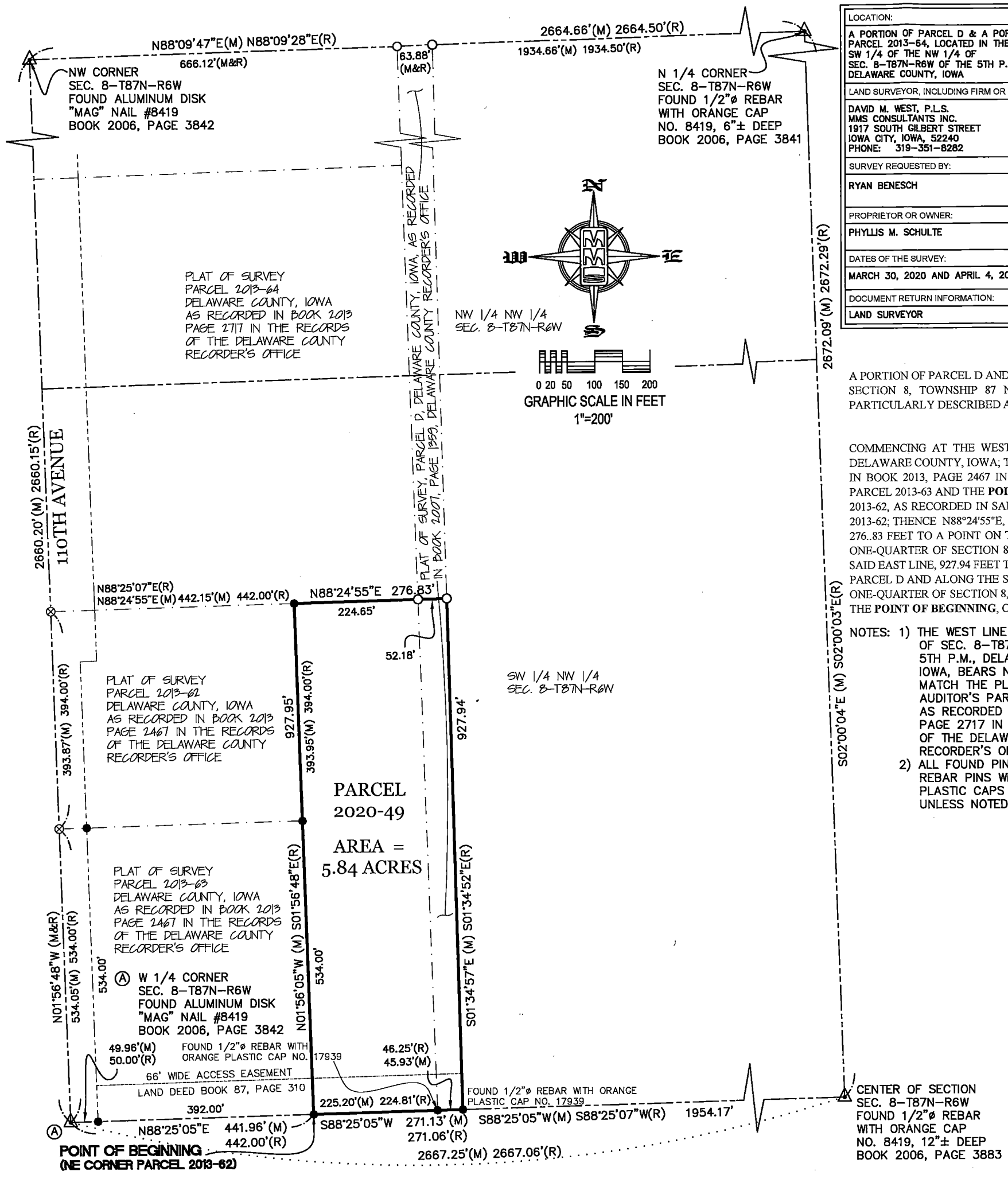


LOCATION:	A PORTION OF PARCEL D & A PORTION OF PARCEL 2013-64, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SEC. 8-T87N-R6W OF THE 5TH P.M., DELAWARE COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	DAVID M. WEST, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:	RYAN BENESCH
PROPRIETOR OR OWNER:	PHYLLIS M. SCHULTE
DATES OF THE SURVEY:	MARCH 30, 2020 AND APRIL 4, 2020
DOCUMENT RETURN INFORMATION:	LAND SURVEYOR

Book 2020 Page 1517

Document 2020 1517 Type 06 002 Pages 1
Date 5/19/2020 Time 9:52:55AM
Rec Amt $7.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor
MAY 19 2020

FILED
Delaware Co. Assessor
MAY 19 2020

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PLAT OF SURVEY
PARCEL 2020-49
DELAWARE COUNTY, IOWA

DESCRIPTION

A PORTION OF PARCEL D AND PARCEL 2013-64, LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 87 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2020-49

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 8, TOWNSHIP 87 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA; THENCE N88°25'05"E, ALONG THE SOUTH LINE OF PARCEL 2013-63, ACCORDING TO THE PLAT RECORDED IN BOOK 2013, PAGE 2467 IN THE DELAWARE COUNTY RECORDER'S OFFICE, 441.96 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2013-63 AND THE **POINT OF BEGINNING** THENCE N01°56'05"W, ALONG THE EAST LINE OF SAID PARCEL 2013-63 AND PARCEL 2013-62, AS RECORDED IN SAID BOOK 2013, PAGE 2467, A DISTANCE OF 927.95 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2013-62; THENCE N88°24'55"E, ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID PARCEL 2013-62, A DISTANCE OF 276..83 FEET TO A POINT ON THE EAST LINE OF PARCEL D, IN THE EAST ONE-HALF OF THE WEST ONE-HALF OF SAID NORTHWEST ONE-QUARTER OF SECTION 8, AS RECORDED IN BOOK 2007, PAGE 1359 IN SAID RECORDER'S OFFICE; THENCE S01°34'57"E, ALONG SAID EAST LINE, 927.94 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL D; THENCE S88°25'05"W, ALONG THE SOUTH LINE OF SAID PARCEL D AND ALONG THE SOUTH LINE OF PARCEL 2013-64, IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 8, AS RECORDED IN BOOK 2013, PAGE 2717 IN SAID RECORDER'S OFFICE, A DISTANCE OF 271.13 FEET TO THE **POINT OF BEGINNING**, CONTAINING 5.84 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:
1) THE WEST LINE OF THE NW 1/4 OF SEC. 8-T87N-R6W OF THE 5TH P.M., DELAWARE COUNTY, IOWA, BEARS N01°56'48"W TO MATCH THE PLAT OF SURVEY AUDITOR'S PARCEL 2013-64 AS RECORDED IN BOOK 2013, PAGE 2717 IN THE RECORDS OF THE DELAWARE COUNTY RECORDER'S OFFICE.
2) ALL FOUND PINS ARE 5/8"ø REBAR PINS WITH YELLOW PLASTIC CAPS NO. 8165, UNLESS NOTED OTHERWISE.

LEGEND AND NOTES

▲	– CONGRESSIONAL CORNER, FOUND
▲	– CONGRESSIONAL CORNER, REESTABLISHED
△	– CONGRESSIONAL CORNER, RECORDED LOCATION
●	– PROPERTY CORNER(S), FOUND (as noted)
○	– PROPERTY CORNERS SET (5/8" Iron Pin with orange, plastic LS Cap embossed with MMS 15749)
⊗	– FOUND CUT "X"
———	– PROPERTY &/or BOUNDARY LINES
———	– CONGRESSIONAL SECTION LINES
———	– RIGHT-OF-WAY LINES
———	– CENTER LINES
———	– LOT LINES, INTERNAL
———	– LOT LINES, PLATTED OR BY DEED
———	– EASEMENT LINES, WIDTH & PURPOSE NOTED
———	– EXISTING EASEMENT LINES, PURPOSE NOTED
(R)	– RECORDED DIMENSIONS
(M)	– MEASURED DIMENSIONS
C22-1	– CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

LICENSED PROFESSIONAL LAND SURVEYOR
DAVID M. WEST
15749
IOWA

SEAL

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.

David M. West 05/18, 2020

DAVID M. WEST
P.L.S. Iowa Lic. No. 15749

My license renewal date is December 31, 2020.

Pages or sheets covered by this seal: 1

MMS
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision

PLAT OF SURVEY
PARCEL 2020-49

A PORTION OF PARCEL D &
A PORTION OF PARCEL 2013-64
LOCATED IN THE SW 1/4 OF THE NW 1/4
OF SEC. 8-T87N-R6W OF THE 5TH P.M.
DELAWARE COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	4/7/2020
Surveyed by: DMW	Field Book No: 1277
Drawn by: MAS	Scale: 1" = 200'
Checked by: DMW	Sheet No: 1
Project No: IC 9327-002	of: 1

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