FILED
Date 7-7-99
John R Klaus by CBD
County Assessor

JUL 7 1999

FILED

$ 6.00 #

BOOK 1999 PAGE 2405
DEBORAH L. HEYTOLA
DELAWARE CO. RECORDER

1999 JL -7 PM 4:15

DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

MCGEE SCHOOL LOT, PART OF THE NW 1/4 – SE 1/4 OF SEC. 23, T89N, R6W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

N 1/4 CORNER
SEC. 23, T89N, R6W
FD. IRON ROD W/CAP #10165

LEGAL DESCRIPTION:

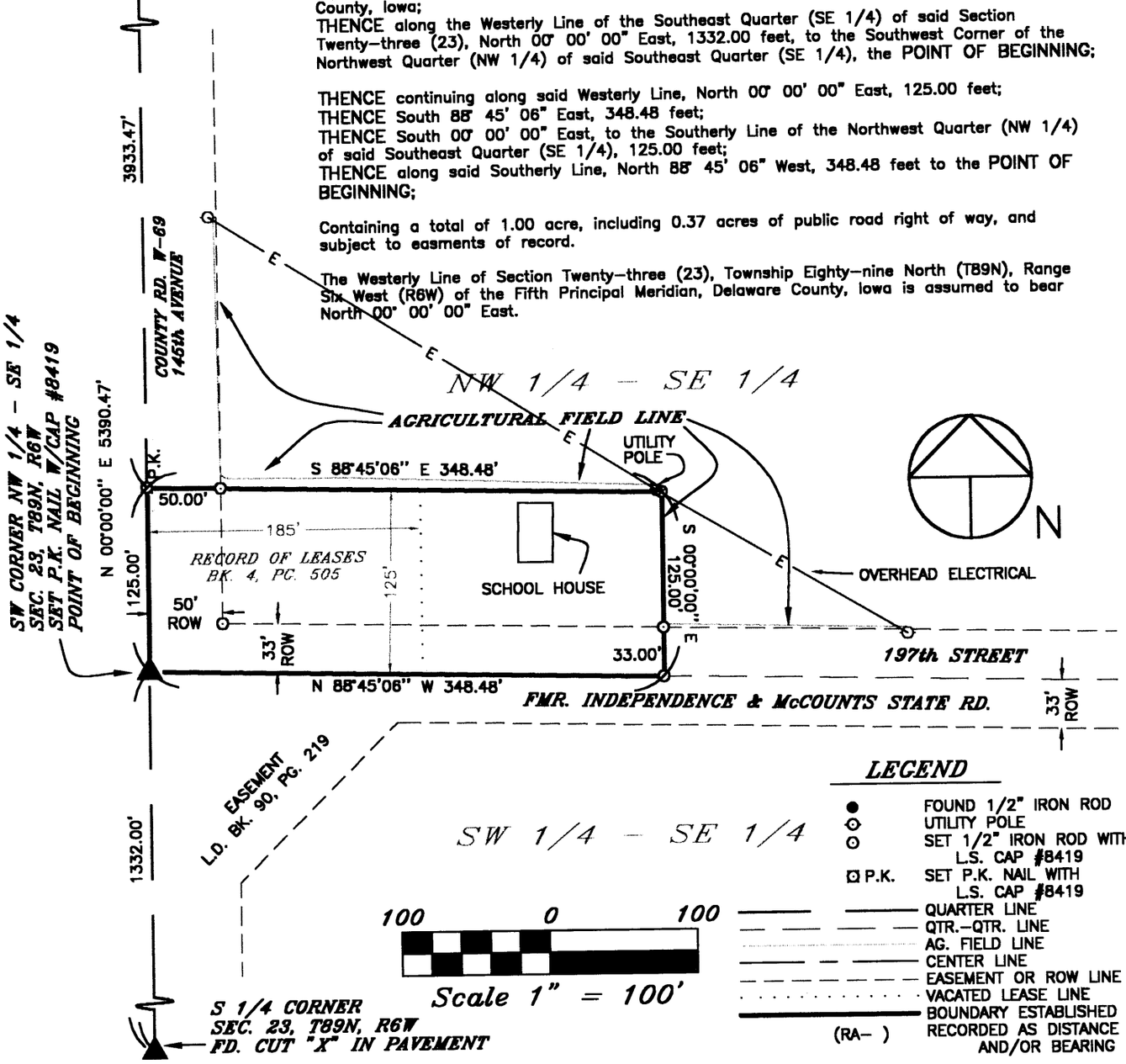
MCGEE SCHOOL LOT, PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY–THREE (23), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN , DELAWARE COUNTY, IOWA, containing a total of 1.00 acre, including 0.37 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the South Quarter Corner of Section Twenty–three (23), Township Eighty–nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;
THENCE along the Westerly Line of the Southeast Quarter (SE 1/4) of said Section Twenty–three (23), North 00° 00' 00" East, 1332.00 feet, to the Southwest Corner of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4), the POINT OF BEGINNING;

THENCE continuing along said Westerly Line, North 00° 00' 00" East, 125.00 feet;
THENCE South 88° 45' 06" East, 348.48 feet;
THENCE South 00° 00' 00" East, to the Southerly Line of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4), 125.00 feet;
THENCE along said Southerly Line, North 88° 45' 06" West, 348.48 feet to the POINT OF BEGINNING;

Containing a total of 1.00 acre, including 0.37 acres of public road right of way, and subject to easements of record.

The Westerly Line of Section Twenty–three (23), Township Eighty–nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 00' 00" East.



LEGEND

- FOUND 1/2" IRON ROD
- UTILITY POLE
- SET 1/2" IRON ROD WITH L.S. CAP #8419
- P.K. SET P.K. NAIL WITH L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- AG. FIELD LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- VACATED LEASE LINE
- BOUNDARY ESTABLISHED
- (RA–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: SHARON COOK FOR COFFINS GROVE STAGE COACH MUSEUM SURVEYED ON: 6/17/99

PROPRIETORS: EVELYN (McGEE) WHITMAN, BENTLEY IRVIN McGEE, BILLY DEAN McGEE, SHARON ANN (McGEE) COLLIS

PROJECT NO. 99–35

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

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 7/7/99

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

SCALE: 1"=100'
DATE: 6/21/99
DRAWN BY:RDD/RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 1

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

PAGES OR SHEETS COVERED BY THIS SEAL: 1

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