179-1657
DELAWARE COUNTY IOWA
FILED
'95 DEC 12 PM 4:15
BOOK 7 PAGE 161
DEBORAH L. PEYTON, RECORDER
DELAWARE CO. RECORDER
$21.00

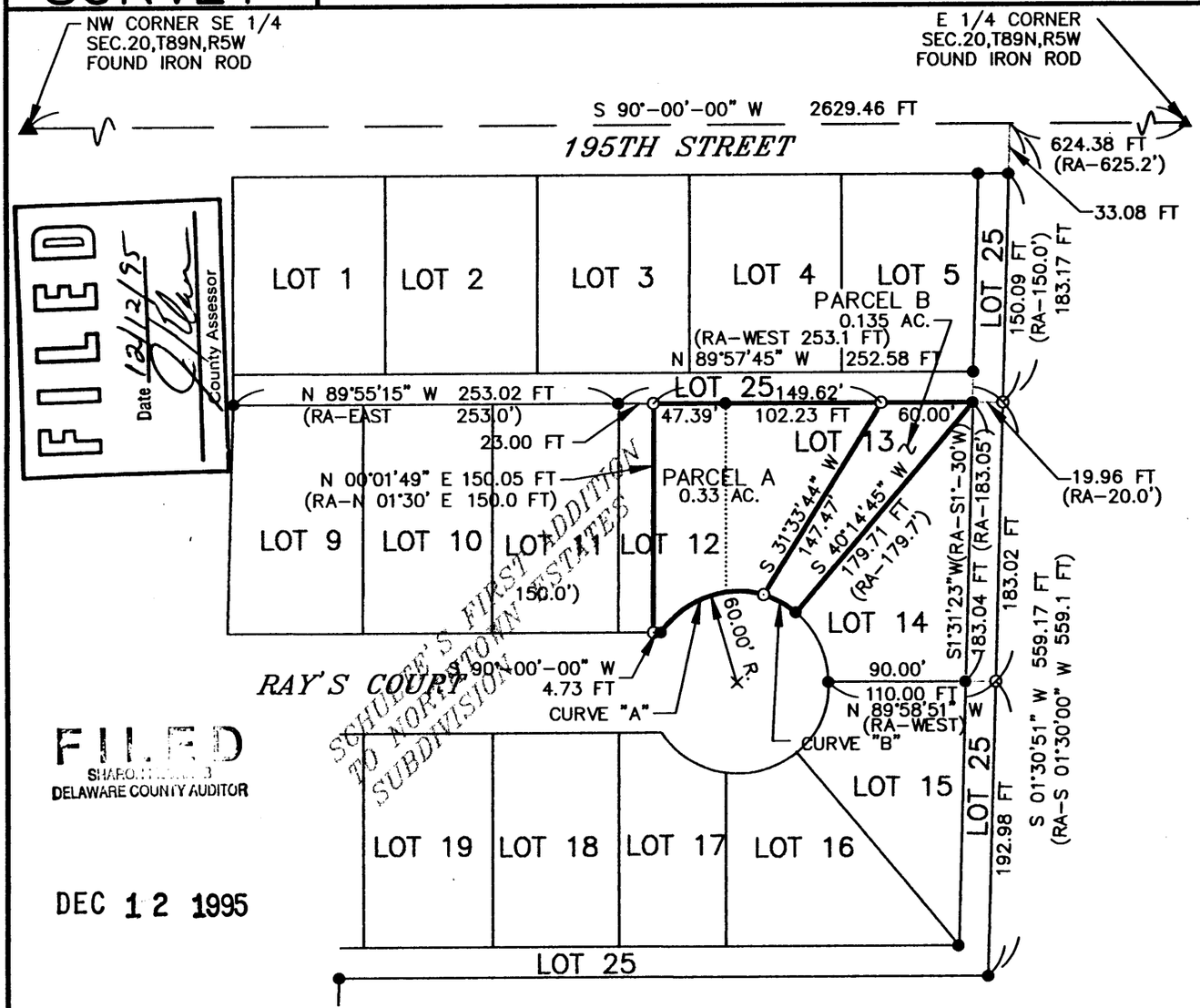
J. David Gibbs R.L.S.
to
Raymond P. Schulte

Dave Gibbs
222 W. Main
Manchester, IA 520[illegible]

PREPARED BY: J DAVID GIBBS; P.O. BOX 295 MANCHESTER, IA 52057 319-927-2434

PLAT OF SURVEY

PARCEL A, PART OF LOT 12 & PART OF LOT 13, AND
PARCEL B, PART OF LOT 13; ALL OF
SCHULTE'S FIRST ADDITION TO NORTHTOWN ESTATES SUBDIVISION,
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



FILED
SHARON [illegible]
DELAWARE COUNTY AUDITOR

DEC 12 1995

	CURVE "A"	CURVE "B"
ARC LENGTH	77.42'	24.04'
CHORD LENGTH	72.00'	24.04'
CENTRAL ANGLE	73°-44'-31"	23°-06'-52"
CHORD BEARING	S70°-16'-29"W	N61°-17'-48"W

N

100 0 100

Scale 1" = 100'

(RA-)

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH R.L.S. CAP NO. 8419
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- RECORDED AS DISTANCE AND/OR BEARING

SURVEYED ON: 11/14/95
FIELD BK NO. D.L.

PROPRIETORS: RAYMOND P. & RUTH F. SCHULTE, TRUSTEES

PROJECT NO. 95-23

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.

REGISTERED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. DAVID GIBBS, P.E., RLS. REG. NO. 8419 DATE 12/11/95

MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1997

SCALE: 1"=100'
DATE: 11/20/95
DRAWN BY: JDG
CHECKED BY:
REVISED

GIBBS ENGINEERING & SURVEYING
PROFESSIONAL SERVICES BUILDING, SUITE 2
223 WEST MAIN STREET, MANCHESTER, IA 52057

SHEET 1 OF 4

FILE No. 179-1657
RECORDING FEE $ 21.00
TRANSFER FEE $

FILED FOR RECORD THE 12 DAY OF December, 1995 AT 4:15 O'CLOCK P M. BOOK 7 PAGE 161

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

LEGAL DESCRIPTION

PARCEL A, PART OF LOT 12 & 13

PARCEL A, PART OF LOT TWELVE(12) AND PART OF LOT THIRTEEN (13) OF SCHULTE'S FIRST ADDITION TO NORTHTOWN ESTATES SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA; containing a total of 0.33 acres, subject to easements of records and more specifically described by metes and bounds as follows:

COMMENCING at the East Quarter (E 1/4) Corner of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian;

Thence along the Northerly Line of the Southeast Quarter (SE 1/4) of said Section, South 90°-00'-00" West 624.38 feet;

Thence along the Easterly Line of Lot Twenty-five (25) and extension thereof, of Schulte's First Addition to Northtown Estates Subdivision as recorded in Book 3 of Plats, Page 166 in the Office of the Delaware County Recorder, South 01°30'-51" West 183.17 feet;

Thence North 89°-57'-45" West 19.96 feet to the Easterly Most Corner of Lot Thirteen (13) of said Schulte's First Addition;

Thence along the Northerly Line of said Lot Thirteen (13) North 89°-57'-45" West 60.00 feet to the **POINT OF BEGINNING;**

Thence South 31°-33'-44" West to the Southerly Line of said Lot Thirteen (13) 147.47 feet;

Thence along the Southerly Line of Lot Thirteen (13) and Lot Twelve (12) and the Northerly Line of Ray's Court, along a circular curve concave southeasterly for an arc length of 77.42 feet, said circular curve having a radius of 60.00 feet, a central angle of 73°-44'-31", a chord length of 72.00 feet and a chord bearing of South 70°-16'-29" West;

Thence continuing along the Southerly Line of Lot Twelve (12) South 90°-00'-00" West 4.73 feet;

Thence North 00°-01'-49" East to the Northerly Line of Lot Twelve (12) 150.05 feet;

Thence South 89°-57'-45" East along the Northerly Line of Lot Twelve (12) and Lot thirteen (13) 149.62 feet to the **POINT OF BEGINNING;**

Containing a total of 0.33 acres and subject to easements of record.

The Northerly Line of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear South 90°-00'-00" West.

PARCEL B, PART OF LOT 13

PARCEL B, PART OF LOT THIRTEEN (13) OF SCHULTE'S FIRST ADDITION TO NORTHTOWN ESTATES SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA; containing a total of 0.135 acres, subject to easements of records and more specifically described by metes and bounds as follows:

COMMENCING at the East Quarter (E 1/4) Corner of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian;

Thence along the Northerly Line of the Southeast Quarter (SE 1/4) of said Section, South 90°-00'-00" West 624.38 feet;

Thence along the Easterly Line of Lot Twenty-five (25) and extension thereof, of Schulte's First Addition to Northtown Estates Subdivision as recorded in Book 3 of Plats, Page 166 in the Office of the Delaware County Recorder, South 01°30'-51" West 183.17 feet;

Thence North 89°-57'-45" West 19.96 feet to the Easterly Most Corner of Lot Thirteen (13) of said Schulte's First Addition, the **POINT OF BEGINNING;**

Thence along the Southeasterly Line of said Lot Thirteen (13) South 40°-14'-45" West to the Southerly Most Corner of said Lot Thirteen (13) 179.71 feet;

Thence along the Southeasterly Line of said Lot Thirteen (13) and the Northerly Line of Ray's Court along a circular curve concave southwesterly for an arc length of 24.04 feet, said circular curve having a radius of 60.00 feet, a central angle of 23°-06'-52", a chord length of 24.04 feet and a chord bearing of North 61°-17'-48" West;

Thence North 31°-33'-44" East to the Northerly Line of said Lot Thirteen (13) 147.47 feet;

Thence South 89°-57'-45" East along the Northerly Line of said Lot thirteen (13) 60.00 feet to the **POINT OF BEGINNING;**

Containing a total of 0.135 acres and subject to easements of record.

The Northerly Line of the Southeast Quarter (SE 1/4) of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear South 90°-00'-00" West.

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, REG. NO. 8419 — DATE 12/11/25

REGISTERED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

OWNER'S ACKNOWLEDGMENT

I(we) Raymond P. Schulte and Ruth F. Schulte 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.

Raymond P. Schulte, Trustee
Raymond P. Schulte Revocable Inter Vivos Trust

Ruth F. Schulte, Trustee
Ruth P. Schulte Revocable Inter Vivos Trust

OFFICIAL NOTARY SEAL
VIVIAN G GEDNEY
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC182548
MY COMMISSION EXP. FEB. 24,1996

State of Florida)
)
County of Lee) ss:

On this 4th day of Dec A.D. 1995, before me, the undersigned, a Notary Public in and for said County, personally appeared Raymond P. Schulte and Ruth F. Schulte, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that the person(s), as the fiduciary, executed the instrument as their voluntary act and deed of the person and of the fiduciary.

Notary Public in and for said County