcel contains 1.19 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Parcel 2020-20 being part of Parcel 'I' in the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4) and in the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4); all in Section Ten (10), Township Ninety (90) North, Range Four (4) West of the Fifth Principal Meridian, Delaware County, Iowa containing 8.56 acres, more or less, and more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Section 10, Township 90 North, Range 4 West of the 5th P.M.; thence N 88°-04'-10" E, 1318.65 feet along the north line of the NW1/4 of said Section 10; thence S 00°-30'-45" W, 1175.44 feet along the west line of the NE1/4-NW1/4 of said Section 10 to the Point of Beginning; thence S 00°-30'-45" W, 1146.54 feet along the west line of the NE1/4-NW1/4 and the west line of the SE1/4-NW1/4 of said Section 10; thence N 79°-10'-38" E, 214.30 feet; thence N 87°-43'-14" E, 258.13 feet; thence N 32°-31-25" W, 70.13 feet; thence N 64°-27'-58" W, 102.69 feet; thence 115.29 feet along the arc of a 164.39 foot radius curve concave northeasterly with a central angle of 40°-10'-58" and a long chord which bears N 38°-53'30" W, 112.94 feet; thence N 16°-17'-40" W, 72.77 feet; thence S 69°-34'-19" E, 207.77 feet; thence N 07°-40'-01" W, 701.42 feet; thence 400.00 feet along the arc of a 1460.77 foot radius curve concave northeasterly with a central angle of 15°-41'-21" and a long chord which bears N 57°-50'-46" W, 398.75 feet to the Point of Beginning. Said described parcel contains 8.56 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

A Thirty (30) foot wide easement for ingress and egress located in Parcel 'I' in the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4) of Section Ten (10), Township Ninety (90) North, Range Four (4) 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 Northwest Corner of Section 10, Township 90 North, Range 4 West of the 5th P.M.; thence N 88°-04'-10" E, 1318.65 feet along the north line of the NW1/4 of said Section 10; thence S 00°-30'-45" W, 2321.98 feet along the west line of the NE1/4-NW1/4 and along the west line of the SE1/4-NW1/4 of said Section 10; thence N 79°-10'-38" E, 214.30 feet; thence N 87°-43'-14" E, 258.13 feet; thence N 32°-31'-25" W, 42.21 feet to the Point of Beginning; thence N 63°-37'-36" W, 101.35 feet; thence 182.74 feet along the arc of a 197.47 foot radius curve concave northeasterly with a central angle of 53°-01'-19" and has a long chord which bears N 37°-06'-57" W, 176.28 feet; thence N 10°-36'-17" W, 94.98 feet; thence 135.75 feet along the arc of a 172.20 foot radius curve concave easterly with a central angle of 45°-09'-59" and has a long chord which bears N 11°-58'-42" E, 132.26 feet; thence N 34°-33'-41" E, 61.81 feet; thence 119.90 feet along the arc of a 180.70 foot radius curve concave northwesterly with a central angle of 38°-01'00" and has a long chord which bears N 15°-33'-08" E,

117.71 feet; thence N 03°-27'-25" W, 81.23 feet; thence 90.86 feet along the arc of a 77.45 foot radius curve concave southwesterly with a central angle of 67°-13'-03" and has a long chord which bears N 37°-03'-44" W, 85.74 feet; thence N 70°-40'-04" W, 35.08 feet; thence 65.73 feet along the arc of a 91.74 foot radius curve concave northeasterly with a central angle of 41°-02'-58" and has a long chord which bears N 50°-08'-43" W, 64.33 feet; thence 104.72 feet along the arc of a 39.91 foot radius curve concave southeasterly with a central angle of 150°-20'-01" and has a long chord which bears N 38°-32'-59" E, 77.16 feet; thence S 66°-17'-15" E, 28.04 feet; thence 61.03 feet along the arc of a 37.95 foot radius curve concave northwesterly with a central angle of 92°-08'-06" and has a long chord which bears N 67°-38'-19" E, 54.66 feet; thence N 21°-33"-52" E, 18.89 feet to the Endpoint of the said described easement centerline. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).