



Prepared by: FEHR GRAHAM, 128 South Vine Street, West Union, Iowa 52175, Ph. (563)422-5131

Project No. 15-991

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	<p>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 Land Surveyor under the laws of the State of Iowa.</p>
	<p> Lyle G. TeKippe, P.E. & P.L.S. License Number 7060</p>
	<p><u>1-22-16</u> Date</p>
	<p>My license renewal date is December 31, 2016. Pages covered by this seal: SD-1 through SD-3</p>

State of Iowa)
County of Fayette) ss.

Subscribed and sworn to before me by Lyle G. TeKippe this 22nd day of January, 2016.

Notary Public



SURVEY AND PLAT OF:

Parcel M in Parcel A in the North Half of
Section 12-T87N-R9W

Survey Description:

Parcel M in **Parcel A** in the North Half of Section 12, Township 87 North, Range 9 West of the 5th P.M., in the City of Rowley, Buchanan County, Iowa, and more particularly described as follows:

Commencing at the North Quarter Corner of said Section;

Thence **South 00°21'23" East, 65.02 feet** along the North-South Quarter Section Line of said Section to the South Right-of-Way Line of Rowley Street (County Road D47) and the North Line of said Parcel A;

Thence **South 87°59'59" West, 76.30 feet** along said South Right-of-Way Line and North Line of Parcel A to the Point of Beginning;

Thence **South 01°59'35" East, 242.63 feet**;

Thence **South 87°57'20" West (Assumed Bearing), 284.37 feet** to the West Line of said Parcel A;

Thence **North 01°20'24" West, 242.87 feet** along said West Line to said South Right-of-Way Line and North Line of Parcel A;

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Thence **North 87°59'59" East, 281.60 feet** along said South Right-of-Way Line and North Line of Parcel A to the Point of Beginning;

Containing **1.577 Acres**, subject to easements of record.
(See plat attached to this original survey description.)

Parcel N in Parcel A in the North Half of
Section 12-T87N-R9W

Survey Description:

Parcel N in Parcel A in the North Half of Section 12, Township 87 North, Range 9 West of the 5th P.M., in the City of Rowley, Buchanan County, Iowa, and more particularly described as follows:

Commencing at the North Quarter Corner of said Section;

Thence **South 00°21'23" East, 65.02 feet** along the North-South Quarter Section Line of said Section to the South Right-of-Way Line of Rowley Street (County Road D47) and the North Line of said Parcel A;

Thence **South 87°59'59" West, 76.30 feet** along said South Right-of-Way Line and North Line of Parcel A;

Thence **South 01°59'35" East, 242.63 feet** to the Point of Beginning;

Thence **North 87°57'20" East, 15.43 feet**;

Thence **South 01°23'26" East, 445.21 feet** to the South Line of said Parcel A;

Thence **South 89°48'22" West, 299.73 feet** along said South Line to the West Line of said Parcel A;

Thence **North 01°22'16" West, 68.12 feet**;

Thence **South 89°41'12" West, 74.97 feet**;

Thence **North 01°19'53" West, 166.03 feet**;

Thence **South 89°51'33" West, 75.27 feet**;

Thence **North 01°21'24" West, 196.62 feet**;

Thence **North 87°57'20" East (Assumed Bearing), 434.16 feet**, all along said West Line of said Parcel A and its extension to the Point of Beginning;

Containing **4.000 Acres**, subject to easements of record.
(See plat attached to this original survey description.)

Parcel 0 in Parcel A in the North Half of
Section 12-T87N-R9W

Survey Description:

Parcel 0 in Parcel A in the North Half of Section 12, Township 87 North, Range 9 West of the 5th P.M., in the City of Rowley, Buchanan County, Iowa, and more particularly described as follows:

Commencing at the North Quarter Corner of said Section;

Thence **South 00°21'23" East, 65.02 feet** along the North-South Quarter Section Line of said Section to the South Right-of-Way Line of Rowley Street (County Road D47) and the North Line of said Parcel A and the Point of Beginning;

Thence **North 88°07'41" East, 347.89 feet** along said South Right-of-Way Line and North Line of Parcel A to the West Line of Parcel E in Parcel A in said Section;

Thence **South 00°20'56" East, 209.52 feet** along said West Line to the Southwest Corner of said Parcel E;

Thence **North 88°08'26" East, 311.86 feet** along the South Line of said Parcel E to the Southeast Corner thereof;

Thence **South 00°20'28" East, 499.27 feet** along the East Line of said Parcel A to the Southeast Corner thereof;

Thence **South 89°48'22" West, 705.23 feet** along the South Line of said Parcel A;

Thence **North 01°23'26" West, 445.21 feet**;

Thence **South 87°57'20" West (Assumed Bearing), 15.43 feet**;

Thence **North 01°59'35" West, 242.63 feet** to said South Right-of-Way Line and North Line of Parcel A;

Thence **North 87°59'59" East, 76.30 feet** along said South Right-of-Way Line and North Line of Parcel A to the Point of Beginning;

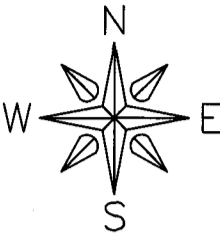
Containing **10.002 Acres**, subject to easements of record.
(See plat attached to this original survey description.)

Reference is hereby made to a Survey and Plat made by Lyle G. TeKippe, recorded August 11, 1995, as Document Number 1995R0201; to a Survey and Plat made by Lyle G. TeKippe, recorded April 15, 1999, as Document Number 1999R01369, both on file in the Buchanan County Recorder's office, Independence, Iowa.

Prepared by/Return to: FEHR GRAHAM, 128 S. Vine Street, West Union IA 52175 – Ph: (563)422-5131

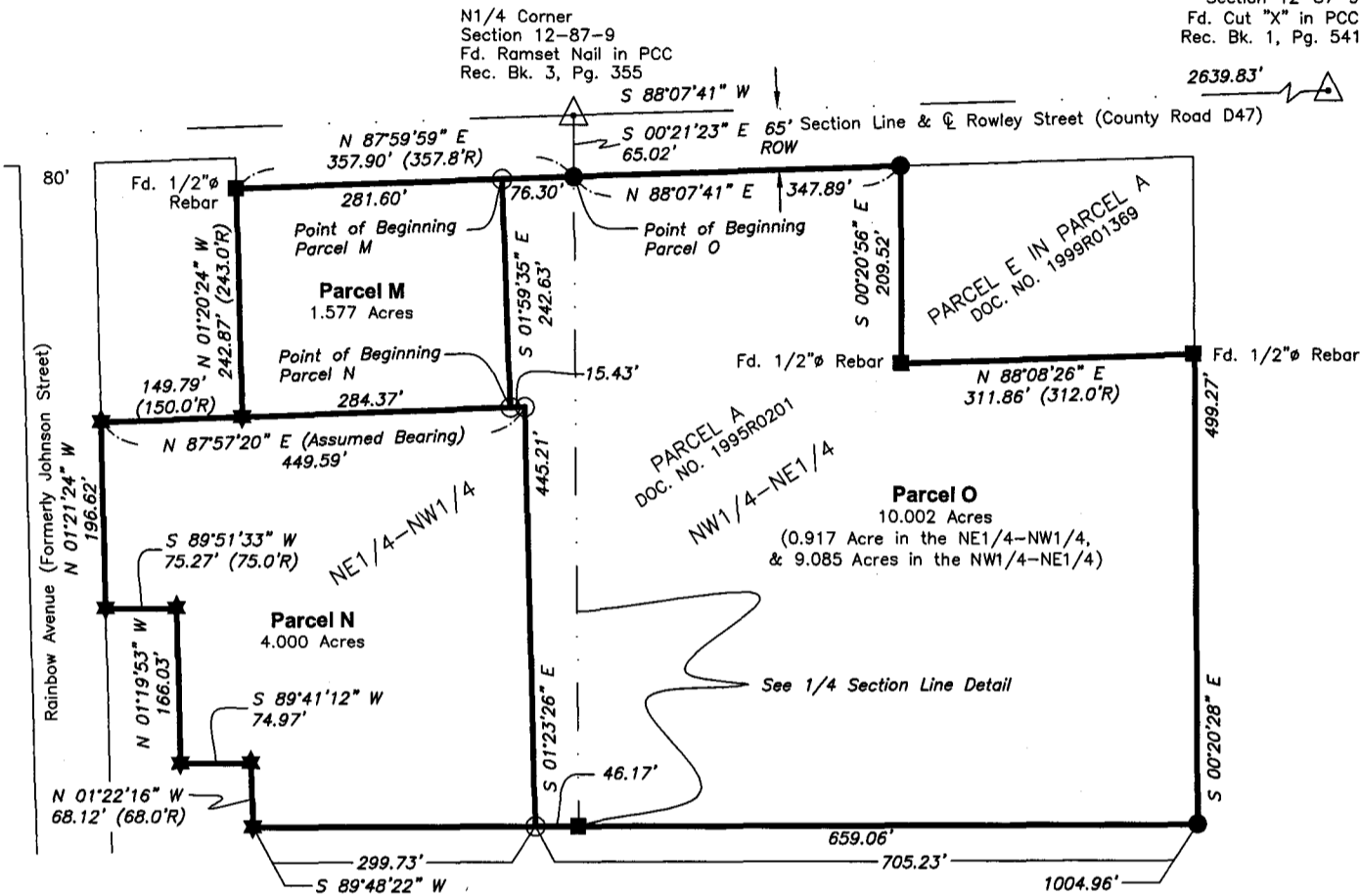
Plat of Survey

Parcels M, N, and O, in Parcel A in the North Half of Section 12-T87N-R9W
in the City of Rowley, Buchanan County, Iowa



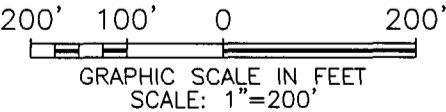
NE Corner
Section 12-87-9
Fd. Cut "X" in PCC
Rec. Bk. 1, Pg. 541

2639.83'

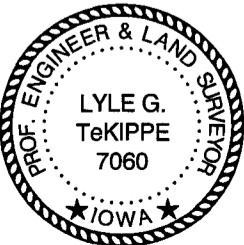
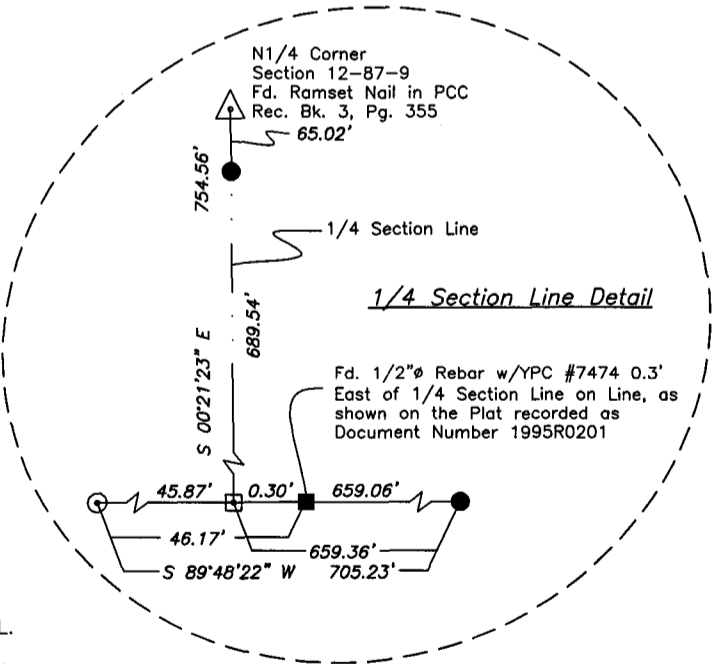


LEGEND

- SECTION CORNER
- FD. SURVEY MARKER AS LABELED
- FD. 1/2"Ø REBAR W/OPC #7060
- FD. 1/2"Ø REBAR W/RPC #7060
- SET 1/2"Ø REBAR W/RPC #7060
- CALCULATED POSITION
- SURVEY BOUNDARY
- SECTION LINE
- 1/4 SECTION LINE
- (R) RECORDED AS
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP



PROPRIETOR:
Stoddard, Phillip L.
REQUESTED BY:
Phillip L. Stoddard



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 Land Surveyor under the laws of the State of Iowa.

Lyle G. TeKippe, P.E. & P.L.S. 1-22-16
License Number: 7060
My license renewal date is December 31, 2016.
Sheets covered by this seal: Sheet 1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

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FLD BK: WU-PJM PG: 49

SURVEY WAS COMPLETED ON:
January 20, 2016

JOB NUMBER:
15-991

SHEET NUMBER:
1 of 1