FILED
Date 11-27-00
Dep County Assessor

NOV 27 2000

2000 NO 27 PM 2:49

DELAWARE COUNTY IOWA
FILED

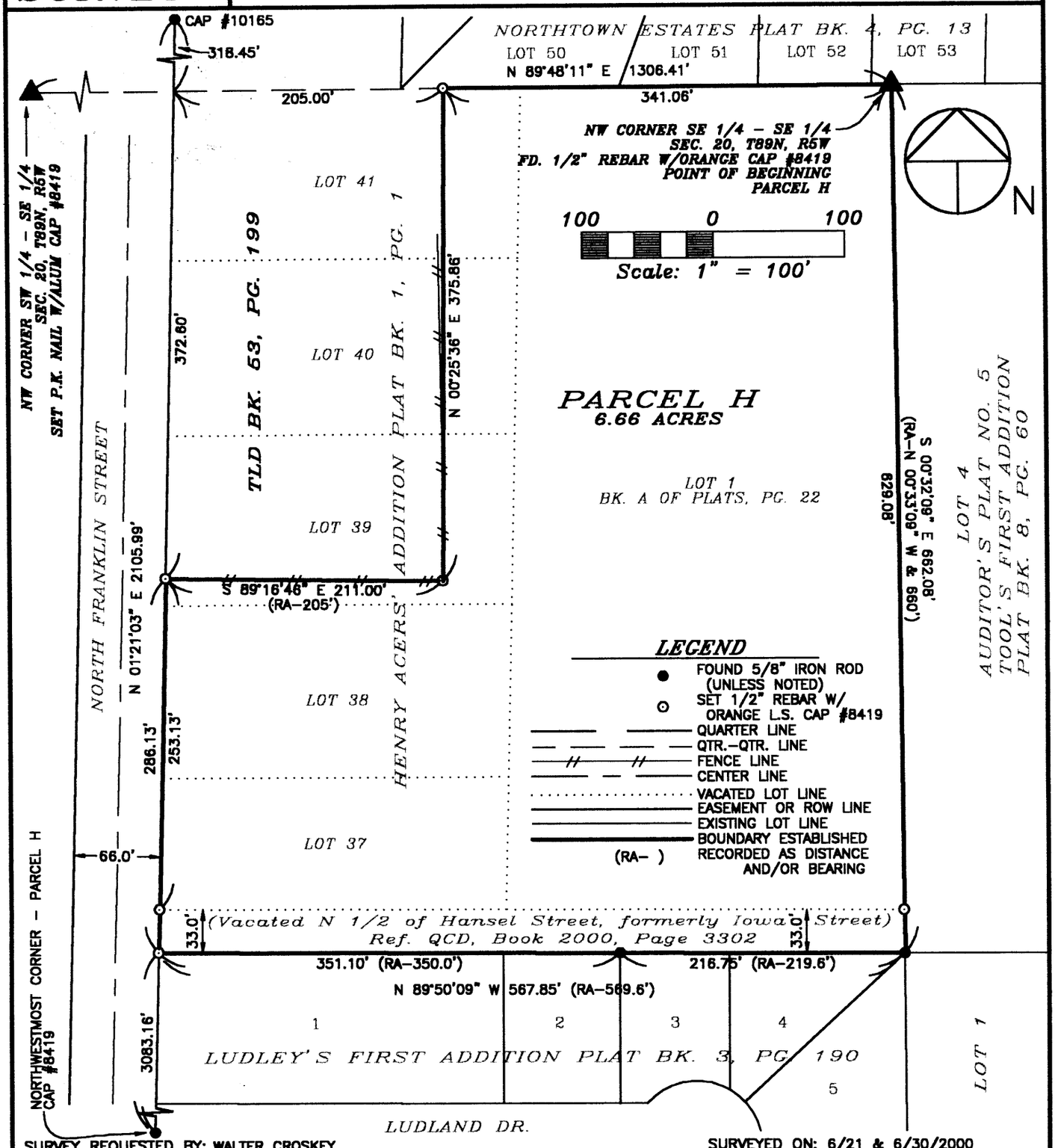
BOOK 2000 PAGE 3439
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

CHG X

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

PLAT OF SURVEY

PARCEL H, LOT 1 OF THE SUBDIVISION OF THE SW 1/4-SE 1/4, PART OF VACATED HANSEL STREET, AND PART OF VACATED LOT 37 THROUGH LOT 41 OF HENRY ACERS' ADDITION SEC. 20, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: WALTER CROSKEY

SURVEYED ON: 6/21 & 6/30/2000

PROPRIETORS:
WALTER F. CROSKEY & GENEVIEVE J. CROSKEY

PROJECT NO. 00-12

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, P.E., L.S. LIC. #8419 DATE 11/27/00

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

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

SCALE: 1"=100'
DATE: 6/21/2000
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

BOOK 2000 PAGE 3439

LEGAL DESCRIPTION:

***PARCEL H**, LOT 1 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), PART OF VACATED HANSEL STREET (formerly Iowa Street), AND PART OF VACATED LOTS 37, 38, 39, 40, AND 41 IN HENRY ACERS' ADDITION, SECTION TWENTY (20), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA* containing 6.66 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Northwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W), also being the Northwest Corner of Lot 4 of Auditor's Plat No. 5, Tool's First Addition, as recorded in Book 8 of Plats, Page 60 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of said Lot 4, South 00° 32' 09" East, to the Southerly Line of the North One-half (N1/2) of Vacated Hansel Street (formerly Iowa Street) as recorded in Quit Claim Deed in Book 2000, Page 3302 in the Office of the Delaware County Recorder, 662.08 feet;

THENCE along said Southerly Line, North 89° 50' 09" West, to the Easterly Line of North Franklin Street, 567.85 feet;

THENCE along the Easterly Line of North Franklin Street, North 01° 21' 03" East, to the Southerly Line of a parcel as recorded in TLD Book 53, Page 199 in the Office of the Delaware County Recorder, 286.13 feet;

THENCE along said Southerly Line of said parcel, South 89° 16' 46" East, to the Easterly Line of said parcel, 211.00 feet;

THENCE along the Easterly Line of said parcel, North 00° 25' 36" East, to the Southerly Line of Northtown Estates as recorded in Book 4 of Plats, Page 13 in the Office of the Delaware County Recorder, 375.86 feet;

THENCE along the Southerly Line of said Northtown Estates, North 89° 48' 11" East, 341.06 feet to the **POINT OF BEGINNING**;

Containing 6.66 acres and subject to easements of record.

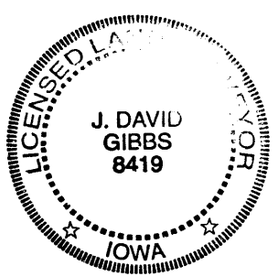
The Westerly Line of Lot 4 of Auditor's Plat No. 5, Tool's First Addition, as recorded in Book 8 of Plats, Page 60 in the Office of the Delaware County Recorder is assumed to bear South 00° 32' 09" East.

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 11/27/00

My license will be renewed on December 31, 2000



Q:\surveys\croskey\legal 00-12