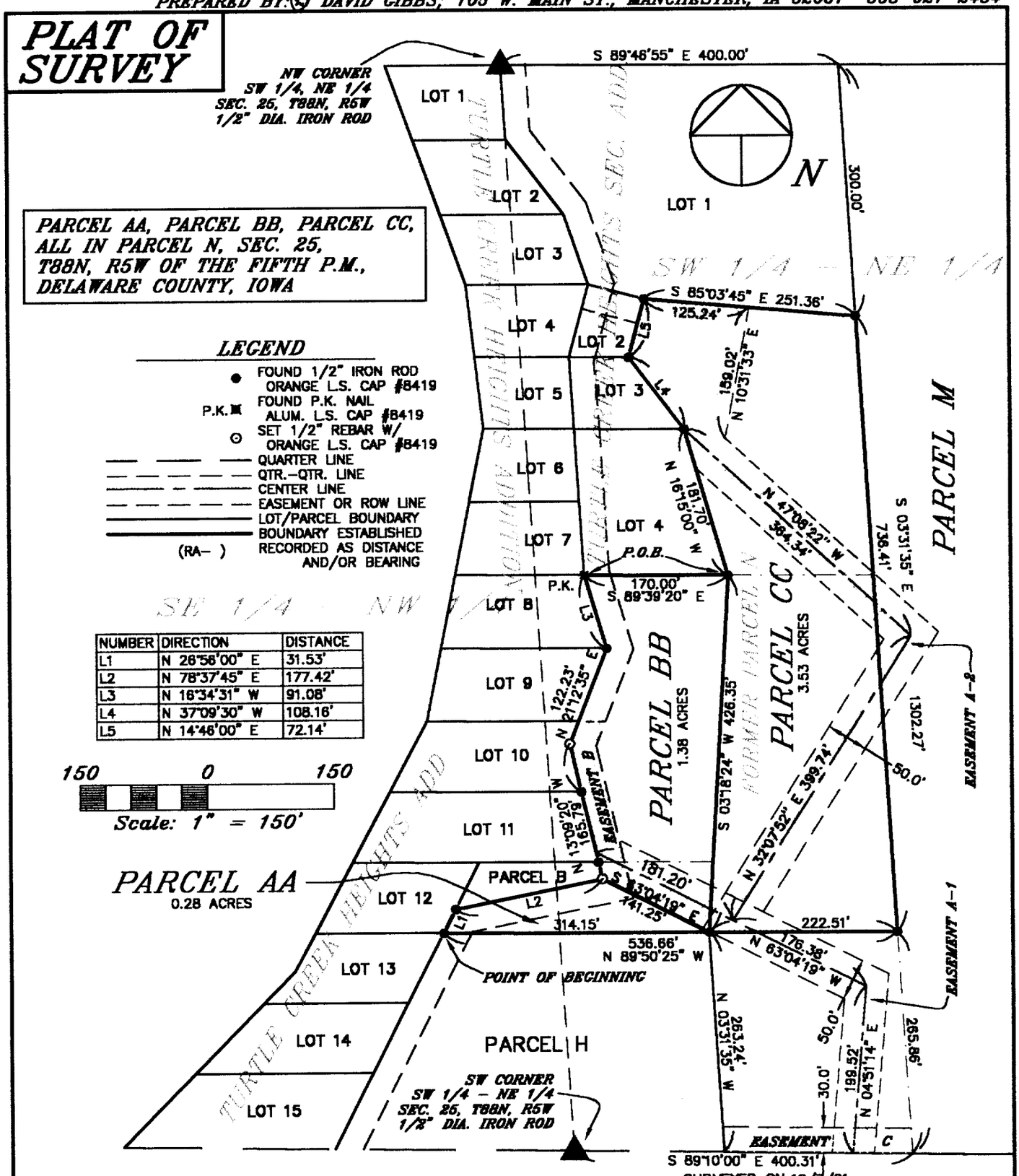
FILED
Date 12-11-01
County Assessor
DEC 11 2001

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

2001 DEC 11 AM 10:15
BOOK 200 PAGE 4484
DELAWARE COUNTY IOWA
FILED

PREPARED BY: DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY



PARCEL AA, PARCEL BB, PARCEL CC, ALL IN PARCEL N, SEC. 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGEND

- ● FOUND 1/2" IRON ROD ORANGE L.S. CAP #8419
- P.K. FOUND P.K. NAIL ALUM. L.S. CAP #8419
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT/PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (RA-) RECORDED AS DISTANCE AND/OR BEARING

NUMBER	DIRECTION	DISTANCE
L1	N 26°56'00" E	31.53'
L2	N 78°37'45" E	177.42'
L3	N 16°34'31" W	91.08'
L4	N 37°09'30" W	108.16'
L5	N 14°46'00" E	72.14'

150 0 150

Scale: 1" = 150'

SURVEY REQUESTED BY: RUSTY PECK

SURVEYED ON: 12/7/01

PROPRIETORS: RUTH A. IPSAN-BROWN

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 12/10/01

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-4

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

PROJECT NO.	01-95
SCALE:	1"=150'
DATE:	12/10/01
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 4

BOOK 200 PAGE 4484

LEGAL DESCRIPTION:

PARCEL AA, PART OF PARCEL N, BEING IN THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) AND THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.28 acres, subject to easements of record, and more particularly as follows;

BEGINNING at the Southeast Corner of Lot 12 of Turtle Creek Heights Addition as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said Lot 12, North 26° 56' 00" East, to the Southerly Line of Parcel B as recorded in Book 7 of Plats, Page 110 in the Office of the Delaware County Recorder, 31.53 feet;

THENCE along the Southerly Line of Parcel B, North 78° 37' 45" East, to the Southeast Corner of said Parcel B, 177.42 feet;

THENCE along the Southerly Line of Easement B as recorded in Book 8 of Plats, Page 16 in the Office of the Delaware County Recorder, South 63° 04' 19" East, to the Northeast Corner of Parcel H as recorded in Book 7 of Plats, Page 123 in the Office of the Delaware County Recorder, 141.25 feet;

THENCE along the Northerly Line of said Parcel H, North 89° 50' 25" West, 314.15 feet to the **POINT OF BEGINNING**;

Containing a total of 0.28 acres, and subject to easements of record.

The Easterly Line of Parcel N as recorded in Book 8 of Plats, Page 16 in the Office of the Delaware County Recorder is assumed to bear South 03° 31' 35" East.

LEGAL DESCRIPTION:

PARCEL BB, PART OF PARCEL N, BEING IN THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 1.38 acres, subject to easements of record, and more particularly as follows;

BEGINNING at the Southwest Corner of Lot 4 of Turtle Creek Heights Second Addition as recorded in Book 7 of Plats, Page 140 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Lot 4, South 89° 39' 20" East, to the Southeast Corner of said Lot 4, 170.00 feet;

THENCE South 03° 18' 24" West, to the Southerly Line of Parcel N as recorded in Book 8 of Plats, Page 16 in the Office of the Delaware County Recorder, 426.35 feet;

THENCE along the Southerly Line of Easement B as recorded in Book 8 of Plats, Page 16 in the Office of the Delaware County Recorder, North 63° 04' 19" West, to the Southeast Corner of Parcel B as recorded in Book 7 of Plats, Page 110 in the Office of the Delaware County Recorder, 141.25 feet;

THENCE along the Easterly Line of said Parcel B and the Easterly Line of Lot 11 and Lot 10 in Turtle Creek Heights Addition as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder, North 13° 09' 20" West, 165.79 feet;

THENCE continuing along the Easterly Line of said Lot 10 and the Easterly Line of Lot 9 of said Turtle Creek Heights Addition, North 21° 12' 35" East, to the Southeast Corner of Lot 8 of said Turtle Creek Heights Addition, 122.23 feet;

THENCE along the Easterly Line of said Lot 8, North 16° 34' 31" West, 91.08 feet to the **POINT OF BEGINNING**;

Containing a total of 1.38 acres, and subject to easements of record.

The Easterly Line of Parcel N as recorded in Book 8 of Plats, Page 16 in the Office of the Delaware County Recorder is assumed to bear South 03° 31' 35" East.

LEGAL DESCRIPTION:

PARCEL CC, PART OF PARCEL N, BEING IN THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 3.53 acres, subject to easements of record, and more particularly as follows;

BEGINNING at the Southeast Corner of Lot 4 of Turtle Creek Heights Second Addition as recorded in Book 7 of Plats, Page 140 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said Lot 4, North 16° 15' 00" West, to the Southeast Corner of Lot 3 of said Turtle Creek Heights Second Addition, 181.70 feet;

THENCE along the Easterly Line of said Lot 3, North 37° 09' 30" West, to the Southeast Corner of Lot 2 of said Turtle Creek Heights Second Addition, 108.16 feet;

THENCE along the Easterly Line of said Lot 2, North 14° 46' 00" East, to the Southerly Line of Lot 1 of said Turtle Creek Heights Second Addition, 72.14 feet;

THENCE along the Southerly Line of said Lot 1, South 85° 03' 45" East, to the Northeast Corner of Parcel N as recorded in Book 8 of Plats, Page 16 in the Office of the Delaware County Recorder, 251.36 feet;

THENCE along the Easterly Line of said Parcel N, South 03° 31' 35" East, to the Southerly Line of said Parcel N, 736.41 feet;

THENCE along the Southerly Line of said Parcel N, North 89° 50' 25" West, 222.51 feet;

THENCE North 03° 18' 24" East, 426.35 feet to the **POINT OF BEGINNING**;

Containing a total of 3.53 acres, and subject to easements of record.

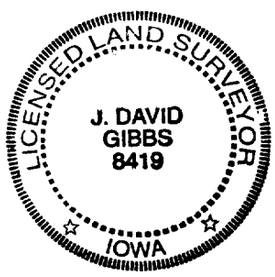
The Easterly Line of Parcel N as recorded in Book 8 of Plats, Page 16 in the Office of the Delaware County Recorder is assumed to bear South 03° 31' 35" East.

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.

12/11/01

J. David Gibbs L.S. #8419 DATE
My license will be renewed on December 31, 2002



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