FILED
Date 2-8-2000
County Assessor

FEB 8 2000

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

BOOK 2000 PAGE 429
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$10.00

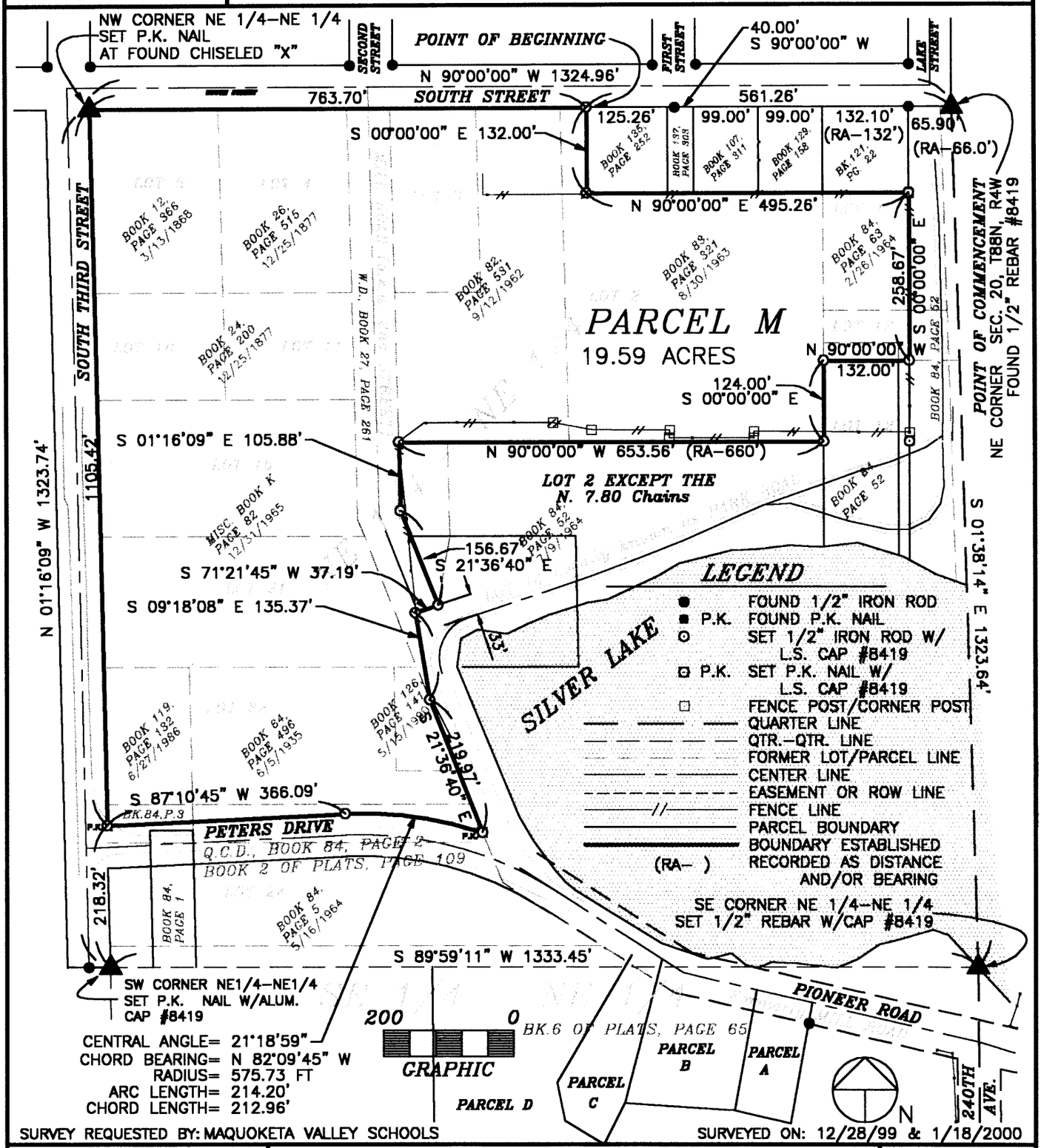
2000 FE -8 AM 11:08

DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

PARCEL M – LOTS 3,4,5,10,11,15,21,22 AND PART OF LOTS 1,2,12,13, 24 AND PART OF VACATED MILL ROAD (a.k.a.–S. 2ND ST.) OF THE SUBDIVISION OF THE N 1/2 OF THE NE 1/4, SECTION 20, T88N, R4W OF THE FIFTH P.M., CITY OF DELHI, DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: MAQUOKETA VALLEY SCHOOLS

SURVEYED ON: 12/28/99 & 1/18/2000

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 3

PROPRIETORS:
MAQUOKETA VALLEY COMMUNITY SCHOOL DISTRICT

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 2/8/2000

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. 99-92
SCALE: 1"=200'
DATE: 1/13/2000
DRAWN BY: JDG
CHECKED BY:
FIELD BK:
REVISED 1/26/00
SHEET 1 OF 3

LEGAL DESCRIPTION

PARCEL M, LOTS 3, 4, 5, 10, 11, 15, 21, 22 AND PART OF LOTS 1, 2, 12, 13, 24 AND PART OF VACATED MILL ROAD (a.k.a. South Second Street) OF THE SUBDIVISION OF THE NORTH ONE-HALF (N ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA; containing 19.59 acres, subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Northeast Corner of the Subdivision of the North One-half (N ½) of the Northeast Quarter (NE ¼), also being the Northeast Corner of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa, as recorded in L.D. Book 3, Pages 258-259 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of said Northeast Quarter (NE ¼), North 90° 00' 00" West to the Westerly Line of the East 363.26 feet (ref. L.D. Book 83, Page 321) of Lot 2 of said Subdivision, 561.26 feet, the **POINT OF BEGINNING**;

THENCE along said Westerly Line South 00° 00' 00" East 132.00 feet;

THENCE North 90° 00' 00" East to a line four rods West and eight rods south of the Northeast Corner of said Section Twenty (20), 495.26 feet;

THENCE along said line South 00° 00' 00" East to a point 27 feet South of the Northerly Line of Lot 12 of said Subdivision, 258.67 feet;

THENCE along the Southerly Line of the North 27 feet of said Lot 12, North 90° 00' 00" West to the Westerly Line of Lot 12 of said Subdivision, 132.00 feet;

THENCE along the Westerly Line of said Lot 12, South 00° 00' 00" East to the Southerly Line of the North 7.80 chains of Lot 2 of said Subdivision, 124.00 feet;

THENCE along the Southerly Line of the North 7.80 chains of said Lot 2 North 90° 00' 00" West to the Westerly Line of said Lot 2, also being the Easterly Line of Mill Road (also known as South Second Street) 653.56 feet;

THENCE along the Easterly Line of Mill Road South 01° 16' 09' East 105.88';

THENCE continuing along the Easterly Line of Mill Road and the Westerly Line of Lot 14 of said Subdivision, South 21° 36' 40" East to the Northerly Line of a road locally known as *Park Road* 156.67 feet;

THENCE along the Northerly Line of *Park Road* South 71° 21' 45" West 37.19 feet;

THENCE continuing along the Northerly Line of *Park Road* South 09° 18' 08" East to the Westerly Line of Mill Road, 135.37 feet;

THENCE along the Westerly Line of Mill Road, South 21° 36' 40" East to the Northerly Line of Peters Drive, (center line of said Peters Drive as recorded in L.D. Book 84, Page 2 in the Office of the Delaware County Recorder) 219.97 feet;

THENCE along the Northerly Line of Peters Drive, along a circular curve concave southwesterly for an arc length of 214.20 feet, said circular curve having a radius of 575.73 feet, a central angle of 21° 18' 59", a chord length of 212.96 feet and a chord bearing of North 82° 09' 45" West;

THENCE continuing along the Northerly Line of Peters Drive, South 87° 10' 45" West to the Easterly Line of South Third Street, also being the Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), 366.09 feet;

THENCE along the Westerly Line of Lots 5, 10, 15, 21, 22, and 24 of said Subdivision, also being Westerly line of the Northeast Quarter (NE ¼) of said Northeast Quarter (NE ¼), North 01° 16' 09" West to the Northwest Corner of said Lot 5, 1105.42 feet;

THENCE along the Southerly Line of South Street, also being the Northerly Line of the Northeast Quarter (NE ¼) of said Northeast Quarter (NE ¼), South 90° 00' 00" East 763.70 feet to the **POINT OF BEGINNING**;

CONTAINING a total of 19.59 acres and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of said Northeast Quarter (NE ¼) is assumed to bear North 90° 00' 00" West.

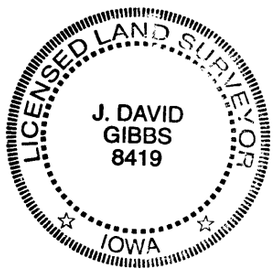
SURVEYOR'S CERTIFICATE

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 and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J. David Gibbs 2/8/2000

J. David Gibbs L.S. #8419 DATE

My license will be renewed on December 31, 2000



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