JAN 27 1997

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

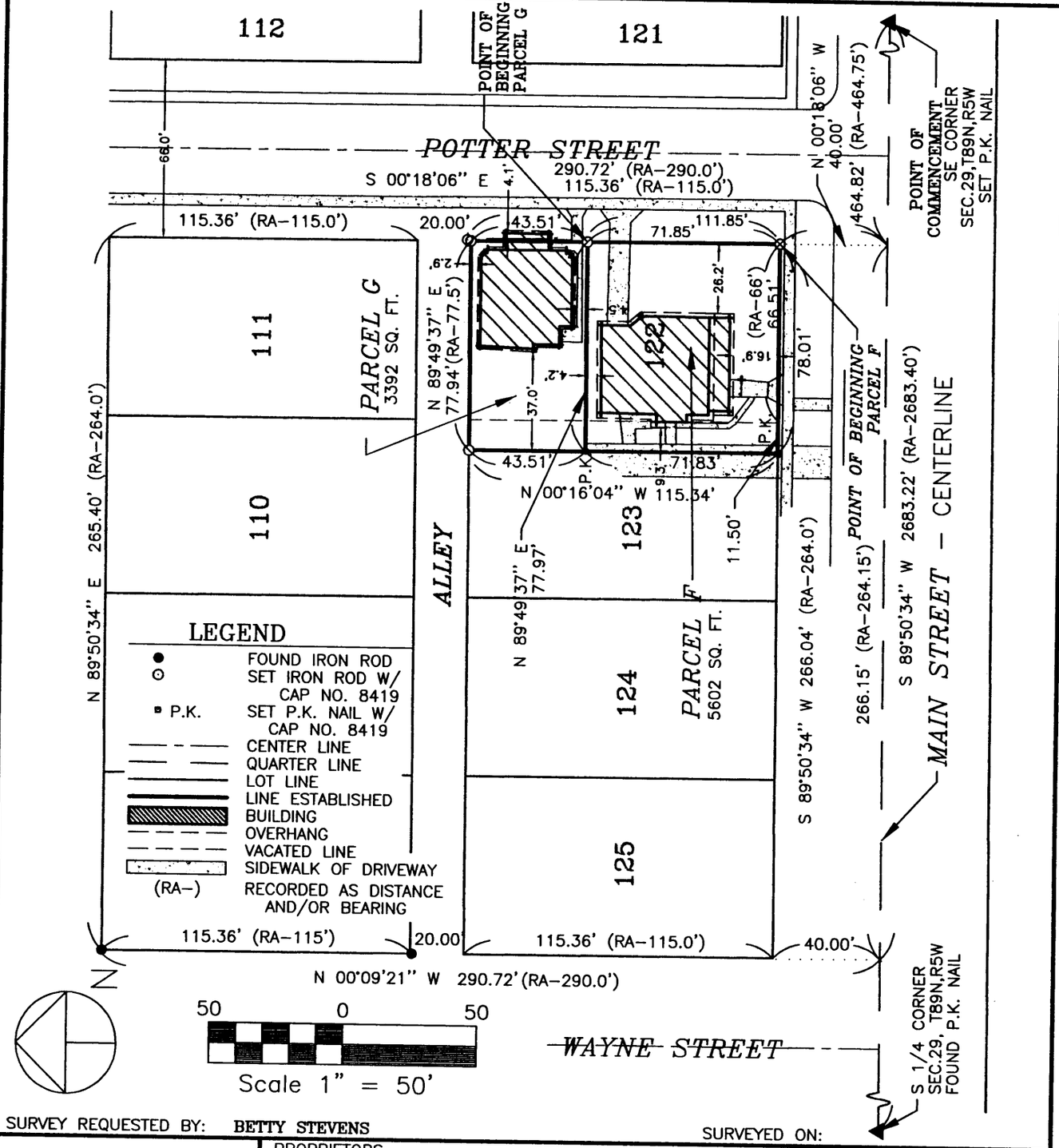
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291-2247

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

PLAT OF SURVEY

PARCEL F & PARCEL G, PART OF LOT 122 AND PART OF THE EAST 11.5 FEET OF LOT 123, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA
(PART OF THE SE 1/4 OF SECTION 29, T89N, R5W OF THE FIFTH P.M.)



SURVEY REQUESTED BY: BETTY STEVENS

SURVEYED ON:

REGISTERED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PROPRIETORS: MYRTLE M. SIDWELL

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.

J. DAVID GIBBS, P.E./ RLS. REG. NO. 8419 — DATE 1/27/97

MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1999

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

PROJECT NO. 96–54
SCALE: 1"=50'
DATE: 12/26/96
DRAWN BY: JDG
CHECKED BY:
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

DATE 1-27-97 BOOK 8 PAGE 30

LEGAL DESCRIPTION

PARCEL F, PART OF LOT 122 & PART OF THE EAST 11.5 FT. OF LOT 123

PARCEL F, PART OF LOT 122 AND PART OF THE EAST ELEVEN AND ONE-HALF FEET (11.5') OF LOT 123 OF THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA; subject to easements of record and more specifically described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence along the Southerly Line of the Southeast Quarter of said Section, also being the centerline of Main Street, South 89°-50'-34" West to the Westerly Line of Potter Street extended, 464.82 feet;

Thence along the extension of the Westerly Line of Potter Street North 00°-18'-06" West to the Southeasterly Corner of Lot 122 of Manchester (formerly Burrington) as recorded in L.D. Book H, Page 186-187 in the Office of the Delaware County Recorder, 40.00 feet to the **POINT OF BEGINNING**;

Thence along the Southerly Line of Lot 122 and Lot 123 and the Northerly Line of Main Street of the City of Manchester, South 89°-50'-34" West to the Southwesterly Corner of the East 11.5 feet of said Lot 123, 78.01 feet;

Thence along the Westerly Line of the East 11.5 feet of said Lot 123 North 00°-16'-04" West 71.83 feet;

Thence North 89°-49'-37" East 77.97 feet to the Easterly Line of said Lot 122 and the Westerly Line of Potter Street;

Thence along the Westerly Line of Potter Street South 00°-18'-06" East 71.85 feet to the **POINT OF BEGINNING**;

Containing a total of 5602 square feet and subject to easements of record.

The Southerly Line of the Southeast Quarter of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth P.M. is assumed to bear South 89°-50'-34" West.

PARCEL G, PART OF LOT 122 & PART OF THE EAST 11.5 FT. OF LOT 123

PARCEL G, PART OF LOT 122 AND PART OF THE EAST ELEVEN AND ONE-HALF FEET (11.5') OF LOT 123 OF THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA; subject to easements of record and more specifically described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence along the Southerly Line of the Southeast Quarter of said Section, also being the centerline of Main Street, South 89°-50'-34" West to the Westerly Line of Potter Street extended, 464.82 feet;

Thence along the Westerly Line of Lot 122 of Manchester (formerly Burrington) as recorded in L.D. Book H, Page 186-187 in the Office of the Delaware County Recorder and the Westerly Line of Potter Street and extension thereof North 00°-18'-06" West 111.85 feet to the **POINT OF BEGINNING**;

Thence South 89°-49'-37" West to the Westerly Line of the East 11.5 feet of Lot 123, 77.97 feet;

Thence along the Westerly Line of the East 11.5 feet of said Lot 123 North 00°-16'-04" West to the Northerly Line of said Lot 123 and the Southerly Line of an Alley, 43.51 feet;

Thence along the Northerly Line of said Lot 122 and Lot 123 North 89°-49'-37" East 77.94 feet to the Northeasterly Corner of said Lot 122 and the Westerly Line of Potter Street;

Thence along the Westerly Line of Potter Street South 00°-18'-06" East 43.51 feet to the **POINT OF BEGINNING**;

Containing a total of 3392 square feet and subject to easements of record.

The Southerly Line of the Southeast Quarter of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth P.M. is assumed to bear South 89°-50'-34" 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.

1/27/97

J. David Gibbs, REG. NO. 8419 DATE

My Registration will be renewed on January 1, 1999

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

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