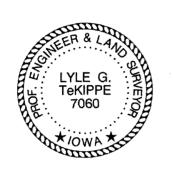
Instrument #: 2016R00245 01/26/2016 09:53:13 AM Total Pages: 4 EPS PLATS & SURVEY Recording Fee: \$22.00 Transfer Tax: \$0 Diane Curry, Recorder, Buchanan County Iowa

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

Project No. 15-991

Page SD-1



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 & TeKippe, P.E. & P License Number 7060

1-22-16 Date

My license renewal date is December 31, 2016. Pages covered by this seal: SD-1 through SD-3

State of Iowa

SS.

County of Fayette

Subscribed and sworn to before me by Lyle G. TeKippe this 2209 day of

)

_, 2016. armary

BERNADINE A. MARTIN Commission #734644 My Comm. Exp. 5-24-17

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 Rightof-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;

Project No. 15-991

Page SD-2

Thence North 87°59'59" East, 281.60 feet along said South Rightof-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.)

Project No. 15-991

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Parcel O 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 Rightof-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;

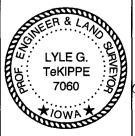
Thence North 01°59'35" West, 242.63 feet to said South Right-of-Way Line and North Line of Parcel A;

Thence North 87°59'59" East, 76.30 feet along said South Rightof-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.

2016R00245 EPS 01/26/2016 09:53:13 AM Page 4 of 4 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 N1/4 Corner Section 12-87-9 Fd. Ramset Nail in PCC Rec. Bk. 3, Pg. 355 2639.83' S 88'07'41" W 00°21'23" E 65' Section Line & © Rowley Street (County Road D47)
5.02' ROW N 87 59 59" E 357.90' (357.8'R) 65.02 IN PARCELO 80 1/2"ø Rebar 347.89 76.30 N 88'07'41" E 281.60 Point of Beginning Parcel M Point of Beginning Parcel O 7. (243.0'R) .56° 52° 01'59'35" 242.63' 209.5 PARCEL Parcel M 1.577 Acres S 97.2 Point of Beginning Fd. 1/2"ø Rebar Street) Fd. 1/2"ø Rebar N 88°08'26" E 311.86' (312.0'R) Parcel N 15.43 149.79 PARCE/395R0201 284.37 (150.0'R) Johnson MN 14-NE7 14 E (Assumed Bearing) N 87'57'20 * 449.59 (Formerly Joh N 01'21'24" | 196.62' NE7 | 4-1447 | 4 00c. Parcel O 10.002 Acres (0.917 Acre in the NE1/4-NW1/4 S 89'51'33" W 75.27' (75.0'R) & 9.085 Acres in the NW1/4-NE1/4) Avenue ₹ 4.000 Acres 01°19'53" 166.03' Rainbow See 1/4 Section Line Detail S 89'41'12" W 74.97 2 (68.0'R) 68.12 659.06 705.23 299.73 S 89°48'22" W 1004.96'-N1/4 Corner Section 12-87 LEGEND Fd. Ramset Nail in F Rec. Bk. 3, Pg. 355 65.02' SECTION CORNER FD. SURVEY MARKER AS LABELED FD. 1/2"ø REBAR W/OPC #7060 FD. 1/2"ø REBAR W/RPC #7060 1/4 Section Line \odot SET 1/2"ø REBAR W/RPC #7060 CALCULATED POSITION ▣ <u>1/4 Section Line Detail</u> SURVEY BOUNDARY SECTION LINE 1/4 SECTION LINE 00.21'23" Fd. 1/2"ø Rebar w/YPC #7474 0.3' East of 1/4 Section Line on Line, as shown on the Plat recorded as Document Number 1995R0201 (R) RECORDED AS ORANGE PLASTIC CAP OPC RPC RED PLASTIC CAP YELLOW PLASTIC CAP YPC 659.06 659.36 705.23 89'48'22" PROPRIETOR: Stoddard, Phillip L. REQUESTED BY: 200' 200' 100' 0 Phillip L. Stoddard GRAPHIC SCALE IN FEET SCALE: 1"=200" 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 lowa. ILLINOIS IOWA ENGINEERING & ENVIRONMENTAL WISCONSIN © 2015 FEHR GRAHAM LYLE G.



Lyle & TeKippe, P.E. & P.L. License Number: 7060 My license renewal date is Decembe

1-22-16 Date

Licefise Number: 7060 // My license renewal date is December 31, 2016. Sheets covered by this seal: Sheet 1 G:\C3D\15\15-991\15-991-Legal Survey.dwg

FLD BK: WU-PJM PG: 49

SURVEY WAS COMPLETED ON: January 20, 2016 JOB NUMBER: 15-991

SHEET NUMBER: 1 of 1