Recorder's Index
County: Delaware
City: City of Colesburg
Subdivision: McNamee's South Addition
Lot(s): Lot 15 except the East 66 feet and except the South 25 feet thereof and part of Lot 16
Proprietor(s): Kuhlman Construction Company
Lot(s): South 25 feet of Lot 15 except the East 66 feet thereof and part of Lot 16
Proprietor(s): Kermit Construction Company
Requested by: Donna Kuhlman
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. Auditor
MAR 13 2025

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Delaware Co. Assessor
MAR 13 2025

Book 2025 Page 637

Document 2025 637 Type 06 002 Pages 3
Date 3/13/2025 Time 10:38:17AM
Rec Amt $17.00

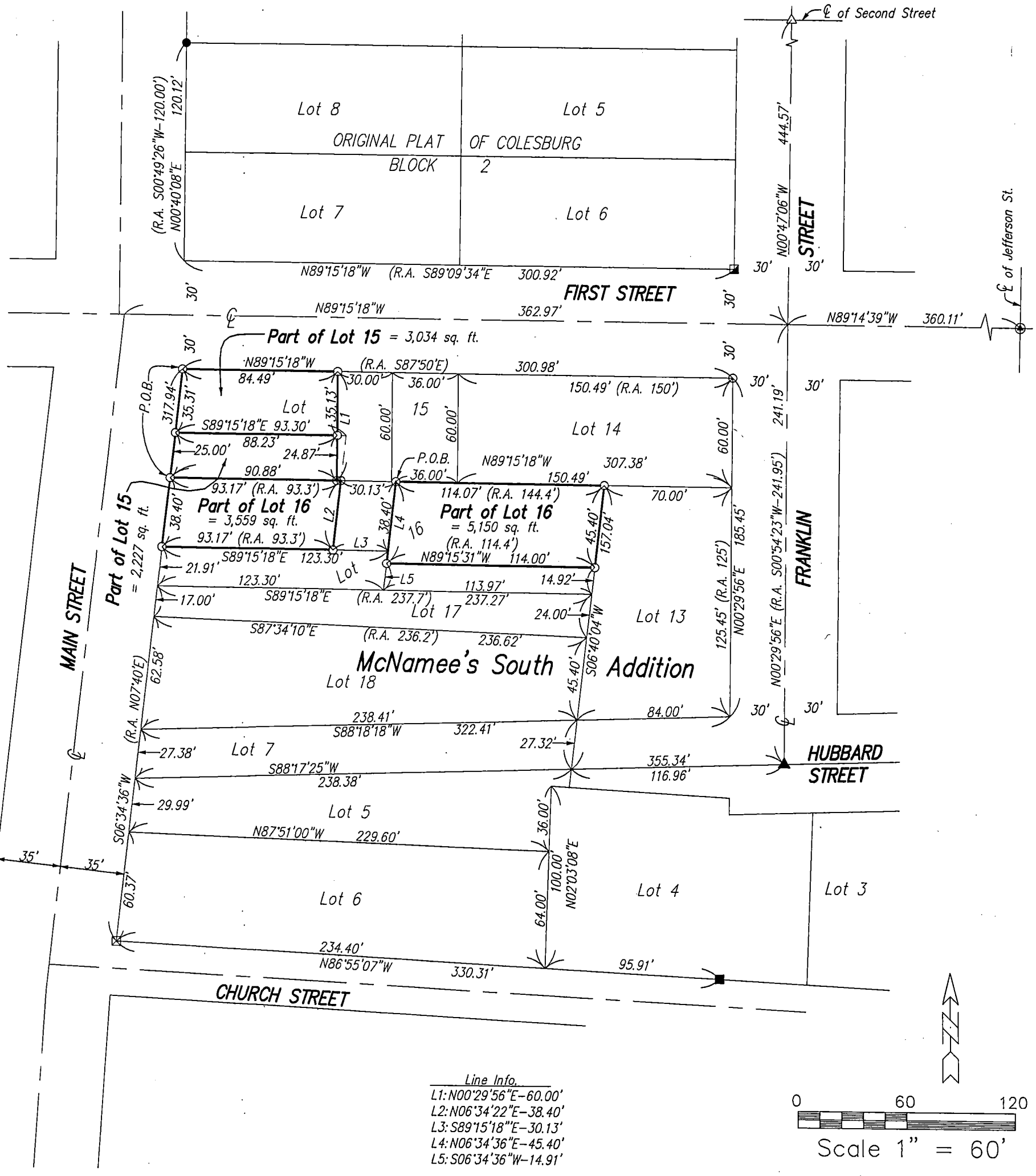
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

RETRACEMENT PLAT OF SURVEY

of

LOT 15 EXCEPT THE EAST 66 FEET THEREOF AND PART OF LOT 16; ALL IN MCNAMEE'S SOUTH ADDITION, IN THE CITY OF COLESBURG, DELAWARE COUNTY, IOWA.



Line Info.
L1: N00°29'56"E-60.00'
L2: N06°34'22"E-38.40'
L3: S89°15'18"E-30.13'
L4: N06°34'36"E-45.40'
L5: S06°34'36"W-14.91'

0 60 120
Scale 1" = 60'

Notes
1. All easements of record may not be shown on this retracement 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 March 9, 2025
Roger R. Mohn Date
License Number 10165
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: Sheet 1 of 3 through 3 of 3.

Proprietor(s):
Kuhlman Construction Company
Kermit Construction Company

Survey requested by:
Donna Kuhlman

Sheet No. 1 of 3
Surveyed: Feb.-March, 2025 (418, 71-74)
March 9, 2025 Drawn By: RRM, CFD
S:\Drawings\Surveys\2025\Delaware\DKuhlman\Kuhlman1.dwg

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"ø iron pipe w/o PLS cap.
- Found 1/2"ø rebar w/PLS cap no. 7060.
- Found Mag Nail.
- Found PK Nail.
- Found iron pin w/o PLS cap.
- (R.A.) Recorded As
- (P.O.B) Point of Beginning

RETRACEMENT PLAT OF SURVEY OF:

Lot Fifteen (15) in McNamee's South Addition to the incorporated town of Colesburg, except the East 66 Feet and South 25 feet of said lot. Said parcel of land contains 3,034 square feet, more or less, and more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Lot 15 of McNamee's South Addition to the town of Colesburg, Delaware County, Iowa which is the Point of Beginning; thence S 06°-34'-36" W, 35.31 feet along the westerly line of said McNamee's South Addition; thence S 89°-15'-18" E, 88.23 feet; thence N 00°-29'-56" E, 35.13 feet; thence N 89°-15'-18" W, 84.49 feet along the northerly line of said McNamee's South Addition to the Point of Beginning. Said described parcel of land contains 3,034 square feet, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

And

Part of the following parcel of land:

Starting at a point on the southwest corner of Lot 15, thence 25 feet North, thence 93.3 feet East, thence 25 feet South, thence West 93.3 feet to the Point of Beginning located in McNamee's South Addition to the Village of Colesburg, Delaware County, Iowa. Said parcel of land contains 2,227 square feet, more or less, and more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of Lot 15 of McNamee's South Addition to the town of Colesburg, Delaware County, Iowa which is the Point of Beginning; thence N 06°-34'-36" E, 25.00 feet along the westerly line of said McNamee's South Addition; thence S 89°-15'-18" E, 88.23 feet; thence S 00°-29'-56" W, 25.00 feet; thence N 89°-15'-18" W, 90.88 feet to the Point of Beginning. Said described parcel of land contains 2,227 square feet, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

And

Starting at a point 144.4 feet West of the northeast corner of Lot 16, thence 93.3 feet West, thence 38.4 feet South, thence 93.3 feet East, thence North to Point of Beginning located in McNamee's South Addition to the Village of Colesburg, Delaware County, Iowa. Said parcel of land contains 3,559 square feet, more or less, and more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of Lot 16 of McNamee's South Addition to the town of Colesburg, Delaware County, Iowa; thence N 89°-15'-18" W, 144.20 feet along the north line of Lot 16 of said McNamee's South Addition to the Point of Beginning; thence N 89°-15'-18" W, 93.17 feet along the north line of Lot 16 of said McNamee's South Addition; thence S 06°-34'-36" W, 38.40 feet along the westerly line of said McNamee's South Addition; thence S 89°-15'-18" E, 93.17 feet; thence N 06°-34'-22" E, 38.40 feet to the Point of Beginning. Said described parcel of land contains 3,559 square feet, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

And

Starting at a point 123.3 feet East of the Northwest Corner of Lot 16, thence East 114.4 feet, thence South 45.4 feet, thence West 114.4 feet, thence North to point of beginning located in McNamee's South Addition to the Village of Colesburg, Delaware County, Iowa. Said parcel of land contains 5,150 square feet, more or less, and more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Lot 16 of McNamee's South Addition to the town of Colesburg, Delaware County, Iowa; thence S 89°-15'-18" E, 123.30 feet along the north line of Lot 16 of said McNamee's South Addition to the Point of Beginning; thence S 89°-15'-18" E, 114.07 feet along the north line of Lot 16 of said McNamee's South Addition; thence S 06°-34'-36" W, 45.40 feet along the east line of Lot 16 of said

McNamee's South Addition; thence N 89°-15'-31" W, 114.00 feet; thence N 06°-34'-36" E, 45.40 feet to the Point of Beginning. Said described parcel of land contains 5,150 square feet, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).