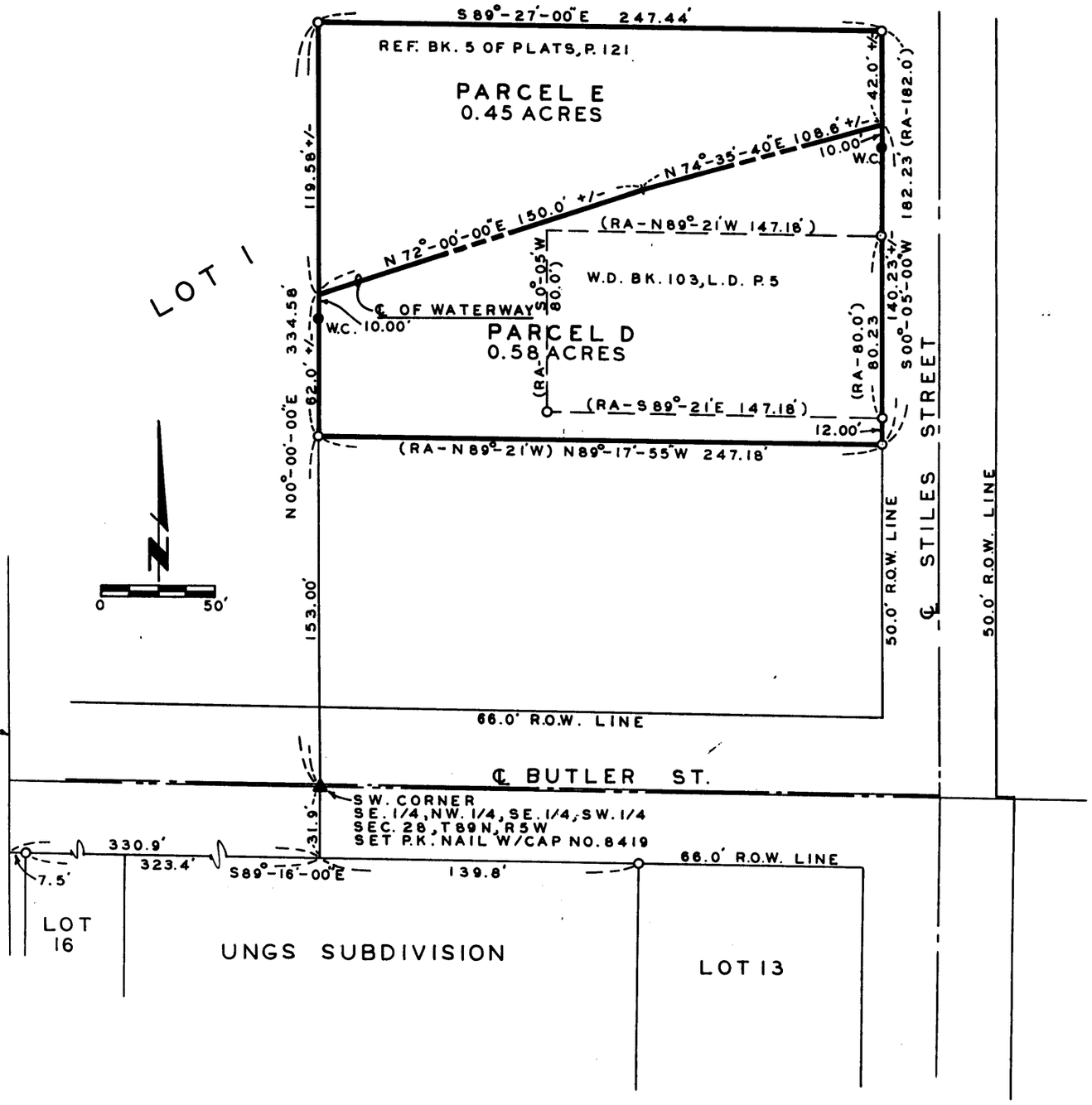
PLAT OF SURVEY

PARCEL D AND PARCEL E OF PART OF THE SUBDIVISION OF LOT 1 IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

LEGEND
- ● SET 1/2" DIA. IRON ROD W/RLS CAP NO. 8419
- o FOUND IRON ROD
- CENTERLINE
- LOT LINE
- PARCEL BOUNDARY ESTABLISHED
- W.C. WITNESS CORNER
- (RA-) RECORDED AS DISTANCE AND/OR BEARING

FILED
Date 4-6-94
Deputy County Assessor

FILED
SHARON McCRIGG
DELAWARE COUNTY AUDITOR
APR 6 1994



SURVEYED ON: 3/24 & 4/6/94
FIELD BK. NO. 28-S-16

PROPRIETORS: PHILLIP M. TURNIS & MARY K. TURNIS

PROJECT NO. 94-23

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. MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1995.

J. DAVID GIBBS, REG. NO. 8419 — DATE 4/6/94

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

SCALE: 1" = 50'
DATE: 4/5/94
DRAWN BY: D. N.
CHECKED BY:

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

SHEET 1 OF 3

FILE No. 25-3051
RECORDING FEE $ 16.00
TRANSFER FEE $

FILED FOR RECORD THE 6 DAY OF April, 19 94 AT 1:37 O'CLOCK P. M. BOOK 7 PAGE 67

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plats A-79

LEGAL DESCRIPTION

PARCEL D

PARCEL D OF PART OF THE SUBDIVISION OF LOT ONE (1) IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA; consisting of all of a parcel as recorded in a Warranty Deed in Book 103, L.D., Page 5, and part of a 0.76 Acre Parcel as recorded in Book 5 of Plats, Page 121 all in the Office of the Delaware County Recorder, subject to easements of record, containing a total of 0.58 acres, more or less, and more specifically described by metes and bounds as follows:

COMMENCING at the Southwest (SW) Corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa; thence along the Westerly line of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4) North 00°-00'-00" East 153.00 feet to the Southwesterly Corner of a 0.76 Acre Parcel as recorded in Book 5 of Plats, Page 121 in the Office of the Delaware County Recorder, the POINT OF BEGINNING; thence continuing along said Westerly line North 00°-00'-00" East to the centerline of an existing waterway 62.0 feet, more or less; thence along the centerline of said waterway to the Westerly line of Stiles Street and the Easterly line of said 0.76 Acre Parcel, said waterway being represented by a meander line bearing North 72°-00'-00" East 150.0 feet, more or less, thence North 74°-35'-40" East 108.6 feet, more or less, to the Easterly line of said 0.76 Acre Parcel; thence along the Westerly line on Stiles Street and the Easterly line of said 0.76 Acre Parcel South 00°-05'-00" West 140.23 feet, more or less, to the Southeasterly Corner of said 0.76 Acre Parcel; thence along the Southerly line of said 0.76 Acre Parcel North 89°-17'-55" West 247.18 feet to the POINT OF BEGINNING, subject to easements of record and containing a total of 0.58 acres, more or less. The Westerly line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, is assumed to bear North 00°-00'-00" East.

PARCEL E

PARCEL E OF PART OF THE SUBDIVISION OF LOT ONE (1) IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA; also being part of a 0.76 Acre Parcel as being recorded in Book 5 of Plats, Page 121 in the Office of the Delaware County Recorder, subject to easements of record, containing a total of 0.45 acres, more or less, and more specifically described by metes and bounds as follows:

COMMENCING at the Southwest (SW) Corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; thence along the Westerly line of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4) North 00°-00'-00" East to the Northwesterly Corner of a 0.76 Acre Parcel as recorded in Book 5 of Plats, Page 121 in the Office of the Delaware County Recorder, 334.58 feet, the POINT OF BEGINNING; thence along the Northerly line of said 0.76 Acre Parcel South 89°-27'-00" East to the Westerly line of Stiles Street and the Northeasterly Corner of said 0.76 Acre Parcel, 247.44 feet; thence along the Westerly line of Stiles Street and the Easterly line of said 0.76 Acre Parcel, South 00°-05'-00" West to the centerline of a waterway 42.0 feet, more or less; thence Southwesterly along said waterway to the Westerly line of the Southeast Quarter (SE 1/4) of said Northwest Quarter (NW 1/4), said waterway being represented by a meander line bearing South 74°-35'-40" West 108.6 feet, more or less, thence South 72°-00'-00" West 150.0 feet, more or less; thence along said Westerly line North 00°-00'-00" East 119.58 feet, more or less to the POINT OF BEGINNING, subject to easements of record and containing a total of 0.45 acres, more or less. The Westerly line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, is assumed to bear North 00°-00'-00" East.

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat, map, survey or report was prepared 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. My registration will be renewed on January 1, 1995.

REGISTERED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. David Gibbs 4/6/94

J. David Gibbs Date Reg. No. .8419.

OWNER'S ACKNOWLEDGEMENT:

I Phillip M. Turnis and Mary K. Turnis of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Phillip M. Turnis

Phillip M. Turnis

Mary K. Turnis

Mary K. Turnis

State of Iowa

County of Delaware ss.

On this 6th day of April A.D. 1994 before me, a Notary Public in and for said County, personally appeared Phillip M. Turnis and Mary K. Turnis, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Barbara J. Short

Notary Public in and For said County

