FILED
Date 4-27-99
Cheryl Stufflebeam
County Assessor

FILED
SHARON McGRADY
DAVIS COUNTY AUDITOR

APR 27 1999

6.00

BOOK 1999 PAGE 1158
DEBORAH L. BEYON
DELAWARE CO. RECORDER

1999 AP 27 PM 4:21

DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

PARCEL J, PART OF THE NE 1/4 – NW 1/4 , AND PART OF THE NW 1/4 – NE 1/4, ALL IN SECTION 28, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

PARCEL J, PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), ALL IN SECTION TWENTY–EIGHT (28), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 1.06 acres, including 0.17 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 North Quarter Corner of Section Twenty–eight, Township Eighty–nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4), South 00° 36' 51" West, to the centerline of Candle Road, 649.22 feet, the POINT OF BEGINNING;

THENCE continuing along said Easterly Line, South 00° 36' 51" West, 111.01 feet;

THENCE South 26° 28' 55" East, 141.17 feet;

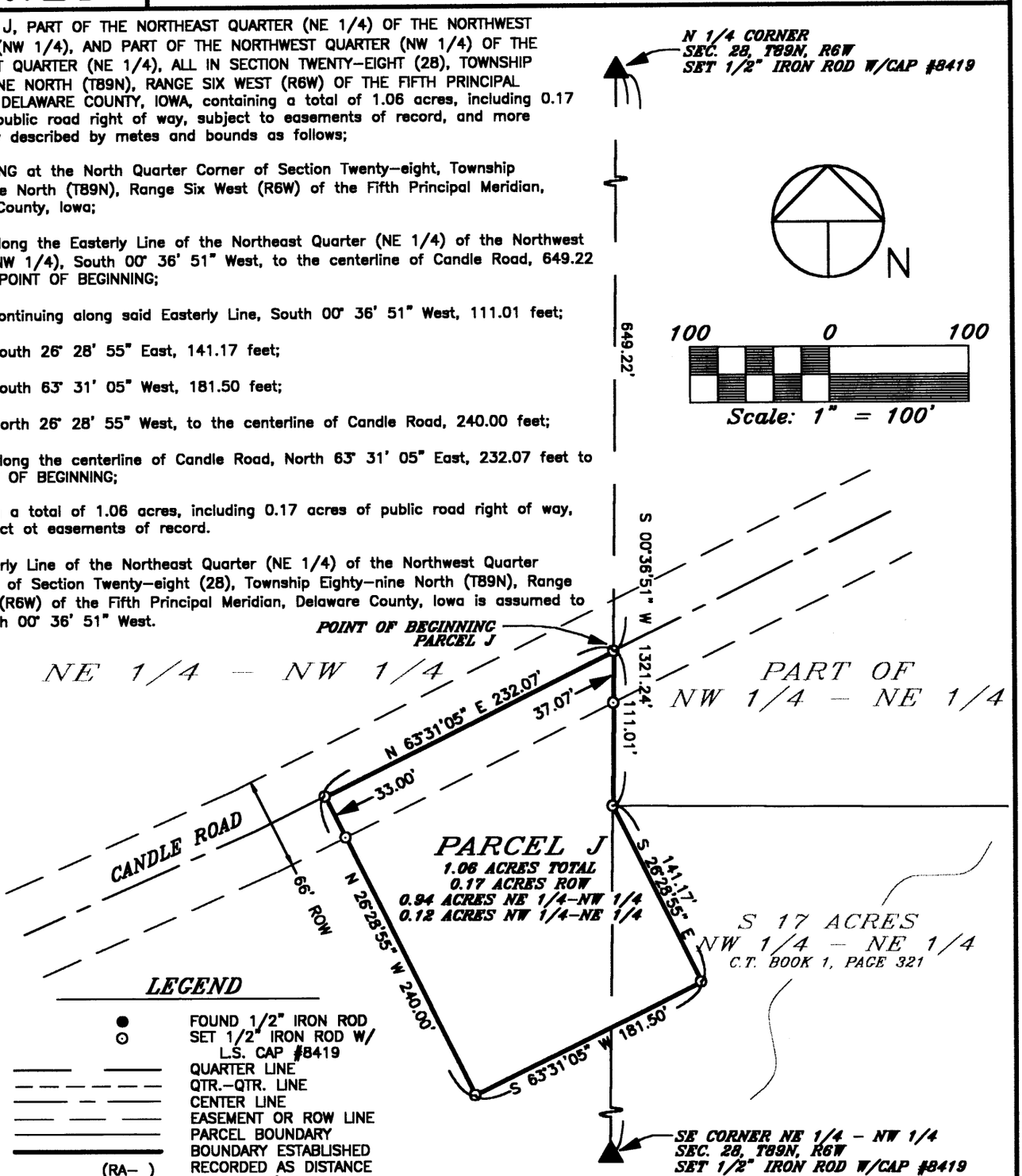
THENCE South 63° 31' 05" West, 181.50 feet;

THENCE North 26° 28' 55" West, to the centerline of Candle Road, 240.00 feet;

THENCE along the centerline of Candle Road, North 63° 31' 05" East, 232.07 feet to the POINT OF BEGINNING;

Containing a total of 1.06 acres, including 0.17 acres of public road right of way, and subject ot easements of record.

The Easterly Line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty–eight (28), Township Eighty–nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 36' 51" West.



LEGEND

- ● FOUND 1/2" IRON ROD
- ⊙ SET 1/2" IRON ROD W/ L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (RA–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: MIKE RIDENOUR

SURVEYED ON: 4/9 & 4/16/99

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1

PROPRIETORS: HELEN M. RIDENOUR

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 4/27/99

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

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

PROJECT NO. 99–13
SCALE: 1"=100'
DATE: 4/16/99
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 1