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SHARON McCRABB
DELAWARE COUNTY AUDITOR
AUG 19 2004

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JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
AUG 19 2004

BOOK 2004 PAGE 3150
DEBORAH L. PEYTON
DELAWARE CO RECORDER
32.00

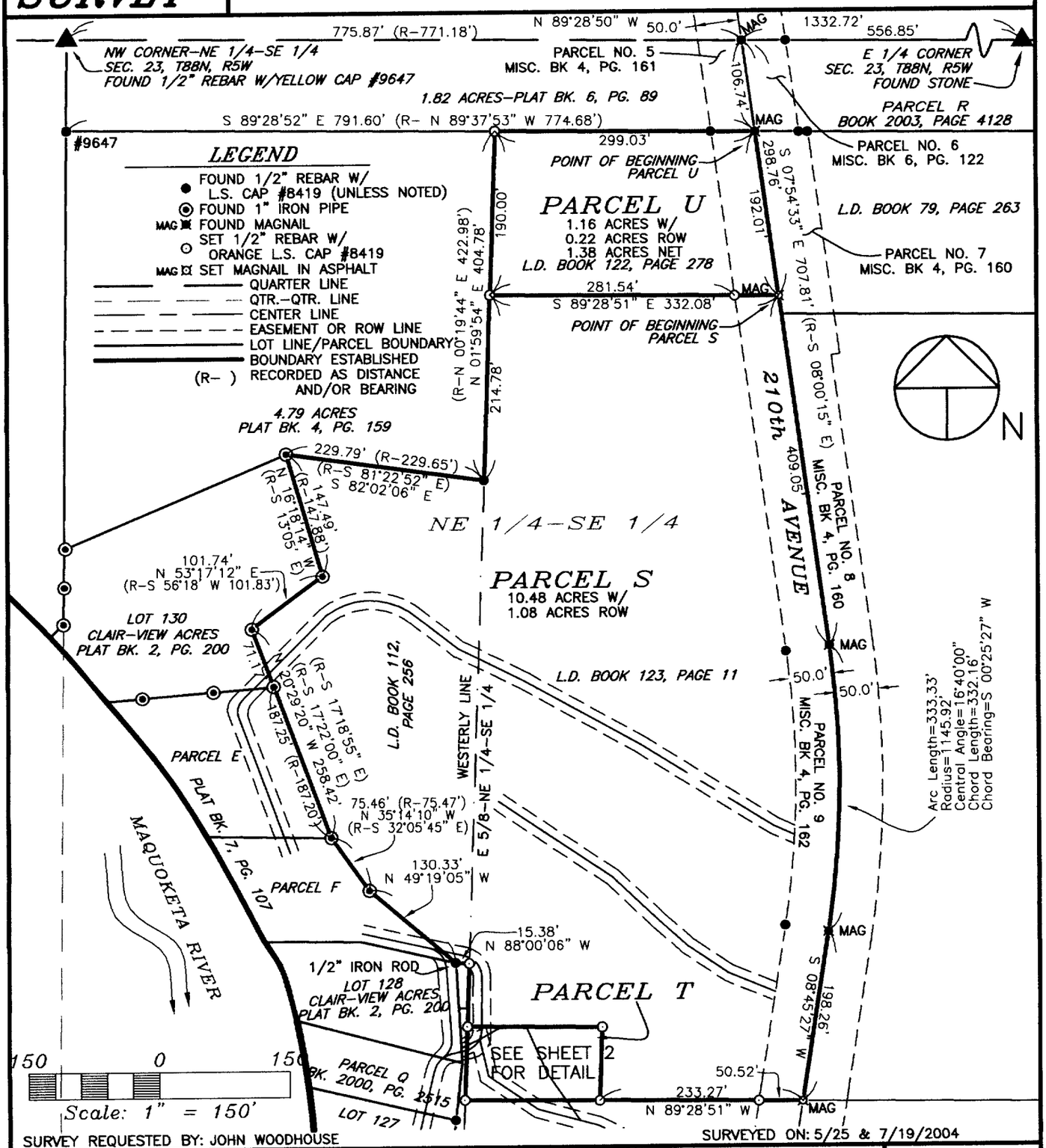
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DELAWARE COUNTY IOWA
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PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL S, PARCEL T, & PARCEL U: PART OF THE NE 1/4 - SE 1/4 SEC. 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: JOHN WOODHOUSE

SURVEYED ON: 5/25 & 7/19/2004

PROPRIETORS: JOHN R. WOODHOUSE & EDNA KAY WOODHOUSE a/k/a E. KATHLEEN WOODHOUSE

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 8/19/04

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-6

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

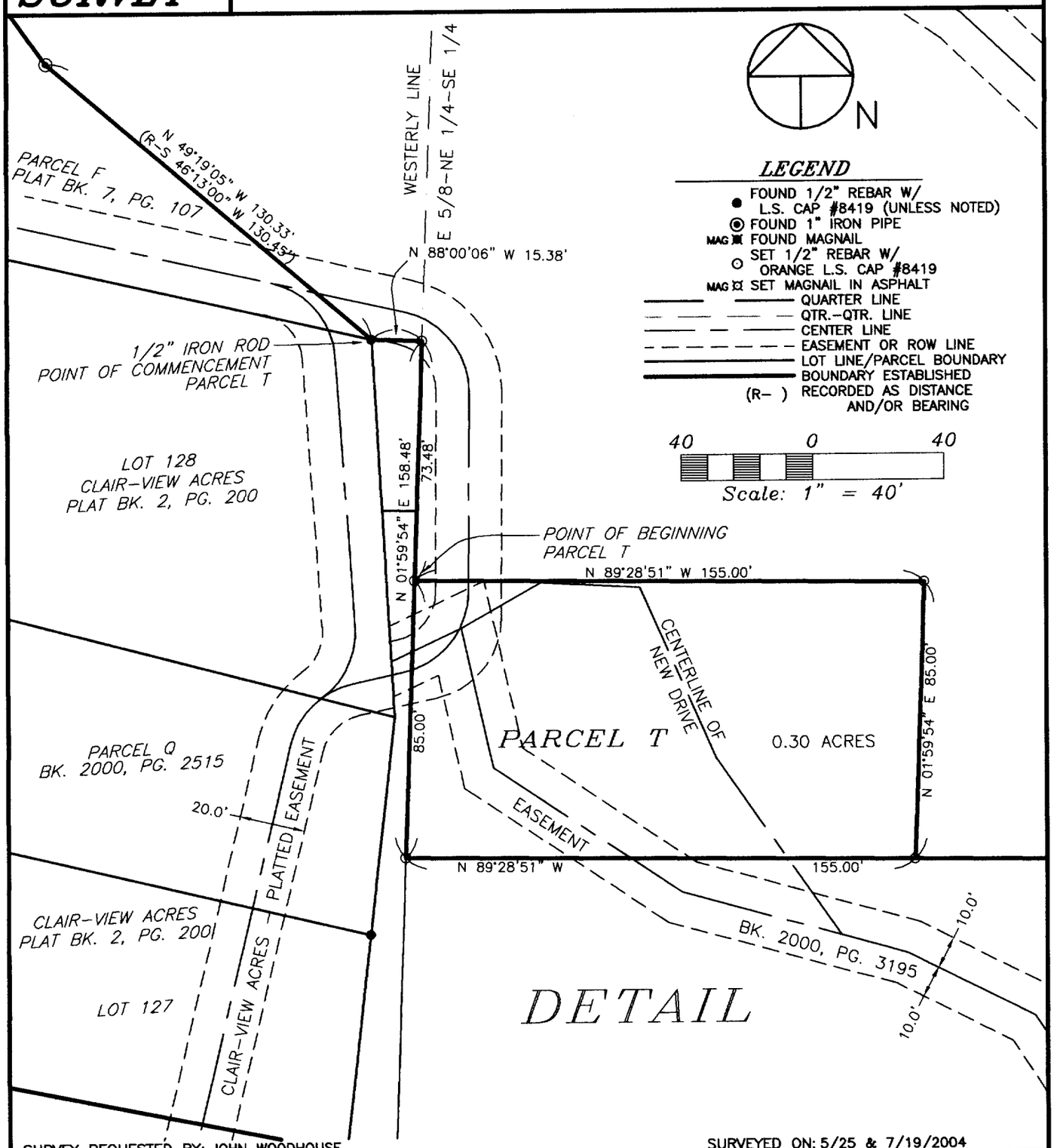
PROJECT NO.	04-38
SCALE:	1"=150'
DATE:	7/19/2004
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 6

BOOK 2004 PAGE 3150

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

PLAT OF SURVEY

PARCEL S, PARCEL T, PARCEL U: PART OF THE NE 1/4 – SE 1/4 SEC. 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

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105 WEST MAIN STREET
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PROJECT NO. 04–38
SCALE: 1"=150'
DATE: 7/19/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 2 OF 6

LEGAL DESCRIPTION:

PARCEL S, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 10.48 acres, including 1.08 acres of public road right of way, subject to easements whether of record or not, and more particularly described by metes and bounds as follows:

COMMENCING at the East Quarter Corner of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa:

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), North 89° 28' 50" West, to the centerline of 210th Avenue, 556.85 feet;

THENCE along the centerline of 210th Avenue, South 07° 54' 33" East, to the Southerly Line of a 1.16 acre parcel, as recorded in L.D. Book 122, Page 278 in the Office of the Delaware County Recorder, 298.76 feet, the **POINT OF BEGINNING**;

THENCE continuing along the centerline of 210th Avenue, South 07° 54' 33" East, 409.05 feet;

THENCE continuing along the centerline of 210th Avenue along a circular curve concave Westerly for an arc length of 333.33 feet, said circular curve having a radius of 1145.92 feet, a central angle of 16° 40' 00", a chord length of 332.16 feet, and a chord bearing of South 00° 25' 27" West;

THENCE continuing along the centerline of 210th Avenue, South 08° 45' 27" West, to the Southerly Line of the North Twenty-one (21) Acres of the South Twenty-three (23) Acres of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), as recorded in L.D. Book 123, Page 11 in the Office of the Delaware County Recorder, 198.26 feet;

THENCE along the said Southerly Line of the North Twenty-one (21) Acres of the South Twenty-three (23) Acres of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), North 89° 28' 51" West, 233.27 feet;

THENCE North 01° 59' 54" East, 85.00 feet;

THENCE North 89° 28' 51" West, to the Westerly Line of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), 155.00 feet;

THENCE along the Westerly Line of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), North 01° 59' 54" East, 73.48 feet;

THENCE North 88° 00' 06" West, to the Southeast Corner of Parcel F, as recorded in Book 7 of Plats, Page 107 in the Office of the Delaware County Recorder (formerly Lot 129 of Clair-View Acres, as recorded in Book 2 of Plats, Page 200 in the Office of the Delaware County Recorder), 15.38 feet;

THENCE along the Northeasterly Line of said Parcel F, North 49° 19' 05" West, 130.33 feet;

THENCE continuing along the Northeasterly Line of said Parcel F, North 35° 14' 10" West, to the Southeast Corner of Parcel E, as recorded in Book 7 of Plats, Page 107 in the Office of the Delaware County Recorder, 75.46 feet;

THENCE along the Northeasterly Line of said Parcel E, and Easterly Line of Lot 130 of said Clair-View Acres, North 20° 29' 20" West, 258.42 feet;

THENCE continuing along the Easterly Line of said Lot 130, North 53° 17' 12" East, 101.74 feet;

THENCE continuing along the Easterly Line of said Lot 130, North 16° 18' 14" West, to a corner on the Southerly Line of a 4.79 acre parcel, as recorded in Book 4 of Plats, Page 159 in the Office of the Delaware County Recorder, 147.49 feet;

THENCE along the Southerly Line of said 4.79 acre parcel, South 82° 02' 06" East, to the Southeast Corner of said 4.79 acre parcel, said corner being on the Westerly Line of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), 229.79 feet;

THENCE along the Easterly Line of said 4.79 acre parcel and the Westerly Line of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), North 01° 59' 54" East, to the Southwest Corner of said 1.16 acre parcel, 214.78 feet;

THENCE along the Southerly Line of said 1.16 acre parcel, South 89° 28' 51" East, 332.08 feet to the **POINT OF BEGINNING**;

Containing a total of 10.48 acres, including 1.08 acres of public road right of way, subject to easements whether of record or not.

The Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 28' 50" West.

LEGAL DESCRIPTION:

PARCEL T, PART OF THE EAST 5/8 OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.30 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

COMMENCING at the Southeast Corner of Parcel F, as recorded in Book 7 of Plats, Page 107 in the Office of the Delaware County Recorder (formerly Lot 129 of Clair-View Acres, as recorded in Book 2 of Plats, Page 200 in the Office of the Delaware County Recorder);

THENCE South 88° 00' 06" East, to the Westerly Line of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), 15.38 feet;

THENCE along the Westerly Line of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), South 01° 59' 54" West, 73.48 feet to the **POINT OF BEGINNING**;

THENCE South 89° 28' 51" East, 155.00 feet;

THENCE South 01° 59' 54" West, to the Southerly Line of the North Twenty-one (21) Acres of the South Twenty-three (23) Acres of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), as recorded in L.D. Book 123, Page 11 in the Office of the Delaware County Recorder, 85.00 feet;

THENCE along the Southerly Line of the North Twenty-one (21) Acres of the South Twenty-three (23) Acres of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), North 89° 28' 51" West, to the Westerly Line of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), 155.00 feet;

THENCE along the Westerly Line of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), North 01° 59' 54" East, 85.00 feet to the **POINT OF BEGINNING**;

Containing a total of 0.30 acres and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 28' 50" West.

LEGAL DESCRIPTION:

PARCEL U, PART OF THE EAST 5/8 OF NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 1.38 acres, including 0.22 acres of public road right of way (1.16 acres net), subject to easements of record, and more particularly described by metes and bounds as follows:

COMMENCING at the East Quarter Corner of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa:

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), North 89° 28' 50" West, to the centerline of 210th Avenue, 556.85 feet;

THENCE along the centerline of 210th Avenue, South 07° 54' 33" East, to the Northeast Corner of a 1.16 acre parcel, as recorded in L.D. Book 122, Page 278 in the Office of the Delaware County Recorder, 106.74 feet, the **POINT OF BEGINNING**;

THENCE continuing along the centerline of 210th Avenue, and the Easterly Line of said 1.16 acre parcel, South 07° 54' 33" East, to the Southeast Corner of said 1.16 acre parcel, 192.01 feet;

THENCE along the Southerly Line of said 1.16 acre parcel, North 89° 28' 51" West, to the Easterly Line of a 4.79 acre parcel, as recorded in Book 4 of Plats, Page 159 in the Office of the Delaware County Recorder, and the Westerly Line of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), 332.08 feet;

THENCE along the Easterly Line of said 4.79 acre parcel and said Westerly Line of the East 5/8 of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), North 01° 59' 54" East, to the Northeast Corner of said 4.79 acre parcel, being on the Southerly Line of a 1.82 acre parcel, as recorded in Book 6 of Plats, Page 89 in the Office of the Delaware County Recorder, 190.00 feet;

THENCE along the Southerly Line of said 1.82 acre parcel, South 89° 28' 52" East, 299.03 feet to the **POINT OF BEGINNING**;

Containing a total of 1.38 acres, including 0.22 acres of public road right of way (1.16 acres net), subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 28' 50" West.

The above described Parcel U and attached Plat of Survey is a retracement of a parcel as recorded in L.D. Book 122, Page 278 in the Office of the Delaware County Recorder