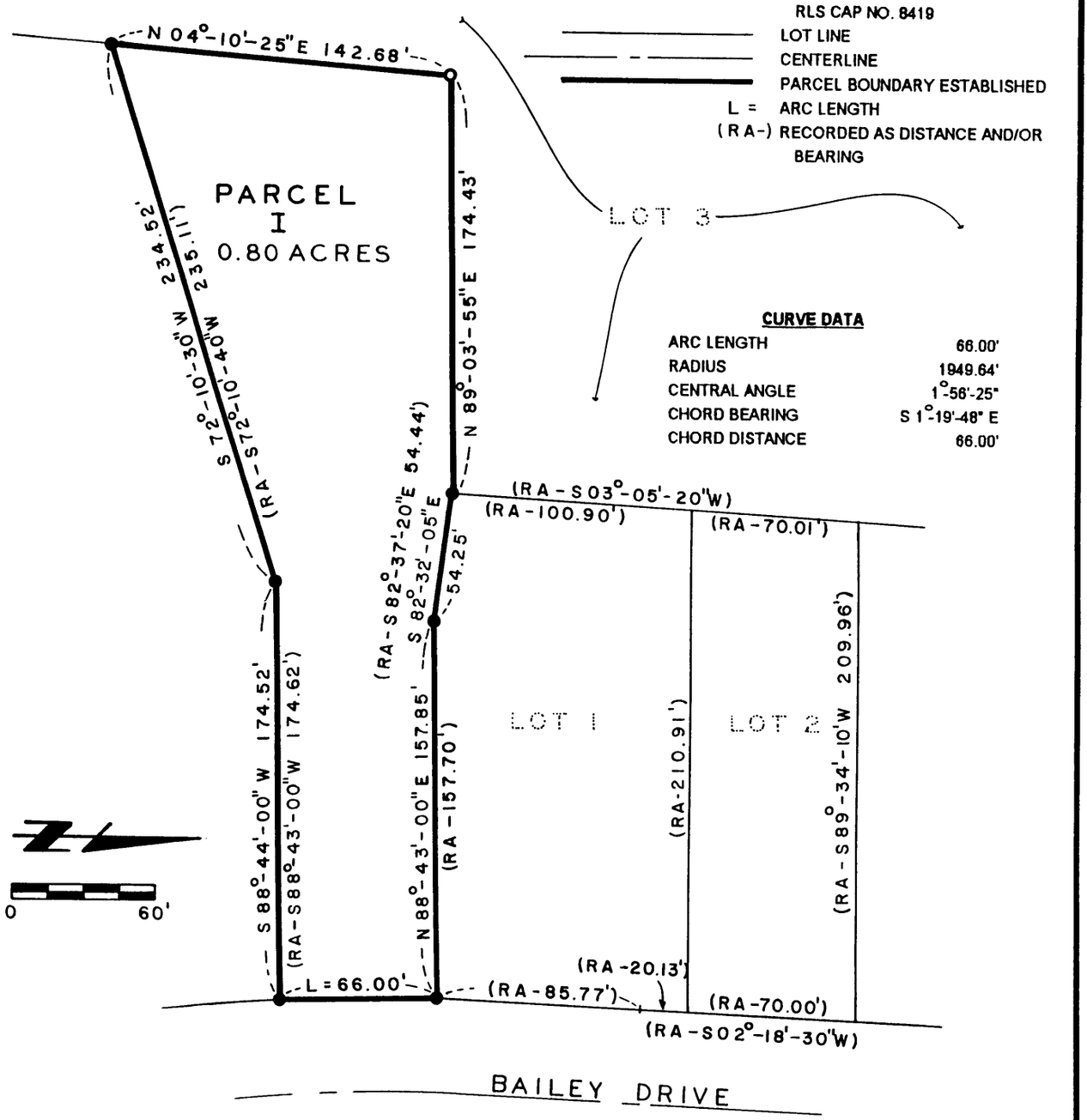
PLAT OF SURVEY

PARCEL I- PART OF LOT 3 OF W.C. MAWE SUBIVISION OF PART OF THE NE 1/4 OF SECTION 32 AND PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 33, ALL IN T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

FILED
Date 4-13-95
John R Klaus
County Assessor

APR 13 1995



LEGEND
- ● FOUND 1/2 IN. IRON ROD W/ RLS CAP NO. 5227
- O SET 1/2 IN. IRON ROD W/ RLS CAP NO. 8419
- LOT LINE
- CENTERLINE
- PARCEL BOUNDARY ESTABLISHED
- L = ARC LENGTH
- (RA-) RECORDED AS DISTANCE AND/OR BEARING

CURVE DATA

ARC LENGTH	66.00'
RADIUS	1949.64'
CENTRAL ANGLE	1°-56'-25"
CHORD BEARING	S 1°-19'-48" E
CHORD DISTANCE	66.00'

SURVEYED ON: 4/3/95
FIELD BK. NO. 28-S-18

PROPRIETORS: GAIL M. MAURER

PROJECT NO. 95-16 RR

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.
MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1997

J. DAVID GIBBS, REG. NO. 8419 — DATE 4/12/95

SCALE: 1" = 60'
DATE: 4/4/95
DRAWN BY: T. W.
CHECKED BY:
REVISED:

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

SHEET 1 OF 3

FILE No. 119-2631
RECORDING FEE $ 16.00
TRANSFER FEE $

FILED FOR RECORD THE 13 DAY OF April, 1995 AT 9:19 O'CLOCK A M. BOOK 7 PAGE 129

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plat

LEGAL DESCRIPTION:

PARCEL I, PART OF LOT THREE (3) OF W.C. MAWE SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32) AND PART OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-THREE (33), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA; as recorded in Book 4 of Plats, Page 144 in the Office of the Delaware County Recorder, subject to easements of record, containing a total of 0.80 acres and more specifically described by metes and bounds as follows:

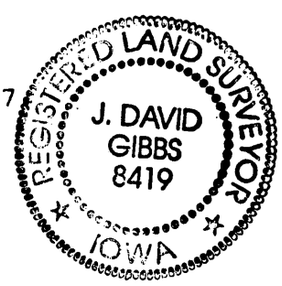
BEGINNING at the Southeasterly Corner of Lot One (1) and an Easterly Corner of Lot Three (3) of W.C. Mawe Subdivision of Part of the Northeast Quarter (NE 1/4) of Section Thirty-two (32) and Part of the West One-half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), all in Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, as recorded in Book 4 of Plats, Page 144 in the Office of the Delaware County Recorder; thence along the Easterly line of said Lot Three (3) and the Westerly line of Bailey Drive along a circular curve concave Northeasterly for an arc length of 66.00 feet, said circular curve having a radius of 1,949.64 feet a central angle of 1°-56'-25", a chord bearing of South 1°-19'-48" East and a chord distance of 66.00 feet; thence along the Easterly line of said Lot Three (3) South 88°-44'-00" West 174.52 feet; thence continuing along said Easterly line South 72°-10'-30" West 234.52 feet; thence North 04°-10'-25" East 142.68 feet; thence North 89°-03'-55" East to the Southwesterly Corner of said Lot One (1) 174.43 feet; thence along the Southerly line of said Lot One (1) and the Easterly line of said Lot Three (3) South 82°-32'-05" East 54.25 feet; thence continuing along the Southerly line of said Lot One (1) and the Easterly line of said Lot Three (3) North 88°-43'-00" East 157.85 feet to the POINT OF BEGINNING; subject to easements of record and containing a total of 0.80 acres. The Southerly line of Lot One (1) of W.C. Mawe Subdivision is assumed to bear North 88°-43'-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.

J. David Gibbs 4/12/95

J. David Gibbs Date Reg. No. .8419.
My registration will be renewed on January 1, 1997



OWNER'S ACKNOWLEDGEMENT:

I Gail M. Maurer of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Gail M. Maurer

Gail M. Maurer

State of Iowa

County of Delaware ss.

On this 12th day of April A.D. 1995 before me, a Notary Public in and for said County, personally appeared Gail M. Maurer, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Debra A Knutson

Notary Public in and For said County

DEBRA A. KNUTSON

DEBRA A. KNUTSON
MY COMMISSION EXPIRES
2-25-97