

Recorder's Index

County: Delaware

FILED

Delaware Co. Auditor

Section: Sec. 18, T89N, R5W, 5TH P.M. and Sec. 19, T89N, R5W, 5th P.M.

JUN 23

2021 FILE

Delaware Co

Subdivision: Prairie Hill Estates Subdivision

Lot: Lot 23

FILED

Delaware Co. Assessor

JUN 2

2021 FILE

Delaware

Proprietor(s): Stephanie D.S. Maury and Christopher S. Maury

Requested by: Christopher S. Maury

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



Book 2021 Page 2254

Document 2021 2254 Type 06 002 Pages 2

Date 6/23/2021 Time 10:11:20AM

Rec Amt \$12.00

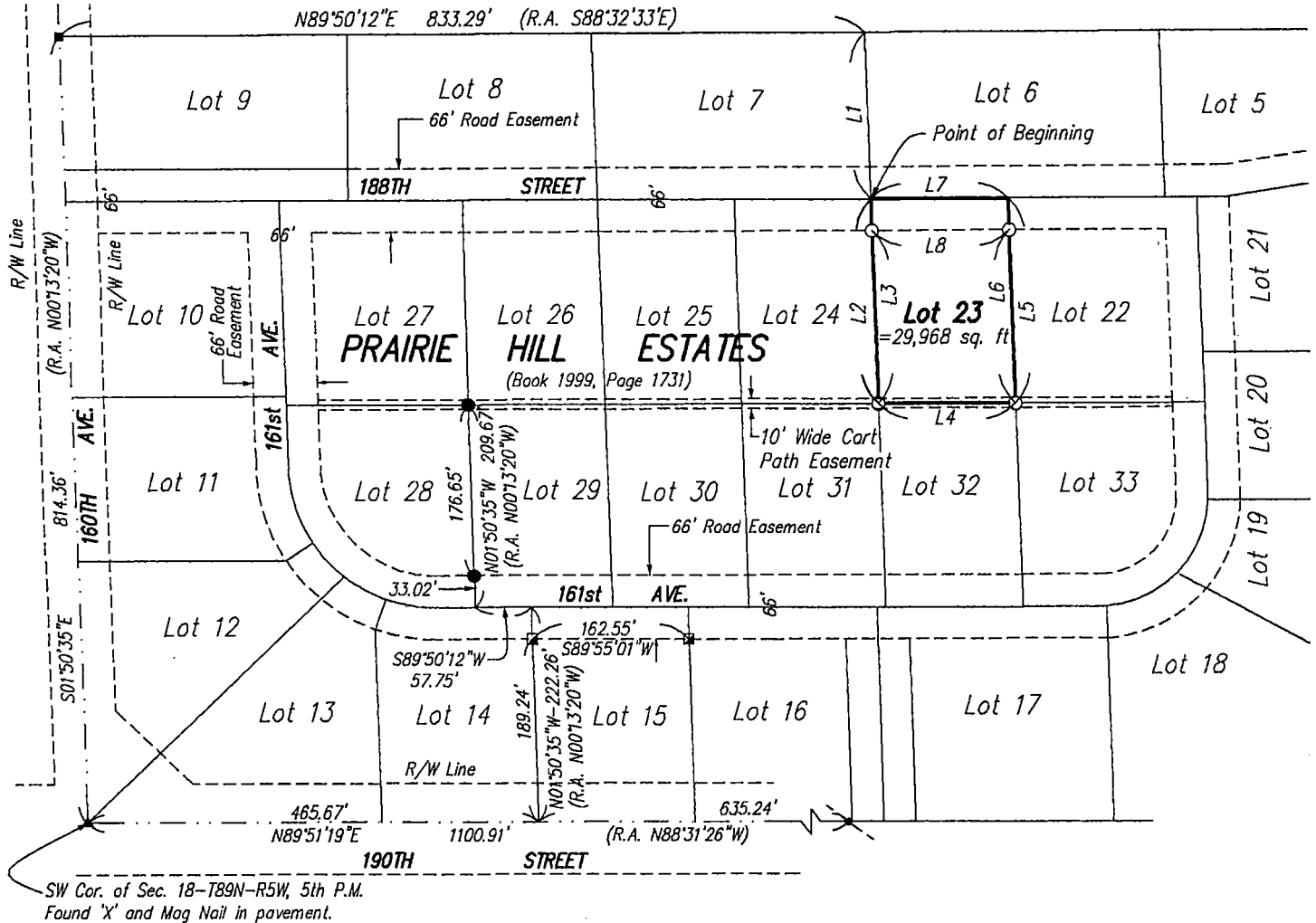
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

RETRACEMENT of PLAT OF SURVEY

of

LOT 23 OF PRAIRIE HILL ESTATES, A SUBDIVISION OF PARCEL C AND E IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 18 AND PARCEL C IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 19; ALL IN TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



Line Info.

- L1: S01°49'46"E-171.35'
(R.A. N00°13'20"W 170.07')
L2: S01°51'02"E-211.38'
(R.A. N00°13'20"W 211.49')
L3: S01°51'02"E-178.37'
(R.A. N00°13'20"W)
L4: N89°51'20"E-141.79'
(R.A. S88°32'33"E 141.78')
L5: N01°50'03"W-211.42'
(R.A. N00°13'20"W 211.49')
L6: N01°50'03"W-178.41'
(R.A. N00°13'20"W)
L7: S89°50'12"W-141.85'
(R.A. S88°32'33"E-141.78')
L8: S89°50'12"W-141.84'

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 1/2" ø iron rod w/Broken PLS cap.
Found 1/2" ø iron rod w/PLS cap No. 11572.
(R.A.) Recorded As

Notes

- All easements of record may not be shown on this retracement plat of survey.
- Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

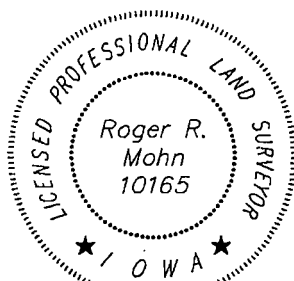
0 180 360

Scale 1" = 180'

Proprietor(s):
Stephanie D.S. and
Christopher S. Maury
Survey requested by:
Christopher S. Maury

Sheet No. 1 of 2
Surveyed: May, 2021 (378, 32-34)
June 12, 2021 Drawn By: CWR, RRM
S: \Drawings\Surveys\2021\
Delaware\CMaury\CMaury1.dwg

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.

Roger R. Mohn June 12, 2021
Roger R. Mohn Date

License Number 10165

My license renewal date is December 31, 2022

Pages or sheets covered by this seal:

Sheet 1 of 2 through 2 of 2.

RETRACEMENT PLAT OF SURVEY OF:

Lot Twenty-three (23) of Prairie Hill Estates, a subdivision of Parcel C and E in the Southwest Quarter (SW1/4) of Section Eighteen (18) and Parcel C in the Northwest Quarter (NW1/4) of Section Nineteen (19); all in Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa containing 29,968 square feet, more or less and more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of Section 18, Township 89 North, Range 5 West of the 5TH P.M.; thence N 01°-50'-35" W, 814.36 feet; thence N 89°-50'-12" E, 833.29 feet along the north line of Prairie Hill Estates subdivision; thence S 01°-49'-46" E, 171.35 feet to the Point of Beginning; thence S 01°-51'-02" E, 211.38 feet; thence N 89°-51'-20" E, 141.79 feet; thence N 01°-50'-03" W, 211.42 feet; thence S 89°-50'-12" W, 141.85 feet along the centerline of 188th Street to the Point of Beginning. Said described parcel contains 29,968 square feet, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

NOTE: Prairie Hill Estates, a subdivision of Parcel C and E in the Southwest Quarter (SW1/4) of Section Eighteen (18) and Parcel C in the Northwest Quarter (NW1/4) of Section Nineteen (19); all in Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa is recorded in Book 1999, Page 1731 of Delaware County Recorder's Office.