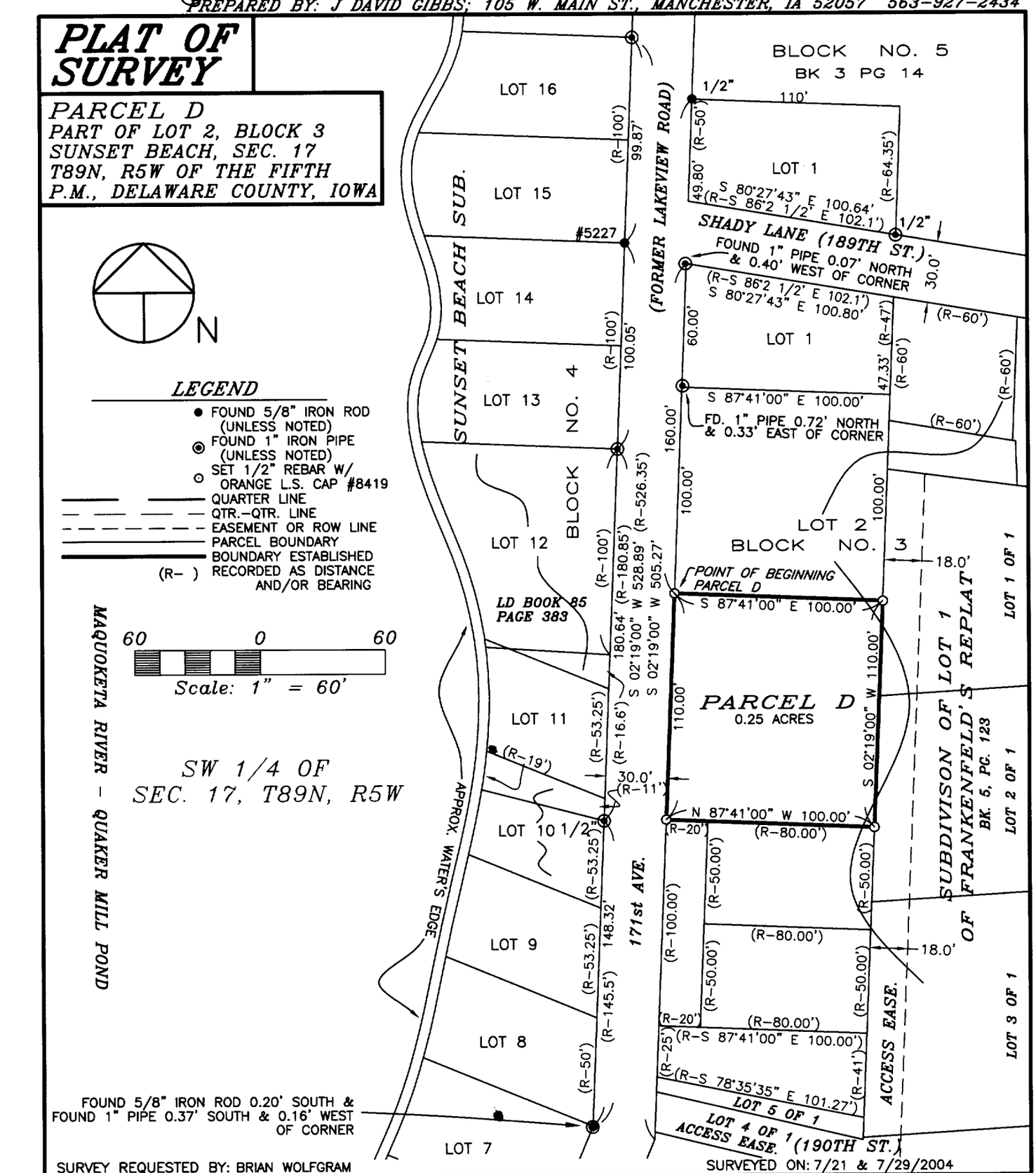
AUG 17 2004
FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
AUG 17 2004
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
BOOK 2004 PAGE 3121
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
12.00
2004 AUG 17 PM 2:11
DELAWARE COUNTY IOWA
FILED

CHG ✓

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

PLAT OF SURVEY

PARCEL D
PART OF LOT 2, BLOCK 3
SUNSET BEACH, SEC. 17
T89N, R5W OF THE FIFTH
P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: BRIAN WOLFGRAM

SURVEYED ON: 7/21 & 7/29/2004

PROPRIETORS: BRIAN D. WOLFGRAM

PROJECT NO. 04-56

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 8/17/04

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

SCALE: 1"=60'
DATE: 8/5/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

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

LEGAL DESCRIPTION:

***PARCEL D**, PART OF LOT 2, BLOCK 3 OF SUNSET BEACH SUBDIVISION, SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.25 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of Lot 1 of Block 3 of Sunset Beach, as recorded in Book 2 of Pats, Page 20 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of said Block No. 3, South 02° 19' 00" West, 100.00 feet to the **POINT OF BEGINNING**;

THENCE South 87° 41' 00" East, to the Westerly Line of the Subdivision of Lot 1 of Frankenfeld's Replat, as recorded in Book 5 of Plats, Page 123 in the Office of the Delaware County Recorder, 100.00 feet;

THENCE along the Westerly Line of the Subdivision of Lot 1 of Frankenfeld's Replat, South 02° 19' 00" West, 110.00 feet;

THENCE North 87° 41' 00" West, to the Westerly Line of said Block 3, 100.00 feet;

THENCE along the Westerly Line of said Block 3, North 02° 19' 00" East, 110.00 feet to the **POINT OF BEGINNING**;

Containing a total of 0.25 acres and subject to easements of record.

The Westerly Line of Block 3 of Sunset Beach, as recorded in Book 2 of Pats, Page 20 in the Office of the Delaware County Recorder is assumed to bear South 02° 19' 00" West.

The above Legal Description and attached Plat is a boundary survey of a parcel described in L.D. Book 131, Page 338 in the Office of the Delaware County Recorder.