Del. Co. Recorder

To
Iowa Electric
Light & Power Co.

J. David Gibbs
R.L.S.

DELAWARE CO. RECORDER
$21.00
DEBORAH L. PEYTON
BOOK 7 PAGE 172

'96 FEB 6 PM 1 15

192-2155 A
DELAWARE COUNTY IOWA
FILED

PREPARED BY: J DAVID GIBBS; P.O. BOX 205 MANCHESTER, IA 52057 319-927-2434

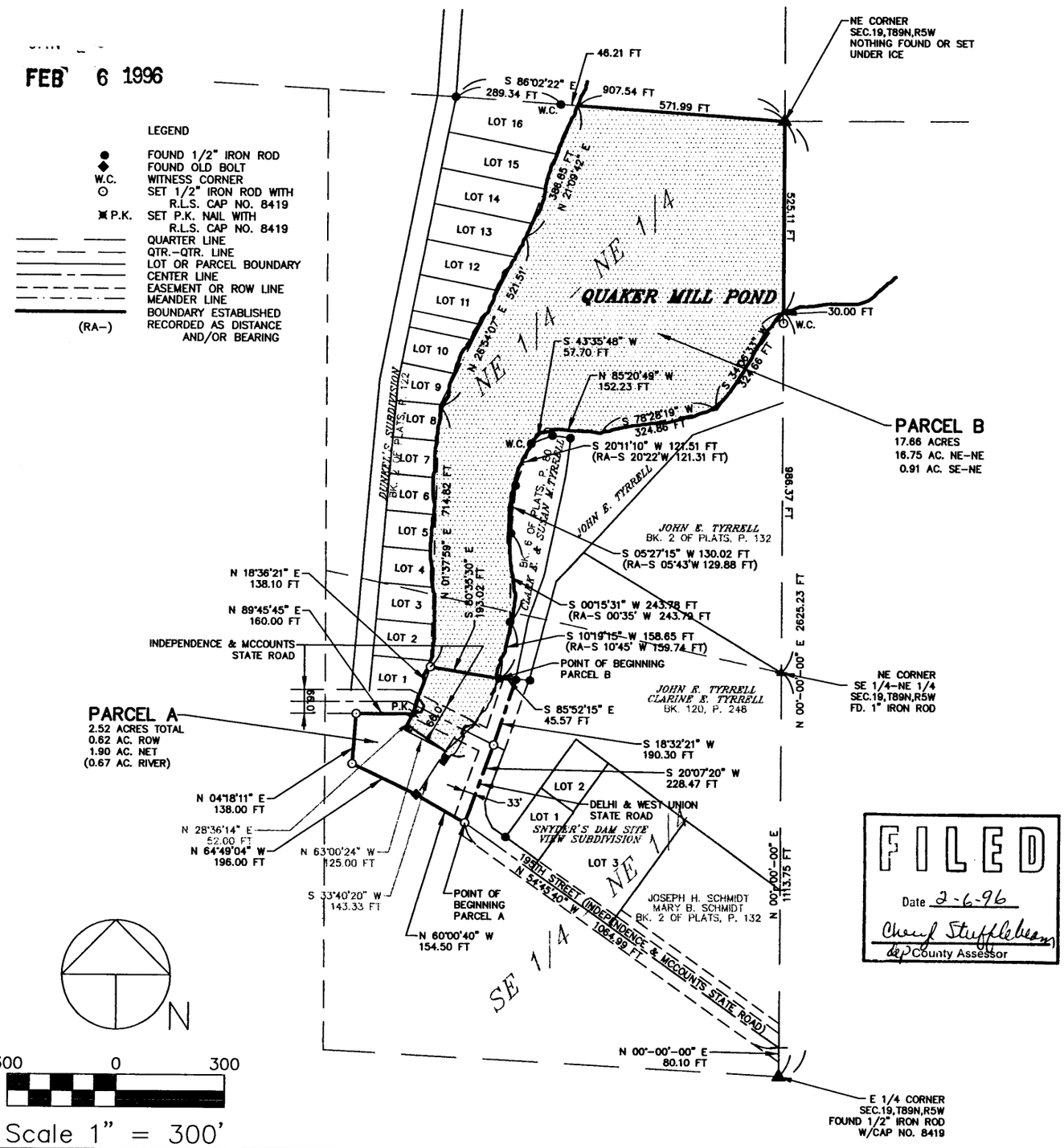
PLAT OF SURVEY

PARCEL A AND PARCEL B

PART OF THE NE 1/4 OF SECTION 19, T89N, R5W
OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FEB 6 1996



FILED
Date 2-6-96
Cheryl Stufflebeam
Deputy County Assessor

SURVEYED ON: 12/19&27/95
FIELD BK NO. D.L.

PROPRIETORS: IOWA ELECTRIC LIGHT AND POWER COMPANY

PROJECT NO. 95-28

SCALE: 1" = 300'

DATE: 12/21/95

DRAWN BY: JDG

CHECKED BY:

REVISED

SHEET 1 OF 4

REGISTERED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

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

J. DAVID GIBBS, P.E., R.L.S. REG. NO. 8419 DATE 1/24/96

MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1997

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

FILE No. 192-2155 A
RECORDING FEE $ 21.00
TRANSFER FEE $

FILED FOR RECORD THE 6 DAY OF February, 1996 AT 1:15 O'CLOCK P M. BOOK 7 PAGE 172

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plat B-1

LEGAL DESCRIPTION

PARCEL A- NE 1/4 SECTION 19, T89N, R5W

PARCEL A, PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; containing a total of 2.52 acres, subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the East Quarter (E 1/4) Corner of Section Nineteen (19), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence along the Easterly Line of the Northeast Quarter (NE 1/4) North 00°-00'-00" East to the centerline of the Independence and McCounts State Road 80.10 feet;

Thence along said centerline North 54°-45'-40" West to the centerline of the Delhi and West Union State Road 1064.99 feet, the **POINT OF BEGINNING**;

Thence along the centerline of the of the vacated Independence and McCounts State Road North 60°-00'-40" West to an old bolt 154.50 feet;

Thence North 64°-49'-04" West 196.00 feet;

Thence North 04°-18-'11" East to the Southerly Line of the Independence and McCounts State Road 138.00 feet;

Thence along said Southerly Line North 89°-45'-45" East 160.00 feet;

Thence Northeasterly along the Westerly line of the Maquoketa River, said Westerly Line being represented by a meander line bearing North 18°-36'-21" East 138.10 feet;

Thence South 80°-35'-30" East to the Southwesterly Corner of a 4.3 Acre Parcel as recorded in L.D. Book 89, Page 4 in the Office of the Delaware County Recorder 193.02 feet, more or less;

Thence along the Southerly Line of said 4.3 Acre Parcel, South 85°-52'-15" East to the centerline of the Delhi and West Union State Road 45.57 feet, more or less;

Thence along said centerline South 18°-32'-21" West to the centerline of the Independence and McCounts State Road 190.30 feet;

Thence along the centerline of the Independence and McCounts State Road South 20°-07'-20" West 228.47 feet to the **POINT OF BEGINNING**;

Containing a total of 2.52 acres , more or less, including 0.62 acres of public road right of way and subject to easements of record.

The Easterly Line of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Eighty-nine North (T89N), Range Five West (R5W), of the Fifth Principal Meridian is assumed to bear North 00°-00'-00" East.

The attached Plat and above legal description of Parcel A represents a survey of the tract of land along the west wall of the mill, part of the mill yard (the mill yard except a 4.3 Acre Parcel as recorded in L.D. Book 89, Page 4) and part of the mill pond, all as described in L.D. Book 59, Page 442 in the Office of the Delaware County Recorder.

PARCEL B - NE 1/4 SECTION 19, T89N, R5W

PARCEL B, PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; containing a total of 17.66 acres, subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the East Quarter (E 1/4) Corner of Section Nineteen (19), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence along the Easterly Line of the Northeast Quarter (NE 1/4) of said Section North 00°-00'-00" East to the centerline of the Independence and McCounts State Road 80.10 feet;

Thence along said centerline North 54°-45'-40" West to the centerline of the Delhi and West Union State Road 1064.99 feet;

Thence along the centerline of the Delhi and West Union State Road and the Independence and McCounts State Road North 20°-07'-20" East 228.47 feet;

Thence along said centerline of the Delhi and West Union State Road to the Southerly Line of a 4.3 Acre Parcel as recorded in L.D. Book 89, Page 4 in the Office of the Delaware County Recorder, North 18°-32'-21" East 190.30 feet;

Thence along the Southerly Line of said 4.3 Acre Parcel, North 85°-52'-15" West to the Easterly Line of the Maquoketa River 45.57 feet, more or less, the **POINT OF BEGINNING;**

Thence North 80°-35'-30" West to the Westerly Line of the Maquoketa River 193.02 feet, more or less;

Thence along the Westerly Line of the Maquoketa River to the Northerly Line of the Northeast Quarter (NE 1/4) of said Section, said Westerly Line being represented by a meander line bearing North 01°-37'-59" East 714.82 feet, thence North 26°-54'-07" East 521.51 feet, thence North 21°-09'-42" East 386.85 feet;

Thence along the Northerly Line of said Northeast Quarter (NE 1/4) to the Northeast (NE) Corner of said Section 571.99 feet, more or less;

Thence along the Easterly Line of said Northeast Quarter (NE 1/4) South 00°-00'-00" West to the Easterly Line of the Maquoketa River 525.11 feet, more or less;

Thence along the Easterly Line of the Maquoketa River to the Southeasterly Corner of said 4.3 Acre Parcel, said Easterly Line being represented by a meander line bearing South 34°-06'-33" West 324.66 feet, thence South 78°-28'-19" West 324.86 feet, thence North 85°-20'-49" West 152.23 feet, thence South 43°-35'-48" West 57.70 feet, thence South 20°-11'-10" West 121.51 feet, thence South 05°-27'-15" West 130.02 feet, thence South 00°-15'-31" West 243.78 feet, thence South 10°-19'-15" West 158.65 feet, the **POINT OF BEGINNING;**

Containing a total of 17.66 acres and subject to easements of record.

The Easterly Line of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Eighty-nine North (T89N), Range Five West (R5W), of the Fifth Principal Meridian is assumed to bear North 00°-00'-00" East.

The attached Plat and above legal description of Parcel B represents a survey of part of the mill pond in the Northeast Quarter (NE 1/4) of Section Nineteen (19), as described in L.D. Book 59, Page 442 in the Office of the Delaware County Recorder.

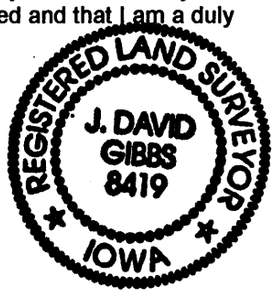
SURVEYOR'S CERTIFICATE

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

1/24/96

J. David Gibbs, REG. NO. 8419 DATE

My Registration will be renewed on January 1, 1997



OWNER'S ACKNOWLEDGMENT

I Philip D. Ward, Vice President and Stephen W. Southwick, Secretary of IES Utilities Inc., formerly known as Iowa Electric Light and Power Company, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with the free consent, and in accordance with our desires of the board of directors of said corporation.

IES Utilities Inc., f.k.a. Iowa Electric Light and Power Company

By: _____, Vice President
Philip D. Ward

By: _____, Secretary
Stephen W. Southwick

State of Iowa)
)
County of Linn) Ss:

On this 29th day of January, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Philip D. Ward and Stephen W. Southwick, to me personally known, who being by me duly sworn, did say that they are the Vice President and Secretary, respectively, of the IES Utilities Inc., executing the within and foregoing instrument to which this is attached, that ~~(no seal has been procured by the)~~ (the seal affixed thereto is the seal of the) IES Utilities Inc.; that said instrument was signed (and sealed) on behalf of the IES Utilities by authority of its Board of Directors; and that Philip D. Ward and Stephen W. Southwick as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Company, by it and by them voluntarily executed.

_____
Marcia K. Young
Notary Public in and for said County

MARCIA K. YOUNG
MY COMMISSION EXPIRES
2-27-98