FILED
Date 2-21-03
County Auditor

FEB 21 2003

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

BOOK 03 PAGE 801
DEBORAH L PEYTON
DELAWARE CO RECORDER

2003 FE 21 PM 4:1

DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

PARCEL A, PART OF THE SE 1/4–NE 1/4 & PART OF THE NE 1/4–SE 1/4 SEC. 16, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL A, PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY–SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containi-, a total of 1.14 acres, including 0.12 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the East Quarter Corner of Section Sixteen (16), Township Eighty–seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, also being on the centerline of Pheasant Road;

THENCE along the centerline of Pheasant Road, South 00° 00' 00" East, 131.84 feet;

THENCE continuing along the centerline of Pheasant Road along a circular curve concave Northwesterly for an arc length of 25.92 feet, said circular curve having a radius of 589.86 feet, a central angle of 02° 31' 05", a chord length of 25.92 feet, and a chord bearing of South 02° 31' 05" West;

THENCE South 88° 20' 23" West, 315.18 feet;

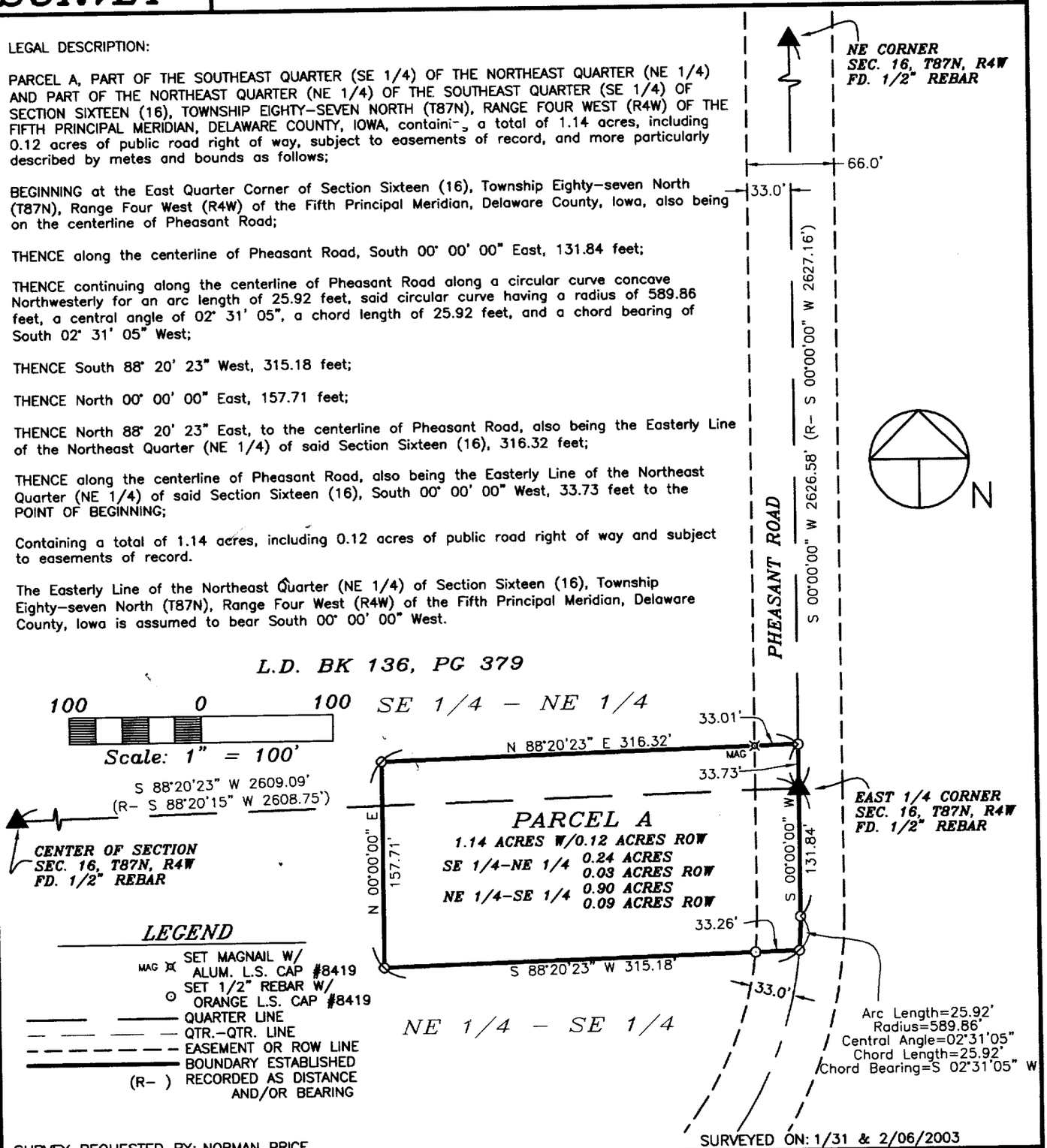
THENCE North 00° 00' 00" East, 157.71 feet;

THENCE North 88° 20' 23" East, to the centerline of Pheasant Road, also being the Easterly Line of the Northeast Quarter (NE 1/4) of said Section Sixteen (16), 316.32 feet;

THENCE along the centerline of Pheasant Road, also being the Easterly Line of the Northeast Quarter (NE 1/4) of said Section Sixteen (16), South 00° 00' 00" West, 33.73 feet to the POINT OF BEGINNING;

Containing a total of 1.14 acres, including 0.12 acres of public road right of way and subject to easements of record.

The Easterly Line of the Northeast Quarter (NE 1/4) of Section Sixteen (16), Township Eighty–seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 00' 00" West.



LEGEND

- MAG ⌧ SET MAGNAIL W/ ALUM. 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

SURVEY REQUESTED BY: NORMAN PRICE

SURVEYED ON: 1/31 & 2/06/2003

PROPRIETORS:
c/p NORMAN E. PRICE & LINDA A. PRICE
THELMA JACOBS & RICHARD JACOBS
MARILYN LANGE & MERLYN LANGE

PROJECT NO. 02–76

SCALE: 1"=100'

DATE: 2/14/2003

DRAWN BY: TAG

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 1

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1

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 2/21/03

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

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