FILED
Date 4-25-00
Cheryl Stufflebeam
County Assessor

APR 25 2000

2000 AP 25 PM 2:04
BOOK 3000 PAGE 1275
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
16.00

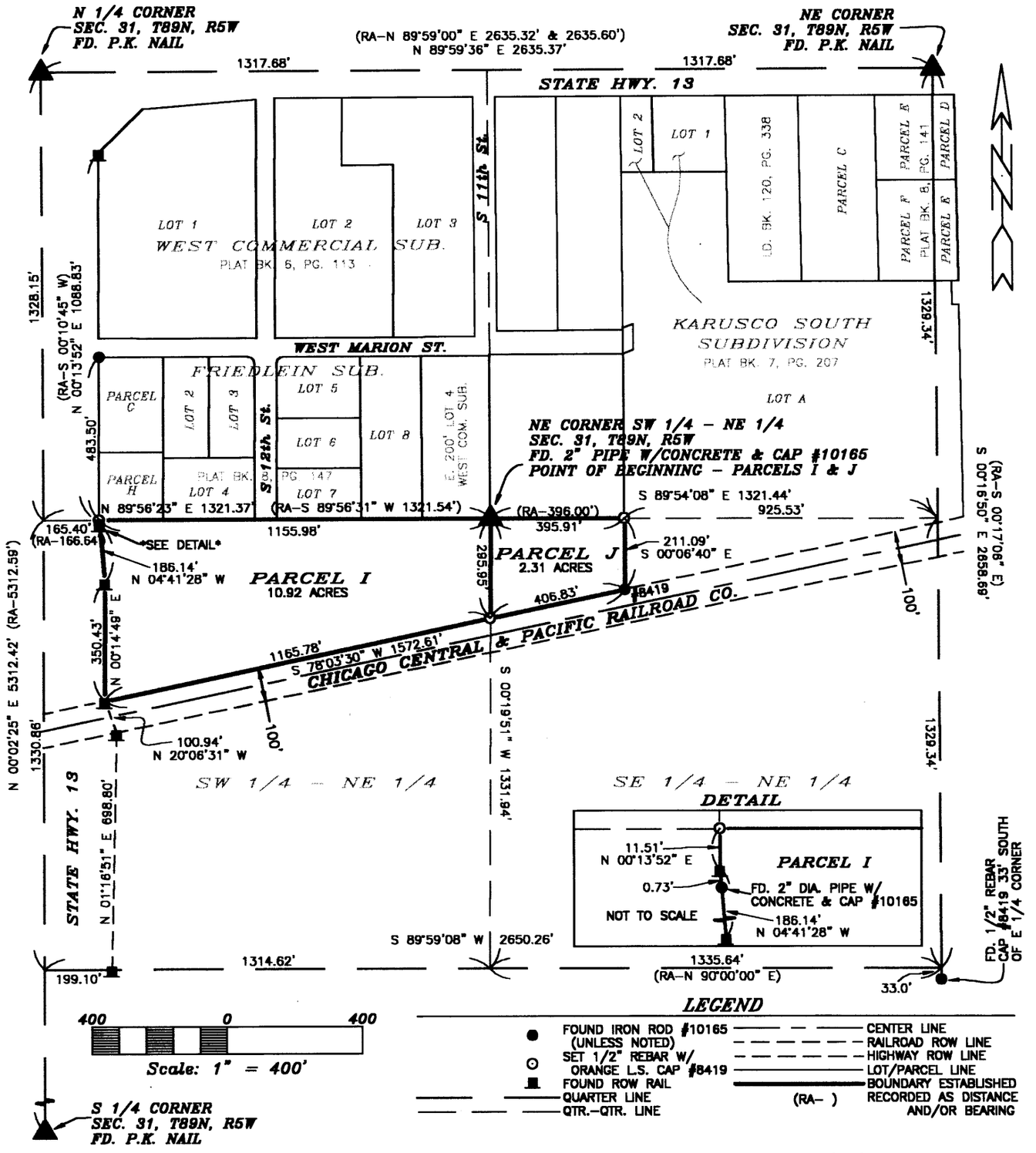
DELAWARE COUNTY IOWA
FILED

CH6

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

PLAT OF SURVEY

PARCEL I; PART OF THE SW 1/4 – NE 1/4, AND
PARCEL J; PART OF THE SE 1/4 – NE 1/4
ALL IN SEC. 31, T89N, R5W OF THE FIFTH P.M.,
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: RICHARD WORM

SURVEYED ON: 4/18/2000

PROPRIETORS: BENITA HUSMANN & RICHARD WORM

PROJECT NO. 00–19

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 4/25/00

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

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

SCALE: 1"=400'
DATE: 4/21/2000
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK:
REVISED
SHEET 1 OF 3

BOOK 3000 PAGE 1275

LEGAL DESCRIPTION:

***PARCEL I**, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing 10.92 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Northeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa;

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), South 00° 19' 51" West, to the Northerly Line of the Chicago Central and Pacific Railroad Company, 295.95 feet;

THENCE along the Northerly Line of the Chicago Central and Pacific Railroad Company, South 78° 03' 30" West, to the Easterly Line of Iowa State Highway #13, 1165.78 feet;

THENCE along the Easterly Line of Iowa State Highway #13, North 00° 14' 49" East, 350.43 feet;

THENCE continuing along the Easterly Line of Iowa State Highway #13, North 04° 41' 28" West, 186.14 feet;

THENCE continuing along the Easterly Line of Iowa State Highway #13, North 00° 13' 52" East, to the Northerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), 11.51 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), also being the Southerly Line of Friedlein Subdivision as recorded in Book 8 of Plats, Page 147 in the Office of the Delaware County Recorder, North 89° 56' 23" East, 1155.98 feet to the **POINT OF BEGINNING**;

Containing a total of 10.92 acres and subject to easements of record.

The Westerly Line of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 02' 25" East.

LEGAL DESCRIPTION:

***PARCEL J**, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing 2.31 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Northeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa;

THENCE along the Northerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), South 89° 54' 08" East, to the Westerly Line of Karusco South Subdivision as recorded in Book 7 of Plats, Page 207 in the Office of the Delaware County Recorder, 395.91 feet;

THENCE along the Westerly Line of said Karusco South Subdivision, South 00° 06' 40" East, to the Northerly Line of the Chicago Central and Pacific Railroad Company, 211.09 feet;

THENCE along the Northerly Line of the Chicago Central and Pacific Railroad Company, South 78° 03' 30" West, to the Westerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), 406.83 feet;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), North 00° 19' 51" East, 295.95 feet to the **POINT OF BEGINNING**;

Containing a total of 2.31 acres and subject to easements of record.

The Westerly Line of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 02' 25" East.

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 L.S. #8419 — DATE 4/25/00

My license will be renewed on December 31, 2000

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

Q:\surveys\coloff\Legal I & J