FILED
Date 4-20-98
Cheryl Stufflebeam
dep County Recorder

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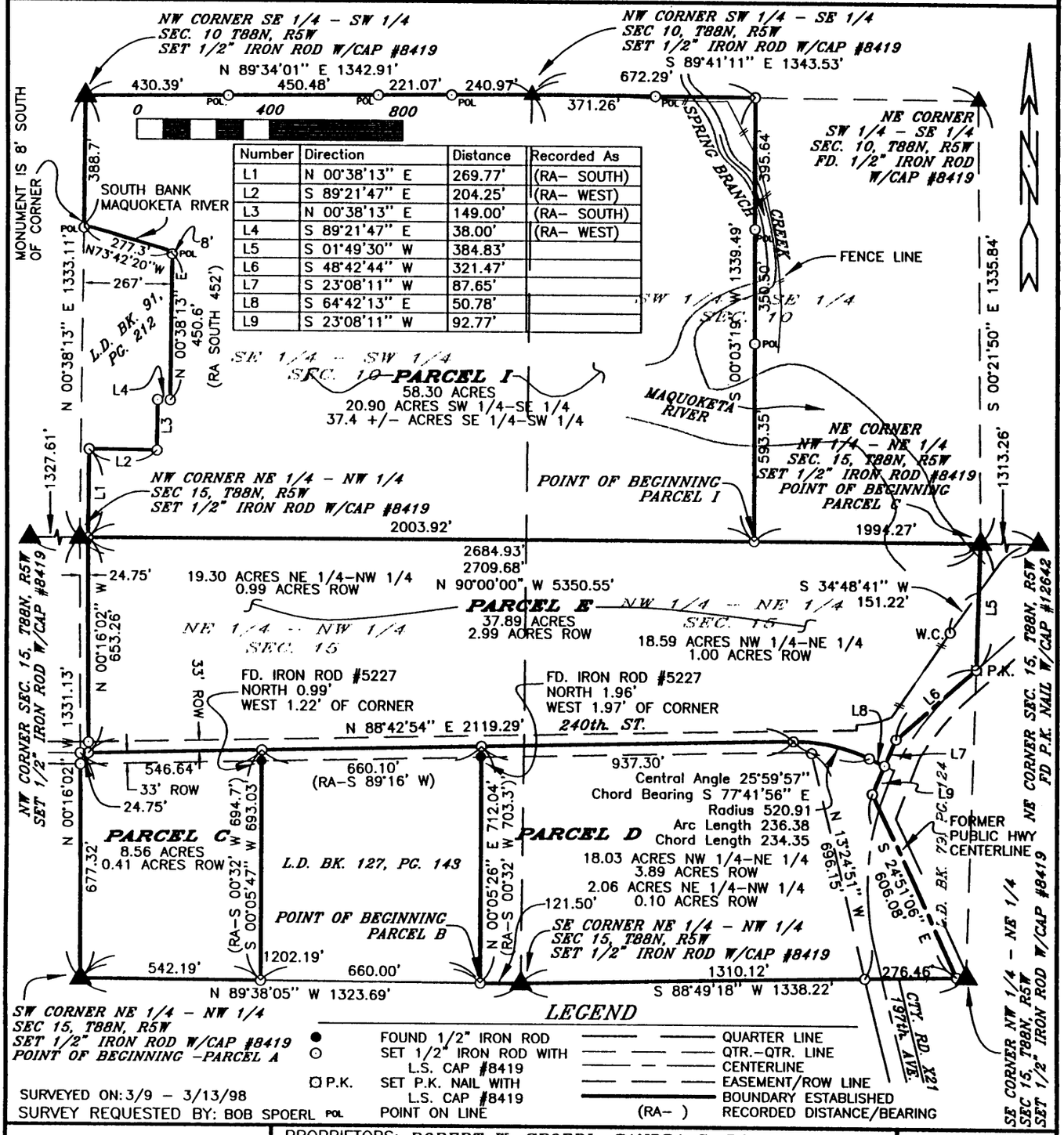
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90-3264

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

PLAT OF SURVEY

PARCEL C, PARCEL D, PARCEL E, PART OF THE N 1/2 OF SEC. 15, PARCEL I, PART OF THE SE 1/4 AND THE SW 1/4 OF SEC. 10 ALL IN T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



Number	Direction	Distance	Recorded As
L1	N 00°38'13" E	269.77'	(RA- SOUTH)
L2	S 89°21'47" E	204.25'	(RA- WEST)
L3	N 00°38'13" E	149.00'	(RA- SOUTH)
L4	S 89°21'47" E	38.00'	(RA- WEST)
L5	S 01°49'30" W	384.83'	
L6	S 48°42'44" W	321.47'	
L7	S 23°08'11" W	87.65'	
L8	S 64°42'13" E	50.78'	
L9	S 23°08'11" W	92.77'	

LEGEND

- ● FOUND 1/2" IRON ROD
- ○ SET 1/2" IRON ROD WITH L.S. CAP #8419
- ⊡ P.K. SET P.K. NAIL WITH L.S. CAP #8419
- POL POINT ON LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTERLINE
- EASEMENT/ROW LINE
- BOUNDARY ESTABLISHED
- (RA-) RECORDED DISTANCE/BEARING

SURVEYED ON: 3/9 - 3/13/98
SURVEY REQUESTED BY: BOB SPOERL

PROPRIETORS: *ROBERT W. SPOERL, SANDRA S. BOONE, LINDA L. STAFFORD, RON SPOERL*

PROJECT NO. 98-17

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 4/20/98

MY LICENSE RENEWAL DATE IS DECEMBER 31,1998

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-5

SCALE: 1"=400'
DATE: 3/24/98
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 5

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

DATE 4-20-98 BOOK 8 PAGE 116

LEGAL DESCRIPTION

PARCEL C, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼), SECTION FIFTEEN (15), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; containing a total of 8.56 acres including 0.41 acres of public road right of way; subject to easements of record and more specifically described by metes and bounds as follows:

BEGINNING at the Southwest Corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Fifteen (15), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Fifteen (15) to the Centerline of 240th Street, North 00° 16' 02" West, 677.32 feet;

THENCE along the Centerline of 240th Street to the Westerly Line of a 10.59 Acre Parcel as recorded in L.D. Book 127, Page 143 in the Office of the Delaware County Recorder, North 88° 42' 54" East, 546.64 feet;

THENCE along the Westerly Line of said 10.59 Acre Parcel to the Southerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Fifteen (15), South 00° 05' 47" West, 693.03 feet;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Fifteen (15), North 89° 38' 05" West, 542.19 feet to the POINT OF BEGINNING;

Containing a total of 8.56 acres including 0.41acres of public road right of way subject to easements of record.

The Northerly Line of Section Fifteen (15), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear North 90° 00' 00" West.

LEGAL DESCRIPTION

PARCEL D, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼), SECTION FIFTEEN (15), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; containing a total of 20.09 acres including 3.99 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 Southwest Corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Fifteen (15), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Fifteen (15) to the Easterly Line of a 10.59 Acre Parcel as recorded in L.D. Book 127, Page 143 in the Office of the Delaware County Recorder, South 89° 38' 05" East, 1202.19 feet to the **POINT OF BEGINNING**;

THENCE along the Easterly line of said 10.59 Acre Parcel to the Centerline of 240th Street, North 00° 05' 26" East, 712.04 feet;

THENCE along the Centerline of 240th Street, North 88° 42' 54" East, 937.30 feet;

THENCE continuing along the Centerline of 240th Street along a curve concave Southwesterly having a Central Angle of 25° 59' 57", a Radius of 520.91 feet, an Arc Length of 236.38 feet, a Chord Bearing of South 77° 41' 56" East, and a Chord Length of 234.35 feet;

THENCE continuing along the Centerline of 240th Street to the Westerly line of a Parcel as recorded in L.D. Book 79, Page 124 in the Office of the Delaware County Recorder, South 64° 42' 13" East, 50.78 feet;

THENCE continuing along the Westerly line of said Parcel, South 23° 08' 11" West, 92.77 feet;

THENCE continuing along the Westerly line of said Parcel to the Southerly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Fifteen (15), South 24° 51' 06" East, 606.08 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of said Northeast Quarter (NE ¼) to the Southeast Corner of the Northeast Quarter (NE ¼) of said Northwest Quarter (NW ¼), South 88° 49' 18" West, 1310.12 feet;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of said Northwest Quarter (NW ¼), North 89° 38' 05" West, 121.50 feet to the **POINT OF BEGINNING**;

Containing a total of 20.09 acres including 3.99 acres of public road right of way subject to easements of whether of record or not.

The Northerly Line of Section Fifteen (15), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear North 90° 00' 00" West.

LEGAL DESCRIPTION

PARCEL E, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼), SECTION FIFTEEN (15), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; containing a total of 37.89 acres including 2.99 acres of public road right of way; subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Northeast Corner of Section Fifteen (15), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian;

THENCE along the Northerly Line of said Section Fifteen (15) to the Northeast Corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Fifteen (15), North 90° 00' 00" West, 1313.26 feet to the **POINT OF BEGINNING**;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Fifteen (15) to the Westerly line of a Parcel as recorded in L.D. Book 79, Page 124 in the Office of the Delaware County Recorder, South 01° 49' 30" West, 384.83 feet;

THENCE along the Westerly line of said Parcel, South 48° 42' 44" West, 321.47 feet;

THENCE continuing along the Westerly line of said Parcel to the Centerline of 240th Street, South 23° 08' 11" West, 87.65 feet;

THENCE along the Centerline of 240th Street, North 64° 42' 13" West, 50.78 feet;

THENCE continuing along the Centerline of 240th Street along a curve concave Southwesterly having a Central Angle of 25° 59' 57", a Radius of 520.91 feet, an Arc Length of 236.38 feet, a Chord Bearing of North 77° 41' 56" West, and a Chord Length of 234.35 feet;

THENCE along the Centerline of 240th Street to the Easterly Line of a 4.3 Acre Parcel as recorded in L.D. Book 91, Page 212 in the Office of the Delaware County Recorder, South 88° 42' 54" West, 2119.29 feet;

THENCE along the Easterly Line of said 4.3 Acre Parcel to the Northerly Line of said Section Fifteen (15), North 00° 16' 02" West, 653.26 feet;

THENCE along the Northerly Line of said Section Fifteen (15), South 90° 00' 00" East, 2684.93 feet to the **POINT OF BEGINNING**;

Containing a total of 37.89 acres including 2.99 acres of public road right of way subject to easements of record.

The Northerly Line of Section Fifteen (15), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear North 90° 00' 00" West.

LEGAL DESCRIPTION

PARCEL I, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼), SECTION TEN (10), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; containing a total of 58.30 acres, more or less, subject to easements whether of record or not and more specifically described by metes and bounds as follows:

COMMENCING at the Southeast Corner of Section Ten (10), also being the Northeast Corner of Section Fifteen (15), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian;

THENCE along the Southerly Line of said Section Ten (10), North 90° 00' 00" West, 1994.27 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Southerly Line of said Section Ten (10), North 90° 00' 00" West, to the Easterly line of a 4.3 Acre Parcel as recorded in L.D. Book 91, Page 212 in the Office of the Delaware County Recorder, 2003.92 feet;

THENCE along the Easterly Line of said 4.3 Acre Parcel, North 00° 38' 13" East, 269.77 feet;

THENCE continuing along the Easterly Line of said 4.3 Acre Parcel, South 89° 21' 47" East, 204.25 feet;

THENCE continuing along the Easterly Line of said 4.3 Acre Parcel, North 00° 38' 13" East, 149.00 feet;

THENCE continuing along the Easterly Line of said 4.3 Acre Parcel, South 89° 21' 47" East, 38.00 feet;

THENCE continuing along the Easterly Line of said 4.3 Acre Parcel, North 00° 38' 13" East, to the South Bank of the Maquoketa River, 450.6 feet, more or less;

THENCE Northwesterly along the South Bank of the Maquoketa River, North 73° 42' 20" West, to the Westerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Ten (10), 277.3 feet, more or less;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Ten (10) to the Northwest Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Ten (10), North 00° 38' 13" East, 388.7 feet, more or less;

THENCE along the Northerly Line of Southeast Quarter (SE ¼) of said Southwest Quarter (SW ¼) to the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Ten (10), North 89° 34' 01" East, 1342.91 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Ten (10), South 89° 41' 11" East, 672.29 feet;

THENCE along the Easterly Line of the West One-half (W ½) of the Southwest Quarter (SW ¼) of said Southeast Quarter (SE ¼), South 00° 03' 19" West to the Southerly Line of the Southwest Quarter (SW ¼) of said Southeast Quarter (SE ¼), 1339.49 feet to the **POINT OF BEGINNING**;

Containing a total of 58.30 acres, more or less, subject to easements of whether of record or not.

The Northerly Line of Section Fifteen (15), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear North 90° 00' 00" West.

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, that all monuments have been found or placed and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J. David Gibbs 4/20/98

J. David Gibbs License # 8419 Date

My license renewal date is December 31, 1998

