

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 15-T90N-R6W
QUARTER SECTION: NE1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): N/A
PROPRIETOR: BACKBONE VIEW FARMS, LLC
REQUESTED BY: GARY LINCOLN

**PLAT OF SURVEY
THE CENTERLINE FOR A 22 FOOT WIDE
INGRESS/EGRESS EASEMENT
IN THE NE1/4 OF SECTION 15-T90N-R6W
DELAWARE COUNTY, IOWA**

Filed Delaware County Assessor 5/20/2024
Filed Delaware County Auditor 5/20/2024

Recorded: 5/20/2024 at 9:21:12.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1073

FOR RECORDER'S USE ONLY

INGRESS/EGRESS EASEMENT DESCRIPTION

THE CENTERLINE OF A 22 FOOT WIDE STRIP OF LAND FOR INGRESS/EGRESS EASEMENT PURPOSES BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION;

THENCE SOUTH 01°25'02" WEST (ASSUMED BEARING), 461.54 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING;

THENCE NORTH 88°34'58" WEST, 40.22 FEET;

THENCE NORTHWESTERLY 71.51 FEET ALONG A 135.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 73°24'30" WEST, 70.67 FEET);

THENCE NORTH 58°14'02" WEST, 89.82 FEET;

THENCE NORTHWESTERLY 197.51 FEET ALONG A 344.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 74°42'08" WEST, 195.04 FEET);

THENCE SOUTH 88°49'46" WEST, 218.57 FEET;

THENCE NORTH 88°13'06" WEST, 239.72 FEET;

THENCE SOUTH 87°33'03" WEST, 130.61 FEET;

THENCE NORTH 84°30'14" WEST, 139.19 FEET;

THENCE SOUTHWESTERLY 170.69 FEET ALONG A 133.5 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 58°52'07" WEST, 159.29 FEET);

THENCE SOUTHWESTERLY 125.00 FEET ALONG A 285.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 09°40'34" WEST, 124.00 FEET);

THENCE SOUTH 02°53'19" EAST, 135.51 FEET;

THENCE SOUTHWESTERLY 152.63 FEET ALONG A 97.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 42°11'20" WEST, 137.36 FEET);

THENCE SOUTH 87°15'59" WEST, 77.45 FEET;

THENCE SOUTH 80°57'58" WEST, 113.79 FEET;

THENCE SOUTH 88°40'08" WEST, 73.91 FEET;

THENCE SOUTHWESTERLY 88.38 FEET ALONG A 114.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 86°27'36" WEST, 86.18 FEET);

THENCE SOUTH 44°15'03" WEST, 39.62 FEET;

THENCE SOUTHWESTERLY 38.56 FEET ALONG A 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 88°26'12" WEST, 34.85 FEET);

THENCE NORTHWESTERLY 65.00 FEET ALONG A 68.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 19°59'38" WEST, 62.55 FEET);

THENCE NORTH 07°23'25" EAST, 42.33 FEET;

THENCE NORTH 08°21'34" WEST, 88.71 FEET;

THENCE NORTHWESTERLY 87.46 FEET ALONG A 65.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 46°54'29" WEST, 81.01 FEET);

THENCE NORTH 85°27'23" WEST, 298.52 FEET;

THENCE NORTHWESTERLY 197.31 FEET ALONG A 3320.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 87°09'33" WEST, 197.28 FEET);

THENCE NORTH 88°51'42" WEST, 325.11 FEET ALL ALONG SAID CENTERLINE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION AND POINT OF TERMINATION;

CONTAINING 1.640 ACRES, SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR:

FEHR GRAHAM
221 E. MAIN ST., SUITE 301
MANCHESTER, IA 52057









PROPRIETOR/OWNER:

BACKBONE VIEW FARMS, LLC
1071 140TH AVE.
STRAWBERRY POINT, IA 52076

REQUESTED BY/SUBDIVIDER:

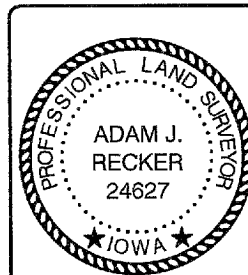
GARY LINCOLN
1163 140TH AVE.
STRAWBERRY POINT, IA 52076

LEGEND

-  SECTION CORNER AS DESCRIBED
-  CALCULATED POSITION
-  SECTION LINE
-  1/4 SECTION LINE
-  1/4-1/4 SECTION LINE
-  EXISTING PROPERTY LINE
-  PROPOSED CENTERLINE ROAD
-  PROPOSED EASEMENT

Line Table		
NUMBER	BEARING	DISTANCE
L1	N 88°34'58" W	40.22'
L2	N 58°14'02" W	89.82'
L3	S 88°49'46" W	218.57'
L4	N 88°13'06" W	239.72'
L5	S 87°33'03" W	130.61'
L6	N 84°30'14" W	139.19'
L7	S 02°53'19" E	135.51'
L8	S 87°15'59" W	77.45'
L9	S 80°57'58" W	113.79'
L10	S 88°40'08" W	73.91'
L11	S 44°15'03" W	39.62'
L12	N 07°23'25" E	42.33'
L13	N 08°21'34" W	88.71'
L14	N 85°27'23" W	298.52'
L15	N 88°51'42" W	325.11'

Curve Table				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	71.51'	135.00'	N 73°24'30" W	70.67'
C2	197.75'	344.00'	N 74°42'08" W	195.04'
C3	170.69'	133.50'	S 58°52'07" W	159.29'
C4	125.00'	285.00'	S 09°40'34" W	124.00'
C5	152.63'	97.00'	S 42°11'20" W	137.36'
C6	88.38'	114.00'	S 66°27'36" W	86.18'
C7	38.56'	25.00'	S 88°26'12" W	34.85'
C8	65.00'	68.00'	N 19°59'38" W	62.55'
C9	87.46'	65.00'	N 46°54'29" W	81.01'
C10	197.31'	3320.00'	N 87°09'33" W	197.28'



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.

Adam J. Recker 5-17-2024
Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2025.
Sheets covered by this seal: Sheets 1 through 2

FEHR GRAHAM ILLINOIS
ENGINEERING & ENVIRONMENTAL IOWA
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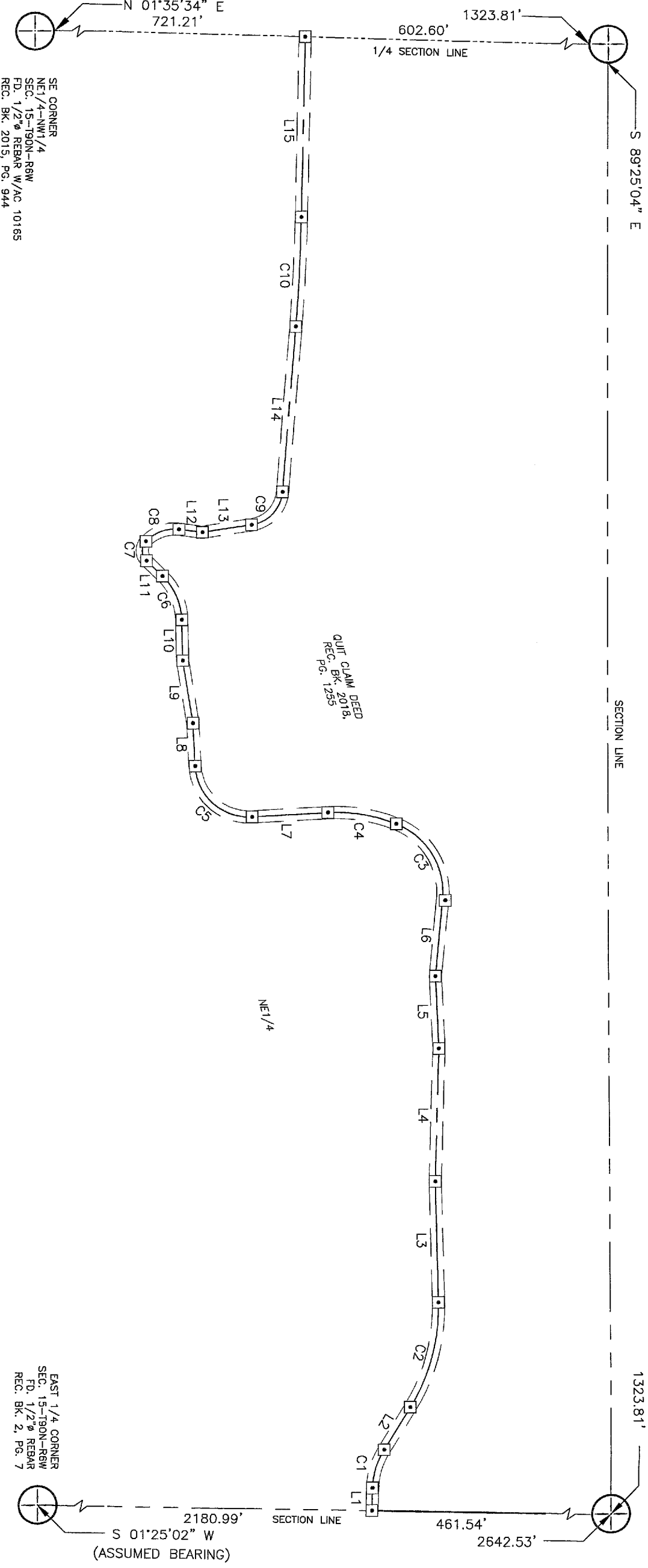
FLD BK: FEHR GRAHAM
2024 KAISER No.1
PG: 21
SURVEY WAS COMPLETED ON:
MAY 7, 2024

JOB NUMBER:
24-693

SHEET NUMBER:
1 of 2

NORTH 1/4 CORNER
 SEC. 15--T90N--R6W
 FD. 1/2" REBAR
 W/AC #10165
 REC. BK. 2018, PG. 1145

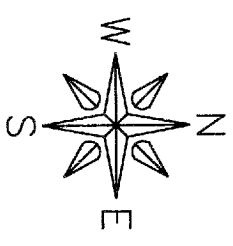
NE CORNER
 SEC. 15--T90N--R6W
 FD. CUT "X"
 REC. BK. 2012, PG. 2788



SE CORNER
 NE1/4--NW1/4
 SEC. 15--T90N--R6W
 FD. 1/2" REBAR W/AC 10165
 REC. BK. 2015, PG. 944

NW1/4
 WARRANTY DEED
 REC. BK. 2023,
 PG. 2742

QUIT CLAIM DEED
 REC. BK. 2018,
 PG. 1255



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JOB NUMBER:
 24-693
 SHEET NUMBER:
 2 of 2