Del. Co. Recorder

FILED
Date 10-30-96
Cheryl Stufflebean
Dep Co Rec By Assessor

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
OCT 30 1996

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BOOK 8 PAGE 16
DELAWARE CO. RECORDER
$26.00

HANGING FILE B-13

DELAWARE COUNTY IOWA
FILED

369 pg 1455

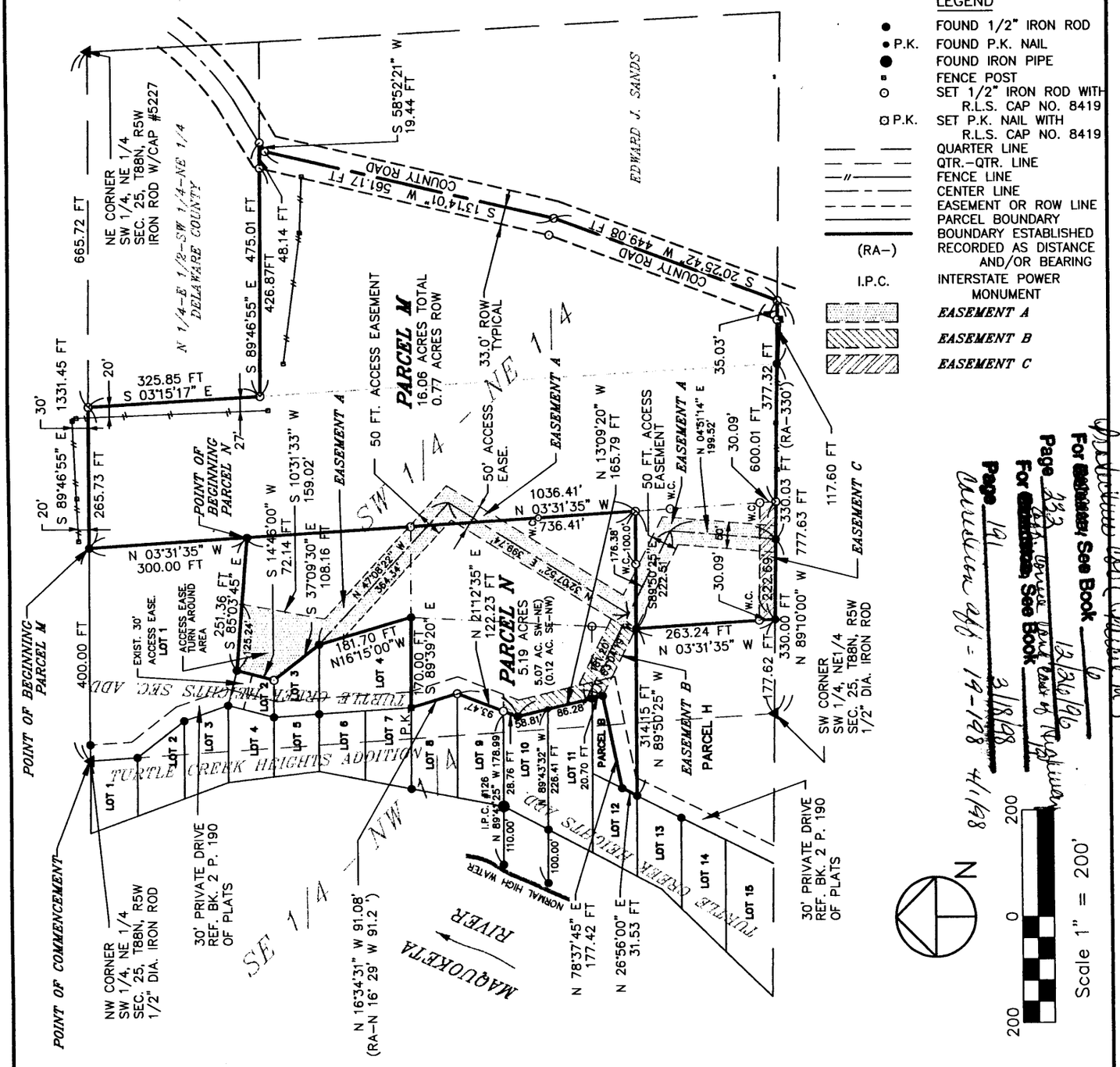
PREPARED BY: J DAVID GIBBS; P.O. BOX 295 MANCHESTER, IA 52057 319-927-2434

PLAT OF SURVEY

PARCEL M– PART OF THE SW 1/4 OF THE NE 1/4 AND
PARCEL N– PART OF THE SW 1/4 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4
ALL OF SECTION 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

AMENDED PLAT

AMENDS PLAT RECORDED IN BOOK 8 OF PLATS, PAGE 13, ON OCTOBER 16, 1996



SURVEYED ON: 10/24/96 FIELD BK NO. D.L.	PROPRIETORS: CLIFFORD C. BROWN & RUTH A. IPSAN BROWN	PROJECT NO. 96–12
		SCALE: 1"=200'
		DATE: 5/07/96
		DRAWN BY: JDG
		CHECKED BY:
		REVISED 9/17&10/24/96
		SHEET 1 OF 5

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 10/30/96

MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1997

GIBBS ENGINEERING & SURVEYING

PROFESSIONAL SERVICES BUILDING, SUITE 2
223 WEST MAIN STREET, MANCHESTER, IA 52057

DATE 10-30-96 BOOK 8 PAGE 16
HANGING FILE B-13

LEGAL DESCRIPTION - *AMENDED*

***PARCEL M* - PART OF SECTION 25, T88N, R5W**

***PARCEL M*, PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA;** containing a total of 16.06 acres, including 0.77 acres of public road right of way, subject to easements whether of record or not and more specifically described by metes and bounds as follows:

COMMENCING at the Northwest Corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian;

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4), South 89°46'55" East, 400.00 feet to the **POINT OF BEGINNING;**

THENCE along said Northerly Line, South 89°46'55" East, to the Northwesterly Corner of the North Quarter (N 1/4) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), 265.73 feet;

THENCE along the Westerly Line of said N1/4-E1/2-SW1/4-NE1/4, South 03°15'17" East, to the Southwesterly Corner of said N1/4-E1/2-SW1/4-NE1/4, 325.85 feet;

THENCE along the Southerly Line of said N1/4-E1/2-SW1/4-NE1/4, South 89°46'55" East, to a point on the centerline of a County Road, 475.01 feet;

THENCE continuing along said centerline of said County Road, South 58°52'21" West, 19.44 feet;

THENCE continuing along said centerline South 13°14'01" West, 561.17 feet;

THENCE along said centerline, South 20°25'42" West, to the Southerly Line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), 449.08 feet;

THENCE along said Southerly Line, North 89°10'00" West, to the Southeasterly Corner of Parcel H as recorded in Book 7 of Plats, Page 123 in the Office of the Delaware County Recorder, 600.01 feet;

THENCE North 03°31'35" West along the Easterly Line to the Northeasterly Corner of said Parcel H, 263.24 feet;

THENCE South 89°50'25" East along a line parallel to the Southerly Line of Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), 222.51 feet;

THENCE North 03°31'35" West, 1036.41 feet, to the **POINT OF BEGINNING;**

Containing a total of 16.06 acres, including 0.77 acres of public right of way and subject to easements of record.

The Southerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) is assumed to bear North 89°10'00" West.

LEGAL DESCRIPTION - *AMENDED*

***PARCEL N* - PART OF SECTION 25, T88N, R5W**

***PARCEL N*, PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), ALL OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA;** containing a total of 5.19 acres subject to easements whether of record or not and more specifically described by metes and bounds as follows:

COMMENCING at the Northwest Corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian;

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4), South 89°46'55" East, 400.00 feet;

THENCE South 03°31'35" East along the Easterly Line of Lot One of Turtle Creek Heights Second Addition, as recorded in Book 7 of Plats, Page 140 in the Office of the Delaware County Recorder, 300.00 feet, to the **POINT OF BEGINNING;**

THENCE South 03°31'35" East 736.41 feet;

THENCE North 89°50'25" West along a line parallel to the Southerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) to the Northeasterly Corner of Parcel H as recorded in Book 7 of Plats, Page 123 in the Office of the Delaware County Recorder, 222.51 feet;

THENCE along the Northerly Line of said Parcel H, North 89°50'25" West, to the Northwesterly Corner of said Parcel H and the Southeasterly Corner of Lot 12 of Turtle Creek Heights Addition as recorded in Book 7 of Plats, Page 110 in the Office of the Delaware County Recorder, 314.15 feet;

THENCE along the Easterly Line of said Lot 12, North 26°56'00" East, to the Southwesterly Corner of Parcel B as recorded in Book 7 of Plats, Page 110 in the Office of the Delaware County Recorder, 31.53 feet;

THENCE along the Southerly Line of said Parcel B, North 78°37'45" East, to the Southeast Corner of said Parcel B, 177.42 feet;

THENCE along the Easterly Line of said Parcel B and the Easterly Lines of Lot 11 and Lot 10 of said Turtle Creek Heights Addition, North 13°09'20" West, 165.79 feet;

THENCE along the Easterly Line of said Lot 10 and Lot 9 of said Turtle Creek Heights Addition as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder, North 21°12'35 East, to the Northeasterly corner of said Lot 9 and the Southeasterly Corner of Lot 8 said Turtle Creek Heights as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder 122.23 feet;

THENCE along the Easterly Line of said Lot 8, North 16°34'31" West, to the Southeasterly Corner of Lot 7 said Turtle Creek Heights Addition and the Southwesterly Corner of Lot 4 of Turtle Creek Heights Second Addition as recorded in Book 7 of Plats, Page 140 in the Office of the Delaware County Recorder, 91.08 feet;

THENCE along the Southerly Line of said Lot 4, South 89°39'20" East to the Southeasterly Corner of said Lot 4, 170.00 feet;

THENCE along the Easterly Line of said Lot 4, North 16°15'00" West to the Southeasterly Corner of Lot 3 of said Turtle Creek Heights Second Addition, 181.70 feet;

THENCE along the Easterly Line of said Lot 3, North 37°09'30" West, to the Southeasterly Corner of Lot 2 of said Turtle Creek Heights Second Addition, 108.16 feet;

THENCE along the Easterly Line of said Lot 2, North 14°46'00" East to a point on the Southerly Line of Lot 1 of said Turtle Creek Heights Second Addition, 72.14 feet;

THENCE along the Southerly Line of said Lot 1, South 85°03'45" East, 251.36 feet to the **POINT OF BEGINNING;**

Containing a total of 5.19 acres and subject to easements whether of record or not.

The Southerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) is assumed to bear North 89°10'00" West.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey, or report was prepared by me or under my direct personal supervision, 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.

J. David Gibbs REG. NO. 8419 DATE 10/30/96

My registration will be renewed on January 1, 1997

OWNER'S ACKNOWLEDGMENT

I (we) Clifford C. Brown and Ruth A. Ipsan-Brown 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.

Clifford C. Brown

Ruth A. Ipsan-Brown

State of Iowa)
)
County of Linn) Ss:

On this 29th day of October A.D. 1996, before me a Notary Public in and for said County, personally appeared Clifford C. Brown and Ruth A. Ipsan-Brown to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said County
Lori Winder