DELAWARE COUNTY IOWA
FILED ✓
2004 OCT 25 AM 9:30
BOOK 2004 PAGE 3985
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
12.00

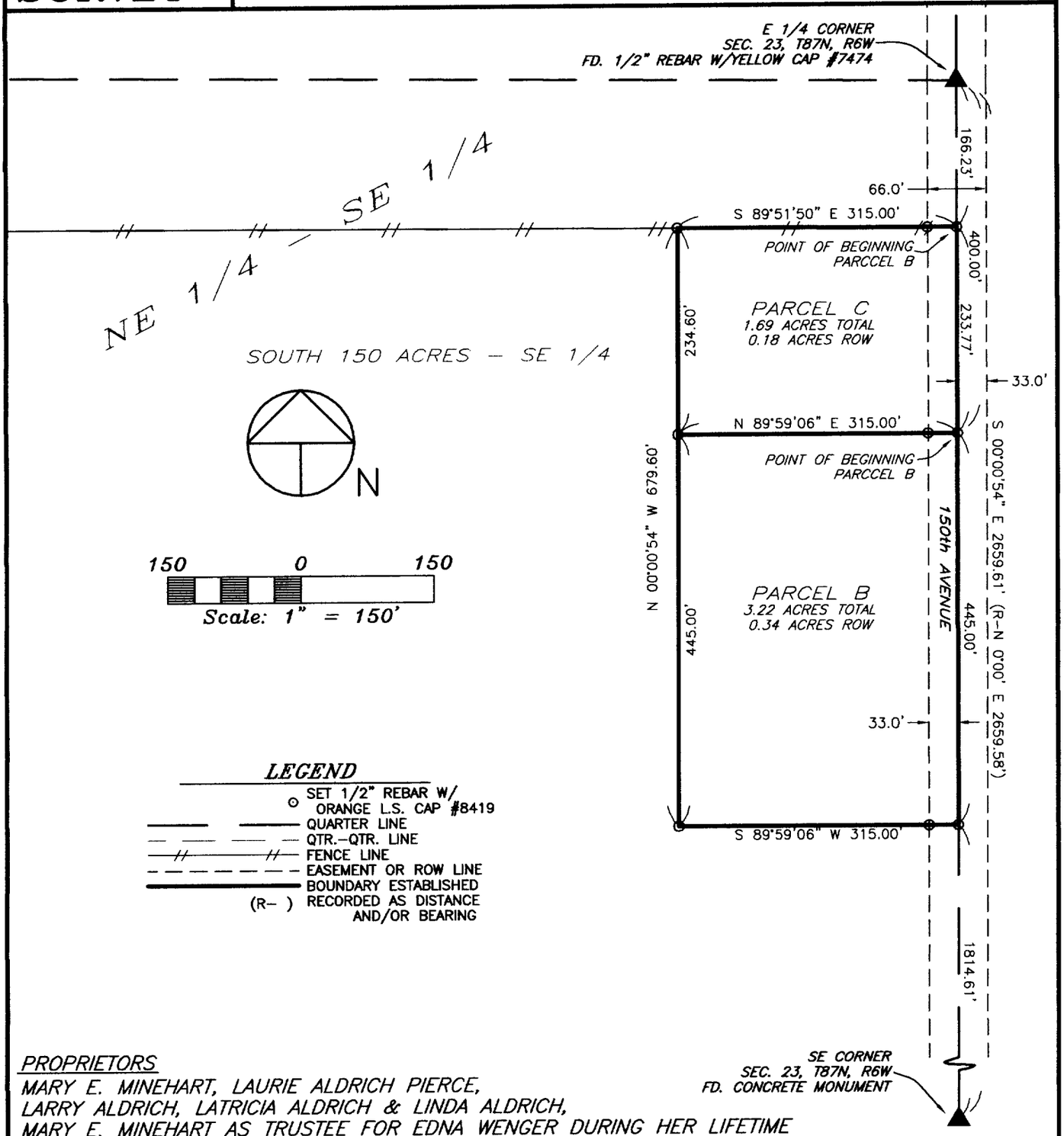
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
OCT 25 2004

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
OCT 25 2004

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

PLAT OF SURVEY

PARCEL B & PARCEL C, PART OF THE NE 1/4 – SE 1/4
SEC. 23, T87N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

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

PROPRIETORS

MARY E. MINEHART, LAURIE ALDRICH PIERCE,
LARRY ALDRICH, LATRICIA ALDRICH & LINDA ALDRICH,
MARY E. MINEHART AS TRUSTEE FOR EDNA WENGER DURING HER LIFETIME

SURVEY REQUESTED BY: MARY MINEHART

SURVEYED ON: 7/1 & 10/13/2004

PROPRIETORS: SEE ABOVE

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 10/25/04

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

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

PROJECT NO. 04–54
SCALE: 1"=150'
DATE: 10/13/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

LEGAL DESCRIPTION:

***PARCEL B**, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 3.22 acres, including 0.34 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 Twenty-three (23), Township Eighty-Seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), South 00° 00' 54" East, 400.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), South 00° 00' 54" East, 445.00 feet;

THENCE South 89° 59' 06" West, 315.00 feet;

THENCE North 00° 00' 54" West, 445.00 feet;

THENCE North 89° 59' 06" East, 315.00 feet to the **POINT OF BEGINNING**;

Containing a total of 3.22 acres, including 0.34 acres of public road right of way, and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of Section Twenty-three (23), Township Eighty-Seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 00' 54" East.

LEGAL DESCRIPTION:

***PARCEL C**, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 1.69 acres, including 0.18 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 Twenty-three (23), Township Eighty-Seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), South 00° 00' 54" East, to the Northerly Line of the South 150 acres of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), 166.23 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), South 00° 00' 54" East, 233.77 feet;

THENCE South 89° 59' 06" West, 315.00 feet;

THENCE North 00° 00' 54" West, to the Northerly Line of the South 150 acres of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), 234.60 feet;

THENCE along the Northerly Line of the South 150 acres of the Southeast Quarter (SE ¼) of said Section Twenty-three (23), South 89° 51' 50" East, 315.00 feet to the **POINT OF BEGINNING**;

Containing a total of 1.69 acres, including 0.18 acres of public road right of way, and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of Section Twenty-three (23), Township Eighty-Seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 00' 54" East.