DELAWARE COUNTY IOWA
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BOOK 4 PAGE 1300
DEBORAH L. FENTON
DELAWARE CO. RECORDER
16.00

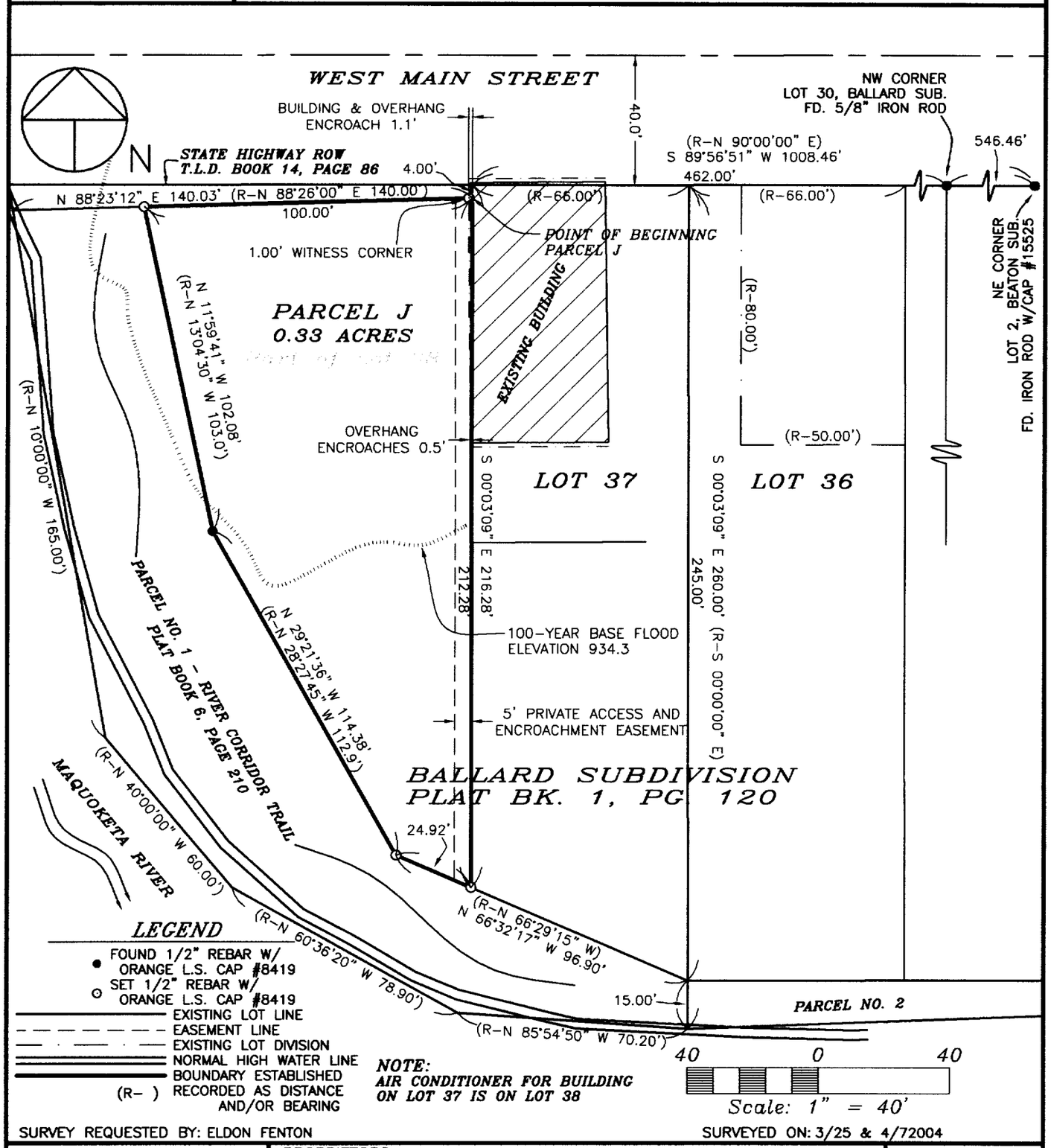
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
APR 19 2004

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
APR 19 2004

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

PLAT OF SURVEY

PARCEL J; LOT 38 IN BALLARD SUBDIVISION, EXCEPT PARCEL NO. 1 OF RIVER CORRIDOR TRAIL–PHASE 1, & EXCEPT STATE HIGHWAY ROW, CITY OF MANCHESTER, IOWA; SECTION 32, T89N, R5W OF THE FIFTH P.M.



LEGEND

- FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- EXISTING LOT LINE
- EASEMENT LINE
- EXISTING LOT DIVISION
- NORMAL HIGH WATER LINE
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

NOTE: AIR CONDITIONER FOR BUILDING ON LOT 37 IS ON LOT 38

SURVEY REQUESTED BY: ELDON FENTON

SURVEYED ON: 3/25 & 4/72004

PROPRIETORS: NINE M CORP. & ROCK CORP.

PROJECT NO. 04–22

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.

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. David Gibbs 4/16/04

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

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

SCALE: 1"=40'
DATE: 4/5/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

BOOK 2004 PAGE 1300

LEGAL DESCRIPTION:

***PARCEL J**, LOT 38 OF BALLARD SUBDIVISION, EXCEPT PARCEL NO. 1 OF RIVER CORRIDOR TRIAL – PHASE 1, AND EXCEPT STATE HIGHWAY RIGHT OF WAY, CITY OF MANCHESTER, SECTION THRITY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.33 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of Lot 37, Ballard Subdivision, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of said Lot 37, South 00° 03' 09" East, to the Southerly Line of State Highway 13 right of way, as recorded in T.L.D. Book 14, Page 86 in the Office of the Delaware County Recorder, 4.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of said Lot 37, South 00° 03' 09" East, to the Northeasterly Line of Parcel No. 1, River Corridor Trail – Phase 1, as recorded in Book 6 of Plats, Page 210 in the Office of the Delaware County Recorder, 212.28 feet;

THENCE along the Northeasterly Line of Parcel No. 1, River Corridor Trail – Phase 1, North 66° 32' 17" West, 24.92 feet;

THENCE along the Easterly Line of said Parcel No. 1, River Corridor Trail – Phase 1, North 29° 21' 36" West, 114.38 feet;

THENCE continuing along the Easterly Line of said Parcel No. 1, River Corridor Trail – Phase 1, North 11° 59' 41" West, to the Southerly Line of said state Highway 13 right of way, 102.08 feet;

THENCE along the Southerly Line of said state Highway 13 right of way, North 88° 23' 12" East, 100.00 feet to the **POINT OF BEGINNING**;

Containing a total of 0.33 acres and subject to easements of record.

The Southerly Line of West Main Street from the Northeast Corner of Lot 2, Beaton Subdivision, as recorded in Book 2003, Page 20 in the Office of the Delaware County Recorder, to the Northwest Corner of Lot 37 of Ballard Subdivision, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder is assumed to bear South 89° 56' 51" West.