Mary Lou Tracey

FILED
Date 2-20-98
Deputy Auditor

FEB 20 1998

FILED
SHERYL ANDERSEN
DELAWARE COUNTY AUDITOR

'98 FEB 20 PM 4 08

50-2443

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

PLAT OF SURVEY

SANDS SUBDIVISION

PART OF THE SE 1/4 OF THE SE 1/4 OF SEC. 25
& PART OF THE NE 1/4 OF THE NE 1/4 OF SEC. 36
ALL IN T88N, R5W OF THE FIFTH P.M., &
PART OF THE SW 1/4 OF THE SW 1/4 OF SEC. 30,
T88N, R4W OF THE FIFTH P.M., ALL IN DELAWARE COUNTY, IOWA

Number	Central Angle	Chord Bearing	Radius	Arc Length	Chord Length
C1	16°42'07"	N 23°30'52" E	636.60	185.57	184.91
C2	29°06'50"	N 46°25'20" E	636.60	323.48	320.01
C3	45°48'57"	N 38°04'17" E	636.60	509.05	495.59
C4	12°39'50"	N 54°38'50" E	818.50	180.91	180.54
C5	07°51'00"	S 10°57'30" W	1382.40	189.40	189.25

Number	Direction	Distance
L1	N 60°58'45" E	6.57

SE 1/4 – SE 1/4
SEC. 25, T88N, R5W

300 0 300

Scale 1" = 300'

NW CORNER SW 1/4–SW 1/4
SEC. 30, T88N, R4W
SET 1/2" IRON ROD #8419

N 89°49'46" E 646.79'
579.49'
264.00'
LOT 1
66'
269.23'
397.11'
S 11°10'20" W
N 89°49'46" E 577.50'
531.97'
125.39'
NOT A PART OF THIS SUBDIVISION
LD. BK 121, PC. 116
264.00'
781.93'
S 89°49'46" W 577.50'
413.57'
136.54'
S01°10'32"W
LOT 2
50'
406.24'
139.26'
24.67'
C4
253.93'
N 01°10'32" E 1311.87'
(RA– N 60°58'45" E)
310.51'
641.29'
LOT 3
LINE ROAD
S 11°13'20" W
323.63'
SEE NOTE 2
50'
101.21'
153.48'
WC
WC
498.68'
N 85°31'05" E 652.16'
SEE NOTE 1
C3
C2
FORMER
LOT 5
386.35'
S 4°43'06" E
281.32'
C1
LOT 4
S 03°42'46" W 497.24'
SEE NOTE 3
143.60'
LOT 6
626.90'
N 89°15'37" W 5314.30' (RA– 5298.5')
N 88°29'00" W 2399.02' (RA– 2400.4')

NE CORNER, SEC. 36, T88N, R5W
SET 1/2" IRON ROD W/CAP #8419
POINT OF BECINNING

S 1/4 CORNER
SEC. 30, T88N, R4W, FD. STONE

NW CORNER
SEC. 36, T88N, R5W
FD. STONE

PROPRIETORS:
EDWARD J. SANDS, JR. ESTATE

LOT #	Total Acres	ROW
Lot 1	3.81	0.44
Lot 2	1.29	0.50
Lot 3	2.75	0.71
Lot 4	6.77	0.00
Lot 5	1.14	0.35
Lot 6	4.49	0.69
Lot 7	12.56	1.27
Total	32.81	3.96

NE 1/4 – NE 1/4
SEC. 36, T88N, R5W

425.25'
425.25'
384.02'
S 74°50'12" E
420.65'
N 15°09'48" E 1511.39' (RA N 15° E)
220th AVE
1086.14'
876.61'
LOT 7
100' ROW
942.82'
C5
N 89°37'30" W 676.12' (RA–, 693')

NW 1/4 – NW 1/4
SEC. 31, T88N, R4W

1326.84' (RA– 1320')
S 00°51'04" W 2653.70'
(RA– 2652.61')

SE CORNER NE 1/4–NE 1/4
SEC. 36, T88N, R5W
SET 1/2" IRON ROD W/CAP #8419

E 1/4 CORNER, SEC. 36, T88N, R5W
SET 1/2" IRON ROD W/CAP #8419

LEGEND

- ● FOUND 1/2" IRON ROD
- ⊙ SET 1/2" IRON ROD WITH R.L.S. CAP NO. 8419
- ⊡ SET P.K. NAIL WITH R.L.S. CAP NO. 8419
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- OLD ROAD RIGHT OF WAY
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- WC WITNESS CORNER
- (RA–) RECORDED AS DISTANCE AND/OR BEARING

NOTE:

1. WITNESS CORNER IS 1.00', S 11°13'20" W OF CORNER
2. WITNESS CORNER IS 1.00', S 85°31'05" W OF CORNER
3. POINT FALLS IN BARN

SURVEY REQUESTED BY: MARY LOU TRACEY

SURVEYED ON: 1/27 – 2/11/98

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–4

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

J. DAVID GIBBS, P.E., L.S. REG. NO. 8419 DATE 2/11/98

MY LICENSE RENEWAL DATE IS DECEMBER 31,1998

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

PROJECT #:	98–05
DATE:	2/11/98
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 4

DATE 2-20-98 BOOK 8 PAGE 107

Partitioning & Quadrennial Eff. 2:1 SW 3/4 For Record, See Book 13 Page 193 3/18/98
Eff. Correction Land Corp of Hwy For Record, See Book 13 Page 191 3/18/98
Partitioning & Quadrennial Eff. 2:1 SW 3/4 For Record, See Book 13 Page 191 3/18/98
5/15/98

LEGAL DESCRIPTION:

SANDS SUBDIVISION: **PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-FIVE (25) AND PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-SIX (36), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN DELAWARE COUNTY, IOWA;** into seven (7) lots numbered Lot One (1) through Lot Seven (7), containing a total of 32.81 acres including 3.96 acres of public road right of way and subject to easements of record.

BEGINNING at the Northeast Corner of Section Thirty-six (36), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-six (36), S 00° 51' 04" W to the Southeast Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-six (36), 1326.84 feet;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of said Northeast Quarter (NE ¼), N 89° 37' 30" W to the centerline of the former Hartwick and County Line Road, 676.12 feet;

THENCE along the centerline of the former Hartwick and County Line Road and the centerline of 220th Avenue, N 15° 09' 48" E, 1511.39 feet;

THENCE along the centerline of 220th Avenue along a circular curve concave Southeasterly for an arc length of 509.05 feet, said circular curve having a radius of 636.60 feet, a central angle of 45° 48' 57", a chord length of 495.59 feet, and a chord bearing of N 38° 04' 17" E;

THENCE continuing along the centerline of 220th Avenue, N 60° 58' 45" E to the Westerly line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, 6.57 feet;

THENCE along the Westerly line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), N 01° 10' 32" E to the Northwest Corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), 781.93 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), N 89° 49' 46" E, to the Easterly right of way line of the former Hartwick and County Line Road, 646.79 feet;

THENCE along the Easterly right of way line of the former Hartwick and County Line Road S 11° 13' 20" W, to the Easterly line of a parcel of land as recorded in L.D. Book 121, Pg. 116 in the Office of the Delaware County Recorder, 397.11 feet,

THENCE along the Easterly line of said parcel, S 01° 10' 32" W to the Southeast Corner of said parcel, 138.61 feet;

THENCE along the Southerly Line of said parcel, S 89° 49' 46" W to the Easterly line of the former Hartwick and County Line Road, 24.67 feet;

THENCE along the Easterly Line of the former Hartwick and County Line Road and extension thereof, S 11° 13' 20" W, 323.93 feet;

THENCE N 85° 31' 05" E, 153.48 feet;

THENCE S 03° 42' 46" W to the Southerly Line of the Southwest Quarter (SW ¼) of said Section Thirty (30), 497.24 feet;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of said Section Thirty (30), N 88° 29' 00" W, 626.90 feet to the **POINT OF BEGINNING;**

Containing a total of 32.81 acres, including 3.96 acres of public road right of way, subject to easements of record.

The Easterly Line of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear S 00° 51' 04" W.

SURVEYOR'S CERTIFICATE

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

I hereby certify that a minimum of two (2) control monuments have been found or placed and that all monuments indicated will be placed within one (1) year of the recording of the plat.

J. David Gibbs L.S. #8419 2/11/98

J. David Gibbs L.S. #8419 DATE

My license will be renewed on December 31, 1998

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

OWNER'S ACKNOWLEDGMENT

I Michael W. Dunn 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.

Farmers & Merchants Savings Bank, Executor of the Edward J. Sands, Jr. Estate

President and Trust Officer

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 17th day of February, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael W. Dunn, to me personally known, who, being by me duly sworn, did say that he is the President and Trust Officer of the corporation executing the foregoing instrument, that the seal affixed thereto is the seal of the cororation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and Michael W. Dunn acknowledged the execution of the instrument to be the voluntary act and deed of the corporation and of the fiduciary, by it, by him and as the fiduciary voluntarily executed.

Lisa Baumgartner
Notary Public in and for said State.

LISA BAUMGARTNER
MY COMMISSION EXPIRES
10-19-2000

ATTORNEY'S OPINION

I, Mary Lou Tracey, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Sands Subdivision,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated February 11, 1998.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 11th day of February, A.D., 1998 at the hour of eight o'clock A.M.

My examination of said abstract shows good and merchantible title on the date and hour of the certification to be in Farmers & Merchants Savings Bank, Executor of the Estate of Edward J. Sands, Jr., Deceased
Dated at Manchester, Iowa, in said County, this 20th day of February, 1998.

Mary Lou Tracey
Attorney at Law

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Sands Subdivision,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson

Carolyn A. Wilson, County Treasurer

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

February 20, 1998

The foregoing plat of ***Sands Subdivision***, Delaware County, Iowa has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 8th day June, 1996

Norman Wellman

Norman Wellman - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 20 day of February, 1998, before me Sharon McCrabb a Notary Public in and for the State of Iowa, personally appeared Norman Wellman, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Sharon McCrabb

Notary Public