FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
APR 23 2004

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
APR 23 2004

BOOK 2004 PAGE 1367
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
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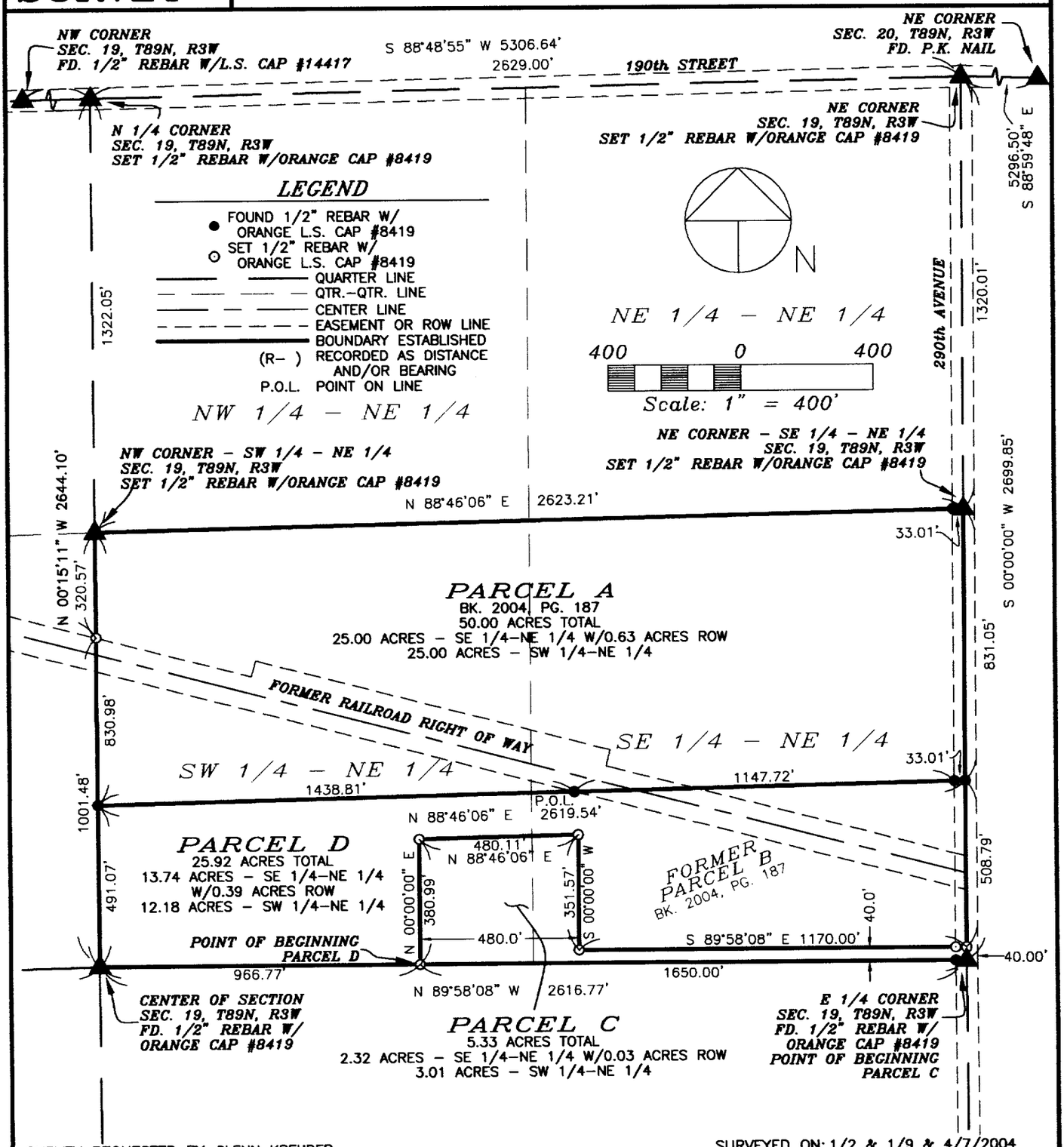
DELAWARE COUNTY IOWA
FILED

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

# PLAT OF SURVEY

PARCEL C, PART OF PARCEL B IN THE S 1/2 OF THE NE 1/4
PARCEL D, PART OF PARCEL B IN THE S 1/2 OF THE NE 1/4
SEC. 19, T89N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA




SURVEY REQUESTED BY: GLENN KREUDER

SURVEYED ON: 1/2 & 1/9 & 4/7/2004

PROPRIETORS: *KREUDER FARMS, INC.*

PROJECT NO. 03-96

SCALE: 1"=400'

DATE: 4/8/2004

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 3

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 — 4/23/04 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

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

BOOK 2004 PAGE 1367

## LEGAL DESCRIPTION:

***PARCEL C**; PART OF PARCEL B IN 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 5.33 acres, including 0.03 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), being the Southerly Line of former Parcel B, as recorded in Book 2004, Page 187 in the Office of the Delaware County Recorder, North 89° 58' 08" West, 1650.00 feet;

**THENCE** North 00° 00' 00" East, 380.99 feet;

**THENCE** North 88° 46' 06" East, 480.11 feet;

**THENCE** South 00° 00' 00" West, 351.57 feet;

**THENCE** South 89° 58' 08" East, to the Easterly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), being the Easterly Line of said former Parcel B, 1170.00 feet;

**THENCE** along the Easterly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), South 00° 00' 00" West, 40.00 feet to the **POINT OF BEGINNING**;

Containing a total of 5.33 acres, including 0.03 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 South 00° 00' 00" West.

## LEGAL DESCRIPTION:

***PARCEL D**; PART OF PARCEL B IN 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 25.92 acres, including 0.39 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 Southerly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), also being the Southerly Line of former Parcel B, as recorded in Book 2004, Page 187 in the Office of the Delaware County Recorder, North 89° 58' 08" West, 1650.00 feet to the **POINT OF BEGINNING**;

**THENCE** continuing along the Southerly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), also being the Southerly Line of said former Parcel B, North 89° 58' 08" West, to the Center of said Section Nineteen (19), also being the Southwest Corner of said former Parcel B, 966.77 feet;

**THENCE** along the Westerly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), also being the Westerly Line of said former Parcel B, North 00° 15' 11" West, to the Northerly Line of said Parcel B, 491.07 feet;

**THENCE** along the Northerly Line of said former Parcel B, North 88° 46' 06" East, to the Easterly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), also being the Easterly Line of said former Parcel B, 2619.54 feet;

**THENCE** along the Easterly Line of the Northeast Quarter (NE ¼) of said Section Nineteen (19), also being the Easterly Line of said former Parcel B, South 00° 00' 00" West, 508.79 feet;

**THENCE** North 89° 58' 08" West, 1170.00 feet;

**THENCE** North 00° 00' 00" East, 351.57 feet;

**THENCE** South 88° 46' 06" West, 480.11 feet;

**THENCE** South 00° 00' 00" West, 380.99 feet to the **POINT OF BEGINNING**;

Containing a total of 25.92 acres, including 0.39 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 South 00° 00' 00" West.