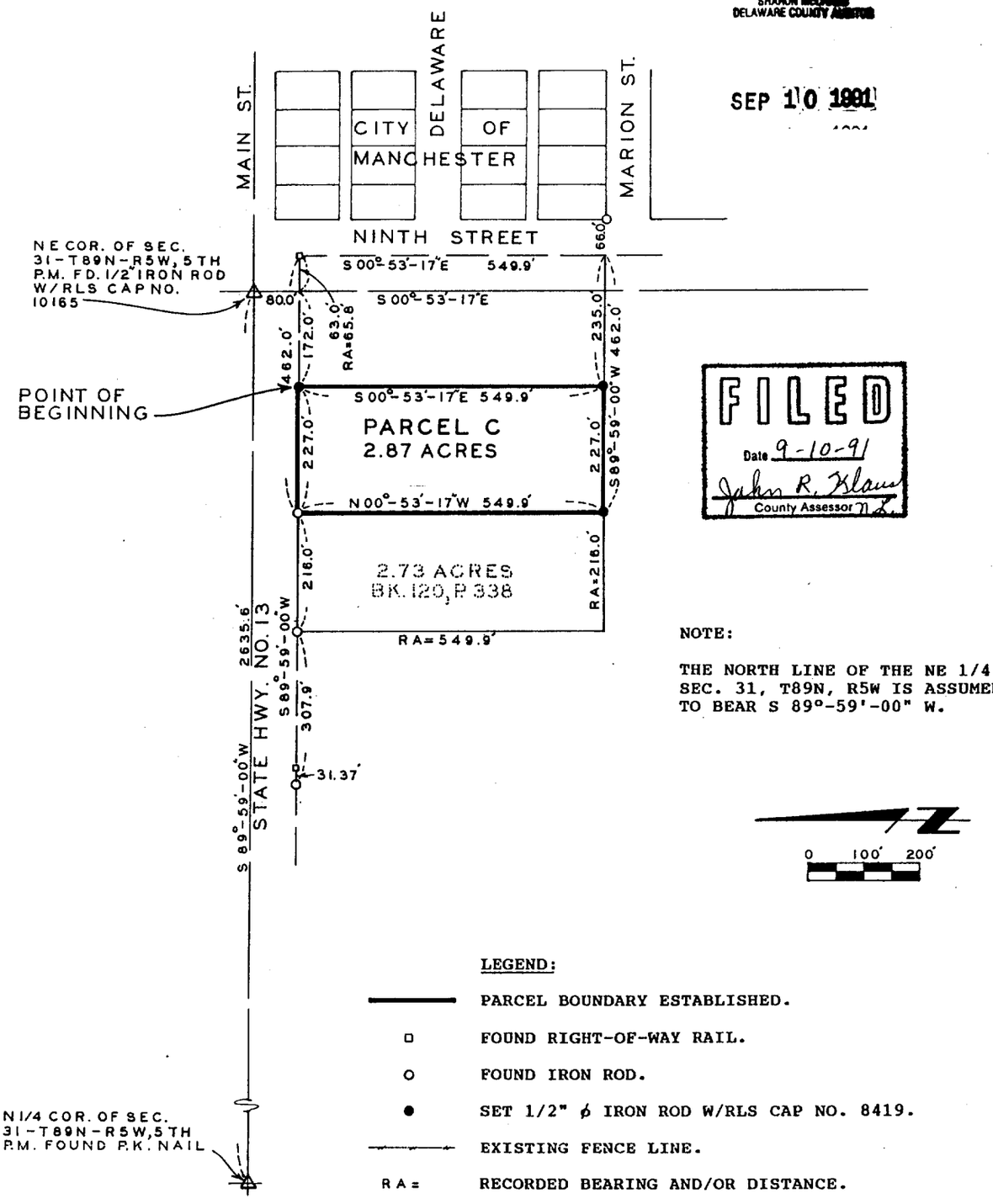
PLAT OF SURVEY

PARCEL C -

PART OF THE EAST ONE HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

FILED
SHARON McGRANE
DELAWARE COUNTY AUDITOR

SEP 10 1991



FILED
Date 9-10-91
John R. Klaus
County Assessor

NOTE:

THE NORTH LINE OF THE NE 1/4 OF SEC. 31, T89N, R5W IS ASSUMED TO BEAR S 89°-59'-00" W.

0 100' 200'

LEGEND:

———	PARCEL BOUNDARY ESTABLISHED.
□	FOUND RIGHT-OF-WAY RAIL.
○	FOUND IRON ROD.
●	SET 1/2" ϕ IRON ROD W/RLS CAP NO. 8419.
——+——	EXISTING FENCE LINE.
RA=	RECORDED BEARING AND/OR DISTANCE.

SURVEY REQUESTED BY: RICHARD M. JONES

SURVEYED ON: 8/16/91
FIELD BK. NO. 28-S-5

PROPRIETORS: NEW PAMIDA INC.

PROJECT NO. 91-43

SCALE: 1" = 200'

DATE: 8/19/91

DRAWN BY: T. W.

CHECKED BY:

SHEET 1 OF 2

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 — 8/21/91

J. DAVID GIBBS, REG. NO. 8419 — DATE

TRI-STATE ENGINEERS
OLD HWY. 20 EAST MANCHESTER IOWA
Municipal Consultants

FILE No. 122-658
RECORDING FEE $ 10.00
TRANSFER FEE $

FILED FOR RECORD THE 10 DAY OF September, 1991 AT 1:56 O'CLOCK P. M. BOOK 6 PAGE 154

STATE OF IOWA, DELAWARE COUNTY
Jane A. Lloyd, Recorder
Plats A- 49

LEGAL DESCRIPTION:

PARCEL C a Part of the East One-half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-One (31), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, as recorded in Book 109 of Land Deeds, Page 40, in the Office of the Delaware County Recorder, containing 2.87 acres, subject to easements of record and more specifically described by metes and bounds as follows:

Commencing at the Northeast Corner of Section Thirty-One (31), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, thence along the Easterly line of said Section Thirty-One (31) South 00°-53'-17" East 80.0 feet to the Southerly right of way line of State Highway No. 13; thence along said Southerly right of way line South 89°-59'-00" West 172.0 feet to the POINT OF BEGINNING; thence South 00°-53'-17" East 549.9 feet; thence South 89°-59'-00" West 227.0 feet to the Southeasterly Corner of a 2.73 acre parcel as recorded in Book 120 of Plats, Page 338 in the Office of the Delaware County Recorder; thence along the Easterly line of said Parcel North 00°-53'-17" West to said Southerly Highway right of way line 549.9 feet; thence along said Southerly Highway right of way line North 89°-59'-00" East 227.0 feet to the POINT OF BEGINNING, containing 2.87 acres. The Northerly line of Section Thirty-One (31), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89°-59'-00" West.

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.

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

David Gibbs 8/21/21
David Gibbs Date Reg. No. .8419.