FILED
Date 10-31-00
Cheryl Stufflebeam
County Assessor

FILED
OCT 31 1999

DELAWARE COUNTY IOWA
FILED
2000 OCT 31 PM 3:19
BOOK 2000 PAGE 3195
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
11.00

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

PLAT OF SURVEY

CENTERLINE OF PROPOSED ACCESS EASEMENT IN THE NE 1/4-SE 1/4 & SE 1/4-SE 1/4, SEC. 23, T88N, R5W, OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGEND

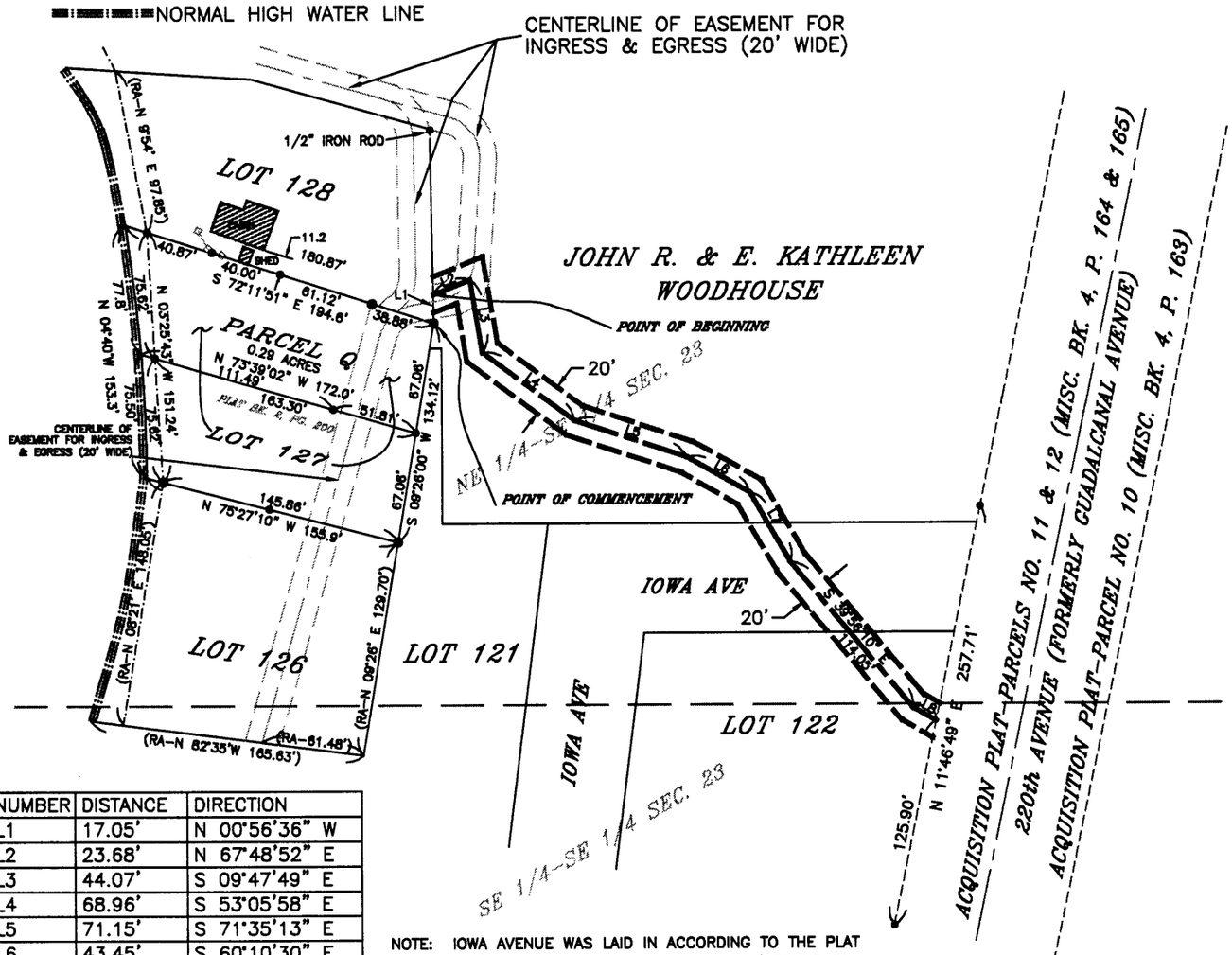
- FOUND 1/2" REBAR
- FOUND 1 1/4" IRON PIPE
- FENCE POST
- SET 1/2" IRON ROD W/ L.S. CAP #8419

QUARTER LINE
FENCE LINE
EXISTING EASEMENT
EXISTING EASEMENT CENTERLINE
PROPOSED EASEMENT
PROPOSED EASEMENT CENTERLINE
PARCEL BOUNDARY
ROW
(RA–) RECORDED AS DISTANCE AND/OR BEARING
REFERENCE LINE
NORMAL HIGH WATER LINE

REFERENCE EASEMENT AGREEMENT RECORDED IN BOOK 2000, PAGE 3028

100 0 100
Scale 1" = 100'

North



NUMBER	DISTANCE	DIRECTION
L1	17.05'	N 00°56'36" W
L2	23.68'	N 67°48'52" E
L3	44.07'	S 09°47'49" E
L4	68.96'	S 53°05'58" E
L5	71.15'	S 71°35'13" E
L6	43.45'	S 60°10'30" E
L7	48.69'	S 30°11'26" E
L8	16.20'	S 59°18'44" E

NOTE: IOWA AVENUE WAS LAID IN ACCORDING TO THE PLAT OF "CLAIR-VIEW ACRES AT DELHI, IOWA" FOUND IN BOOK 2 OF PLATS, PAGE 200 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER, USING RECORDED AND SCALED DIMENSIONS

SURVEY REQUESTED BY: DENNIS WOOD

SURVEYED ON: 7/2000

PROPRIETORS: *JOHN R. & E. KATHLEEN WOODHOUSE, KRISTINE ANN THOMAS COOEY, FREDERICK R. THOMAS JR., JULIA MAY LETCHFORD REVOCABLE TRUST*

PROJECT NO. 00-37

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 10/31/00

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

SCALE: 1" = 100'
DATE: 7/27/00
DRAWN BY: RDD
CHECKED BY: JDG
FIELD BK: D.L.
REVISED 10/31/00
SHEET 1 OF 2

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

PAGES OR SHEETS COVERED BY THIS SEAL: 2

BOOK 2000 PAGE 3195

LEGAL DESCRIPTION:

TWENTY FOOT (20') WIDE ACCESS EASEMENT IN THE NORTHEAST QUARTER (NE ¼) OFTHE SOUTHEAST QUARTER (SE ¼) AND THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼), SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, THE CENTERLINE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the Southeast Corner of Lot 128 "Clair-View Acres at Delhi, Iowa", recorded in Book 2 of Plats, Page 200 in the Office of the Delaware County Recorder, Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of said Lot 128, North 00° 56' 36" West, to the centerline of the proposed easement 17.05 feet, the **POINT OF BEGINNING**;

THENCE along the centerline of the proposed easement, North 67° 48' 52" East, 23.68 feet;

THENCE continuing along the centerline of the proposed easement, South 09° 47' 49" East, 44.07 feet;

THENCE continuing along the centerline of the proposed easement, South 53° 05' 58" East, 68.96 feet;

THENCE continuing along the centerline of the proposed easement, South 71° 35' 13" East, 71.15 feet;

THENCE continuing along the centerline of the proposed easement, South 60° 10' 30" East, 43.45 feet;

THENCE continuing along the centerline of the proposed easement, South 30° 11' 26" East, 48.69 feet;

THENCE continuing along the centerline of the proposed easement, South 39° 56' 10" East, 114.05 feet;

THENCE continuing along the centerline of the proposed easement, South 59° 18' 44" East, to the westerly easement line of 220th Avenue as recorded in Book 4 of Miscellaneous, Page 162 in the Office of the Delaware County Recorder, 16.20 feet, the **POINT OF TERMINATION**.

The Easterly Line of Lot 127 in the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-five (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 09° 26' 00" West.

Note: *Reference Easement Agreement recorded in Book 2000, Page 3028.*

The proposed centerline represents the location of an existing earthen road surface graded and cleared through the woods.

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 10/31/00

J. David Gibbs L.S. #8419 DATE

My license will be renewed on December 31, 2000