JAN 21 2004

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FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

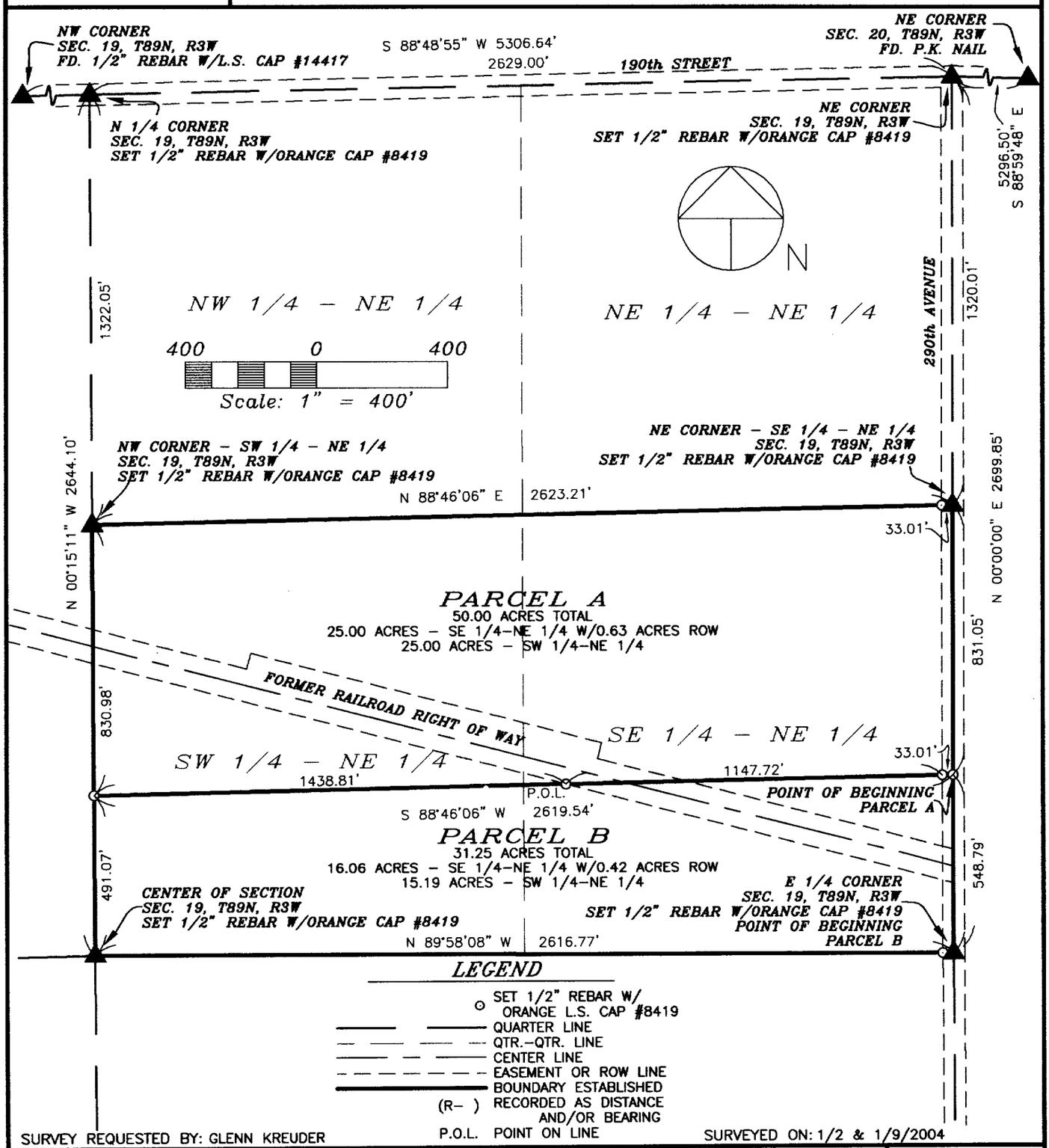
BOOK 2004 PAGE 187
DELAWARE COUNTY IOWA
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PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL A & PARCEL B, PART OF THE SOUTH 1/2 OF THE NE 1/4 SEC. 19, T89N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING
- P.O.L. POINT ON LINE

SURVEY REQUESTED BY: GLENN KREUDER

SURVEYED ON: 1/2 & 1/9/2004

PROPRIETORS:
JOSEPH T. SELLNER a/k/a JOE SELLNER & RUTH SELLNER

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 1/21/04

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

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

PROJECT NO. 03-96
SCALE: 1"=200'
DATE: 1/9/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 3

BOOK 2004 PAGE 187

LEGAL DESCRIPTION:

***PARCEL A**; PART OF THE SOUTH ONE-HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 50.00 acres, including 0.63 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 East Quarter Corner of Section Nineteen (19), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), North 00° 00' 00" East, 548.79 feet, the **POINT OF BEGINNING**;

THENCE South 88° 46' 06" West, to the Westerly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), 2619.54 feet;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), North 00° 15' 11" West, to the Northwest Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Nineteen (19), 830.98 feet;

THENCE along the Northerly Line of the South One-half (S ½) of the Northeast Quarter (NE ¼) of said Section Nineteen (19), North 88° 46' 06" East, to the Northeast Corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Nineteen (19), 2623.21 feet;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), South 00° 00' 00" West, 831.05 feet, to the **POINT OF BEGINNING**;

Containing a total of 50.00 acres, including 0.63 acres of public road right of way and subject to easements of record.

The Easterly Line of the Northeast Quarter (NE ¼) of Section Nineteen (19), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 00' 00" East.

LEGAL DESCRIPTION:

***PARCEL B**; PART OF THE SOUTH ONE-HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 31.25 acres, including 0.42 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 Nineteen (19), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), North 89° 58' 08" West, to the Center of Section, 2616.77 feet;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), North 00° 15' 11" West, 491.07 feet;

THENCE North 88° 46' 06" East, to the Easterly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), 2619.54 feet;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), South 00° 00' 00" West, 548.79 feet to the **POINT OF BEGINNING**;

Containing a total of 31.25 acres, including 0.42 acres of public road right of way, and subject to easements of record.
The Easterly Line of the Northeast Quarter (NE ¼) of Section Nineteen (19), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 00' 00" East.

OWNER'S ACKNOWLEDGMENT

I Joseph T. Sellner a/k/a Joe Sellner of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Joseph T Sellner
Joseph T. Sellner a/k/a Joe Sellner

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8/16/06

State of Iowa)
)
County of Delaware) ss:

On this 19th day of January A.D. 2004, before me a Notary Public in and for said State, personally appeared Joseph T. Sellner a/k/a Joe Sellner to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said State

OWNER'S ACKNOWLEDGMENT

I Ruth Sellner of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Ruth Sellner
Ruth Sellner

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8/16/06

State of Iowa)
)
County of Delaware) ss:

On this 19th day of January A.D. 2004, before me a Notary Public in and for said State, personally appeared Ruth Sellner to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said State

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