FILED
Date 1-14-2003
County Assessor
JAN 14 2003

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

BOOK 2003 PAGE 220
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
6.00

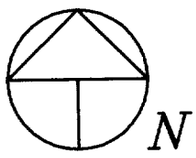
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DELAWARE COUNTY IOWA
FILED

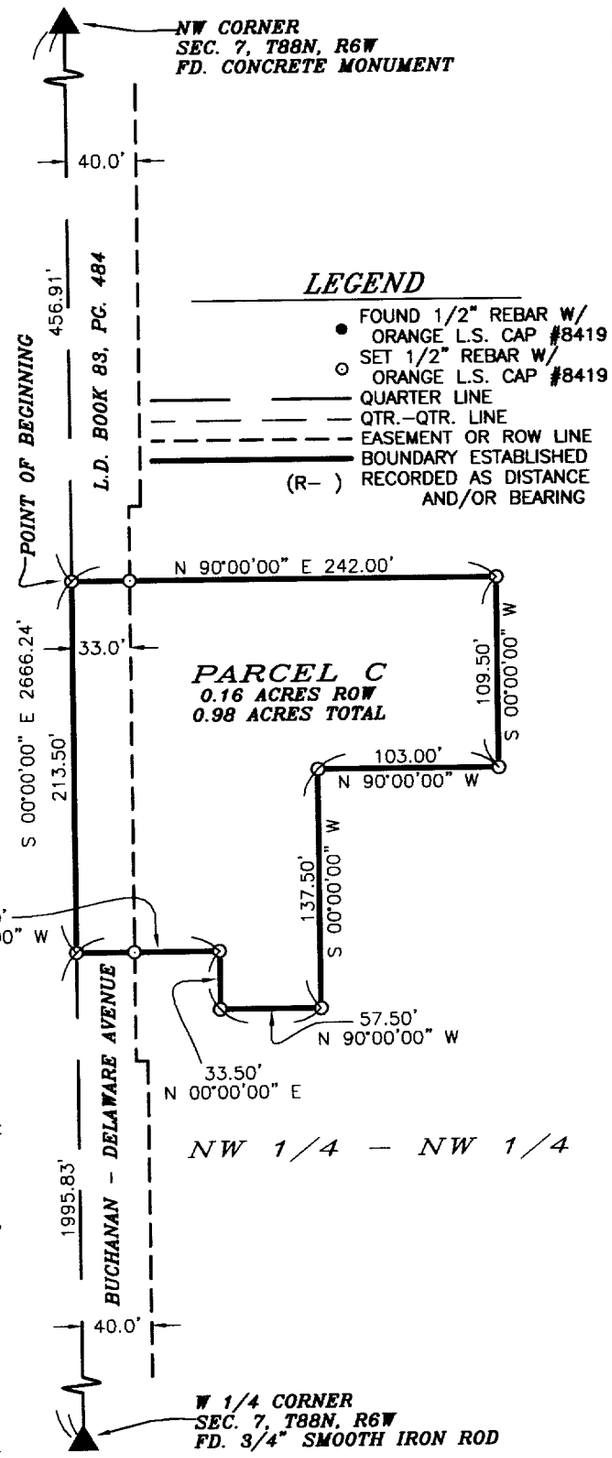
PREPARED BY: J. DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL C, PART OF THE NW 1/4 – NW 1/4
SEC. 7, T88N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



100 0 100
Scale: 1" = 100'



LEGEND

- FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

LEGAL DESCRIPTION:

PARCEL C, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION SEVEN (7), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.98 acres, including 0.16 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of Section Seven (7), Township Eighty–eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Seven (7), South 00° 00' 00" East, 456.91 feet to the POINT OF BEGINNING;

THENCE North 90° 00' 00" East, 242.00 feet;

THENCE South 00° 00' 00" West, 109.50 feet;

THENCE North 90° 00' 00" West, 103.00 feet;

THENCE South 00° 00' 00" West, 137.50 feet;

THENCE North 90° 00' 00" West, 57.50 feet;

THENCE North 00° 00' 00" East, 33.50 feet;

THENCE North 90° 00' 00" West, to the Westerly Line of the Northwest Quarter (NW ¼) of said Northwest Quarter (NW ¼), 81.50 feet;

THENCE along said Westerly Line North 00° 00' 00" West, 213.50 feet to the POINT OF BEGINNING;

Containing a total of 0.98 acres, including 0.16 acres of public road right of way, and subject to easements of record.

The Westerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Seven (7), Township Eighty–eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 00' 00" East.

PROPRIETORS:
ARMELLA HOFFMANN
THOMAS HOFFMANN, 1/2 INTEREST –
SUBJECT TO LIFE USE OF ARMELLA HOFFMANN

SURVEY REQUESTED BY: TOM HOFFMANN

SURVEYED ON: 12/28/2002 & 1/2/2003

PROPRIETORS: SEE ABOVE

PROJECT NO. 02–79

SCALE: 1"=100'

DATE: 12/31/2002

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 1

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, P.E., L.S. LIC. #8419 DATE 1/14/03

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

PAGES OR SHEETS COVERED BY THIS SEAL: 1

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