84-2299
DELAWARE COUNTY IOWA
FILED

'91 APR 3 PM 2 48

BOOK 6 PAGE 123
$15.00 RECORDER

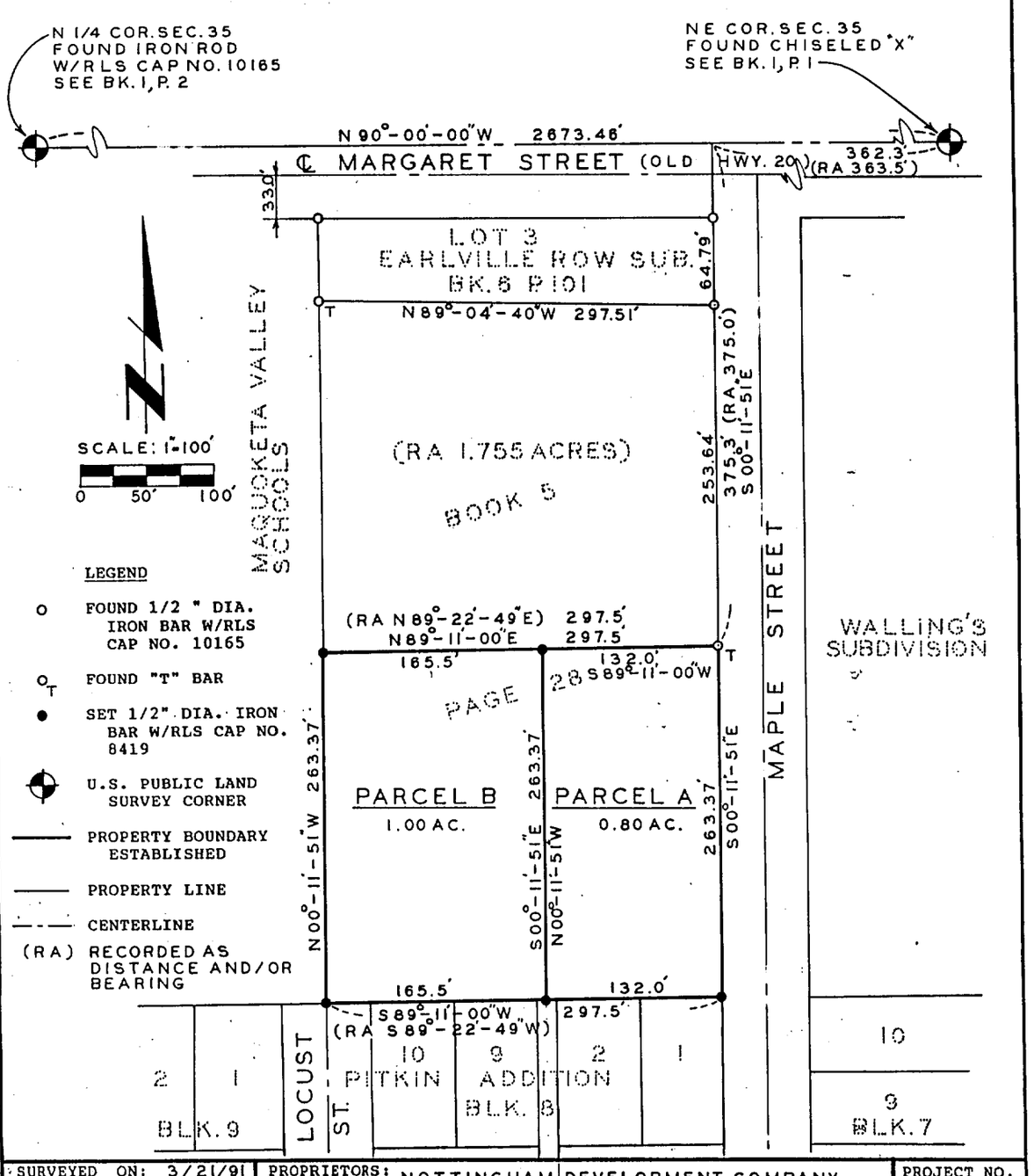
FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

APR 3 1991

FILED
Date 4-3-91
Cheryl Stufflebeam
County Assessor

PLAT OF SURVEY

PARCEL A AND PARCEL B OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF EARLVILLE, DELAWARE COUNTY, IOWA



SURVEYED ON: 3/21/91
FIELD BK. NO. 284

PROPRIETORS: NOTTINGHAM DEVELOPMENT COMPANY

PROJECT NO. 91-09

SCALE: 1"=100'

DATE: 3/29/91

DRAWN BY: T. W.

CHECKED BY:

REGISTERED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

J. David Gibbs 4/03/91

J. DAVID GIBBS, REG. NO. 8419 DATE

TRI-STATE ENGINEERS
MANCHESTER IOWA
Municipal Consultants

SHEET 1 OF 3

FILE No. 84-2299
RECORDING FEE $ 15.00
TRANSFER FEE $

FILED FOR RECORD THE 3 DAY OF April 19 91 AT 2:48 O'CLOCK P. M. BOOK 6 PAGE 123

STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard, Recorder
By Plats, Deputy

LEGAL DESCRIPTION:

PARCEL A and PARCEL B of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, City of Earlville, Delaware County, Iowa, subject to easements of record and more particularly described by metes and bounds as follows:

PARCEL A

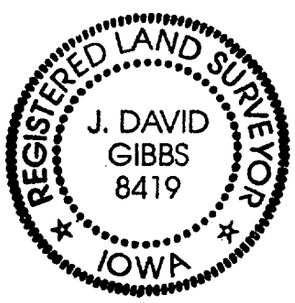
Commencing at the Northeast (NE) Corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, thence North 90°-00'-00" West along the Northerly line of the Northeast Quarter (NE 1/4) of said Section Thirty-five (35) 362.3 feet to the Westerly line of Maple Street extended, thence South 00°-11'-51" East along the Westerly line of Maple Street 375.3 feet to the Southeast Corner of a 1.755 acre parcel as recorded in Book 5, Page 28 in the Office of the Delaware County Recorder, the POINT OF BEGINNING; thence continuing along the Westerly line of Maple Street South 00°-11'-51" East 263.37 feet to the Northeast Corner of Lot One (1) of Block Eight (8) of Pitkin's Addition, thence South 89°-11'-00" West along the Northerly line of Lots 1 and 2 of Block 8 of Pitkin's Addition 132.0 feet, thence North 00°-11'-51" West 263.37 feet to the Southerly line of said 1.755 acre parcel, thence North 89°-11'-00" East along said Southerly line 132.0 feet to the POINT OF BEGINNING, containing 0.80 acres. The Northerly line of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian is assumed to bear North 90°-00'-00" West.

PARCEL B

Commencing at the Northeast (NE) Corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, thence North 90°-00'-00" West along the Northerly line of the Northeast Quarter (NE 1/4) of said Section Thirty-five (35) 362.3 feet to the Westerly line of Maple Street extended, thence South 00°-11'-51" East along the Westerly line of Maple Street 375.3 feet to the Southeasterly Corner of a 1.755 acre parcel as recorded in Book 5, Page 28 in the Office of the Delaware County Recorder, thence South 89°-11'-00" West along the Southerly line of said 1.755 acre parcel 132.0 feet to the POINT OF BEGINNING; thence South 00°-11'-51" East 263.37 feet to the Northerly line of Pitkin's Addition, thence South 89°-11'-00" West along the Northerly line of Pitkin's Addition to the centerline of Locust Street 165.5 feet, thence North 00°-11'-51" West 263.37 feet to the Southwesterly Corner of said 1.755 acre parcel, thence North 89°-11'-00" East along the Southerly line of said 1.755 acre parcel 165.0 feet to the POINT OF BEGINNING, containing 1.00 acres. The Northerly line of the Northeast Quarter (NE 1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian is assumed to bear North 90°-00'-00" West.

The above legal description of property surveyed and the attached Plat represents a division of a 1.80 acre parcel as recorded in Book 5, Page 28 in the Office of the Delaware County Recorder, into Parcel A and Parcel B of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, City of Earlville, Delaware County, Iowa.

SURVEYORS CERTIFICATE:



I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

J. David Gibbs 4/3/21

J. David Gibbs Date Reg. No. 8419.

OWNER'S ACKNOWLEDGEMENT:

I James R. Clifton being one of the partners of Nottingham Development Company a partnership, do hereby certify that the above survey, as shown by the attached Plat, is made with the free consent and in accordance with the desire of the partnership, by authority of the partners.

Nottingham Development Company

By James R. Clifton
James R. Clifton

State of Iowa)
) ss.
County of Delaware)

On this 25th day of April, 1991, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James R Clifton, to me personally known, who being by me duly sworn, did say that the person is one of the partners of Nottingham Development Company, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Connie Clifton
Notary Public in and for said County
Connie Clifton