Recorded: 10/21/2020 at 9:24:45.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3718

Filed Delaware Co Auditor 10/21/2020
Filed Delaware Co Assessor 10/21/2020

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIC MILLER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
ericmiller@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. SE 1/4
Section 17-88N-06W
REQUESTED BY:
INDEPENDENCE WIND ENERGY LLC

PLAT OF SURVEY

PARCEL 2020-97

A PART OF THE SOUTHEAST 1/4 SECTION 17, TOWNSHIP 88 NORTH, RANGE 06 WEST OF THE 5TH PM, DELAWARE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 88° 58' 56" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2642.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE NORTH 01° 21' 25" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 204.12 FEET; THENCE NORTH 88° 38' 56" EAST, 550.00 FEET; THENCE SOUTH 01° 21' 25" EAST, 107.32 FEET; THENCE NORTH 88° 58' 56" EAST, 2092.48 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 01° 11' 46" EAST ALONG SAID EAST LINE, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.40 ACRES (322,385 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 2020-100

A PART OF THE SOUTHEAST 1/4 SECTION 17, TOWNSHIP 88 NORTH, RANGE 06 WEST OF THE 5TH PM, DELAWARE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 88° 58' 56" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2642.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE NORTH 01° 21' 25" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 204.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 21' 25" WEST 270.88 FEET; THENCE NORTH 88° 58' 56" EAST, 550.00 FEET; THENCE SOUTH 01° 21' 25" EAST, 267.68 FEET; THENCE SOUTH 88° 38' 56" WEST, 550.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.40 ACRES (148,103 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

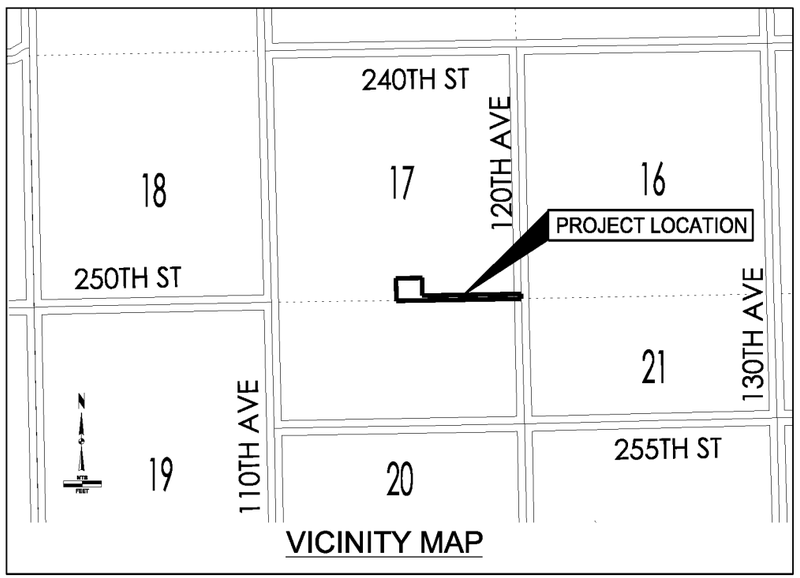
08-20-2020

OWNER

EVERETT J. KENNEDY JR.
1871 160TH AVE
MANCHESTER,IA 52057

BASIS OF BEARING

THE SOUTH LINE OFTHE SOUTHEAST 1/4 OF SECTION 17-88-06 IS ASSUMED TO BEAR S88°58'56"W.



VICINITY MAP

AREA SUMMARY PARCEL 2020-97

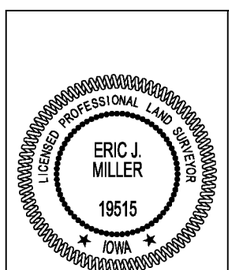
GROSS:	7.40 Acres	322,385 S.F.
ROADWAY EASEMENT:	0.08 Acres	3,300 S.F.
NET:	7.32 Acres	319,085 S.F.

AREA SUMMARY PARCEL 2020-100

NET:	3.40 Acres	148,103 S.F.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Plastic Cap #19515 (Unless Otherwise Noted)	●	○
ROW Rail	H	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		



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.

Eric J. Miller, PLS — 10/21/20 Date

License Number 19515

My License Renewal Date is December 31, 2020

Pages or sheets covered by this seal:
SHEET 1 & 2 OF 2

MARK	REVISION	DATE	BY
Engineer:	Checked By: EJM	Scale: 1"= 100'	
Technician: SRM	Date: 09/30/20	Field Bk: 1250A Pg:8	

Project No: 1140487 — Sheet 1 of 2

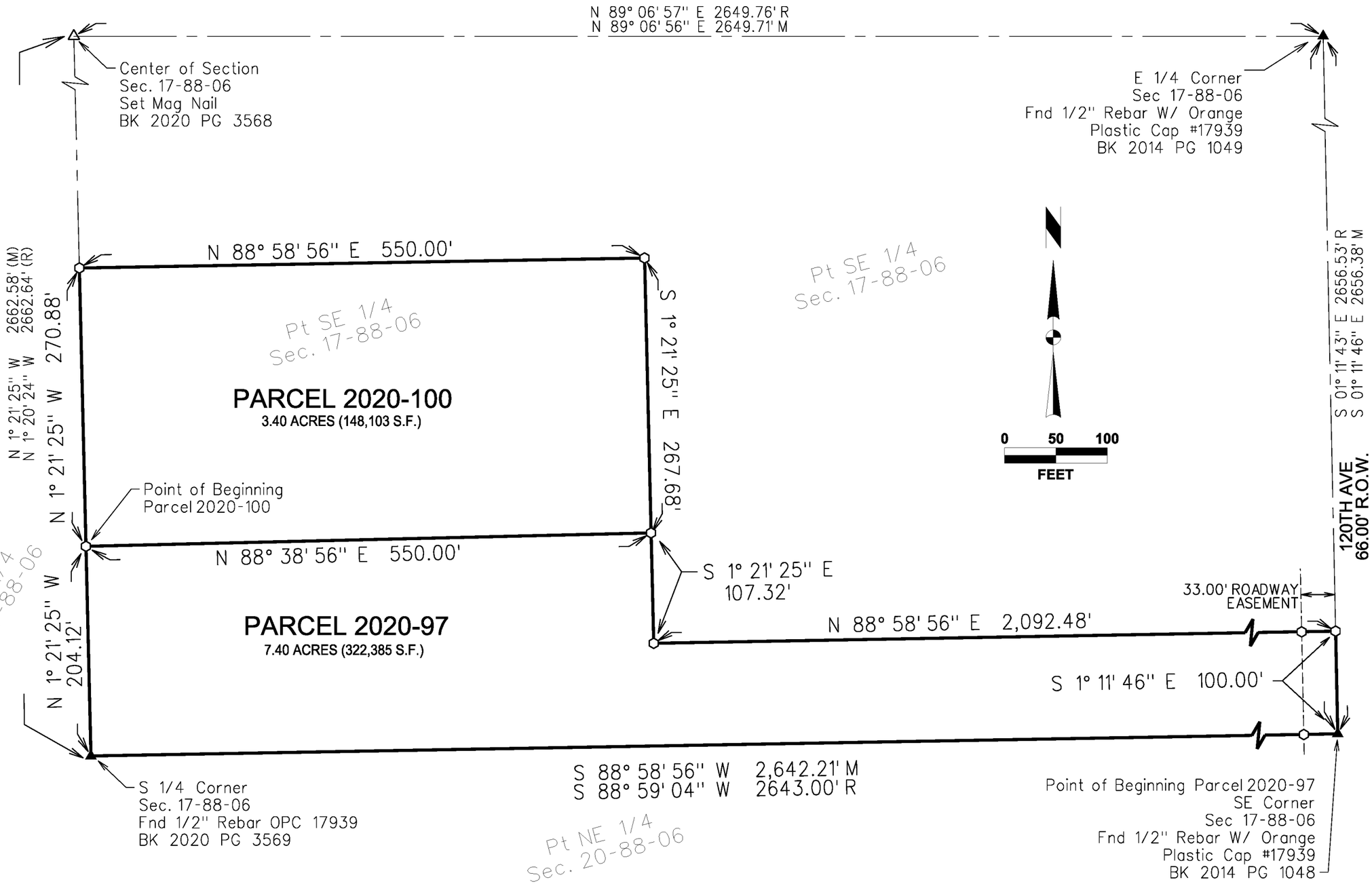
INDEPENDENCE WIND ENERGY LLC
DELAWARE COUNTY, IA
PLAT OF SURVEY

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1140487
Sheet 1 of 2

PLAT OF SURVEY



MARK	REVISION	DATE	BY
Engineer:	Checked By: EJM	Scale: 1"= 100'	
Technician: SRM	Date: 09/30/20	Field Bk: 1250A Pg:8	

Project No: 1140487

Sheet 2 of 2

INDEPENDENCE WIND ENERGY LLC

DELAWARE COUNTY, IA

PLAT OF SURVEY

SNYDER & ASSOCIATES, INC.

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Sheet 2 of 2