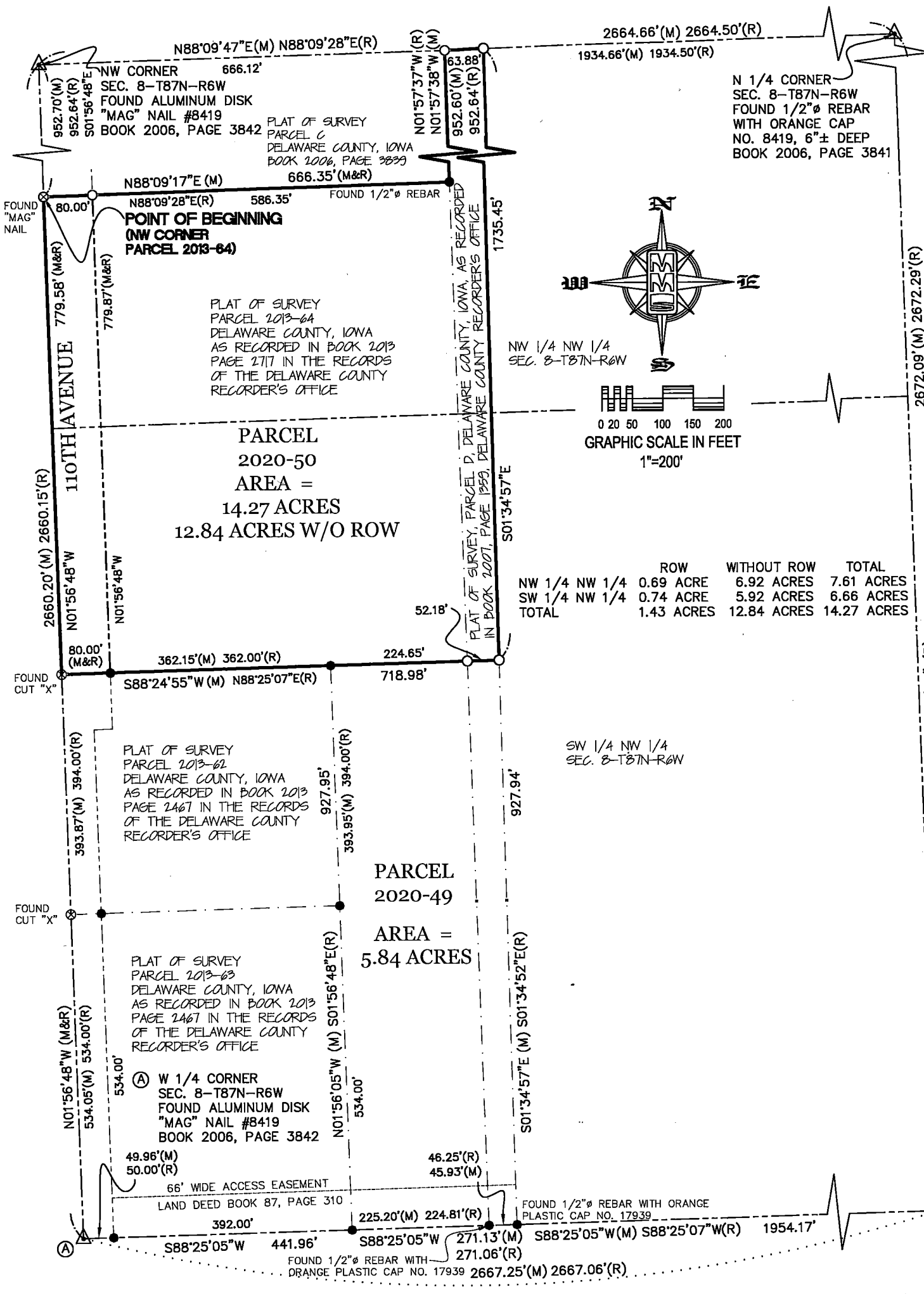


LOCATION:	A PORTION OF PARCEL D & A PORTION OF PARCEL 2013-64, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SEC. 8-T87N-R6W OF THE 5TH P.M., DELAWARE COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	DAVID M. WEST, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 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 1518

Document 2020 1518 Type 06 002 Pages 1
Date 5/19/2020 Time 9:53:06AM
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 2020-50
DELAWARE COUNTY, IOWA

DESCRIPTION

A PORTION OF PARCEL D AND PARCEL 2013-64, LOCATED IN THE WEST ONE-HALF 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 2020-50

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 87 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA; THENCE S01°56'48"E, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8 , A DISTANCE OF 952.70 FEET TO THE NORTHWEST CORNER OF PARCEL 2013-64, IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, TOWNSHIP 87 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 2013, PAGE 2717 IN THE RECORDS OF THE DELAWARE COUNTY RECORDER'S OFFICE AND THE **POINT OF BEGINNING**; THENCE N88°09'17"E, ALONG THE NORTHERLY LINE OF SAID PARCEL 2013-64, A DISTANCE OF 666.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2013-64, SAID POINT BEING ON THE WEST 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 N01°57'38"W, ALONG SAID WEST LINE OF PARCEL D, 952.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL D; THENCE N88°09'47"E, ALONG THE NORTH LINE OF SAID PARCEL D, 63.88 FEET TO THE NORTHEAST CORNER OF SAID PARCEL D; THENCE S01°34'57"E, ALONG THE EAST LINE OF SAID PARCEL D, A DISTANCE OF 1735.45 FEET TO ITS INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL 2013-62, IN THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, AS RECORDED IN BOOK 2013, PAGE 2467 IN SAID RECORDER'S OFFICE; THENCE S88°24'55"W, ALONG SAID EASTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID PARCEL 2013-62, A DISTANCE OF 718.98 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2013-62, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8; THENCE N01°56'48"W, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF PARCEL 2013-64, A DISTANCE OF 779.51 FEET TO THE **POINT OF BEGINNING**, CONTAINING 14.27 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.
3) SEE BOOK 83, PAGE 490 AND BOOK 86, PAGE 118 FOR ROAD RIGHT-OF-WAY INFORMATION ABOUT 110TH AVENUE ALONG THE WEST LINE OF THE NW 1/4 OF SEC. 8-T87N-R6W OF THE 5TH P.M., DELAWARE COUNTY, IOWA.

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)
⊗	– "MAG" NAIL OR CUT "X" AS NOTED
———	– 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
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 2020-50

A PORTION OF PARCEL D &
A PORTION OF PARCEL 2013-64
LOCATED IN THE W 1/2 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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