DEC 6 2004

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

DEC 6 2004

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JOHN McCABE

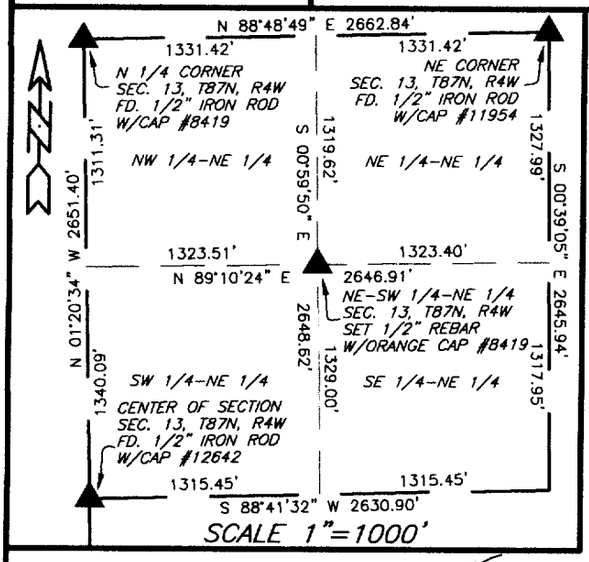
DELAWARE COUNTY IOWA
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BOOK 2004 PAGE 4524
DEBORAH L. BEYON
DELAWARE CO RECORDER
12.00

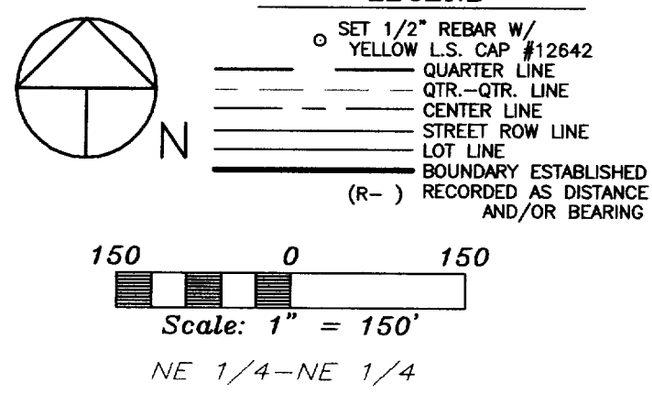
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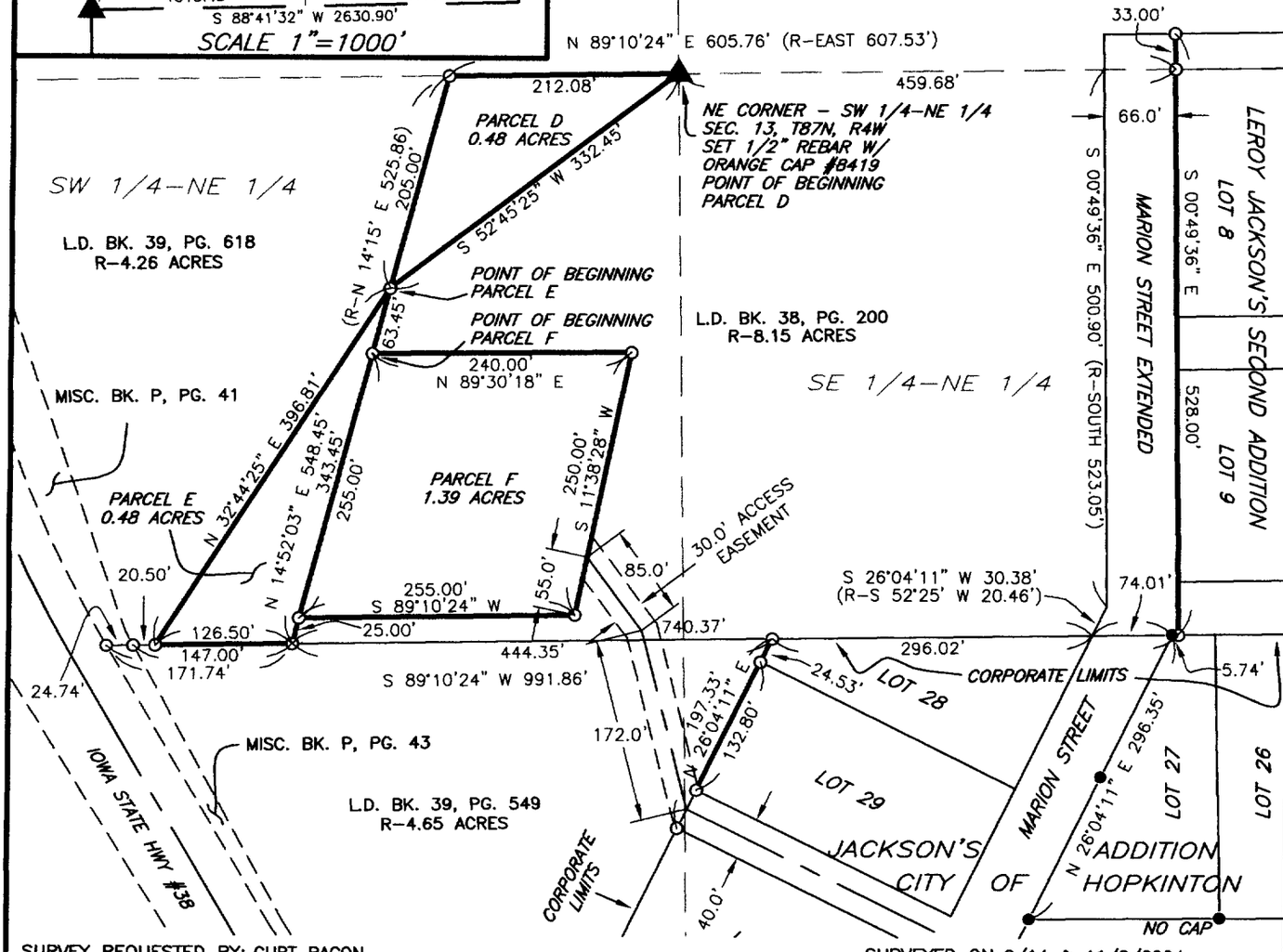
PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

EASTERLY LINE OF MARION STREET EXTENDED; NORTHWESTERLY LINE OF LOT 28 & LOT 29, JACKSON'S ADDITION; & PARCEL D, PARCEL E, PARCEL F IN THE SW 1/4–NE 1/4, SEC. 13, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA







SURVEY REQUESTED BY: CURT BACON

SURVEYED ON: 9/14 & 11/2/2004

PROPRIETORS: *PARCEL E, LEE DESHAW & GAIL DESHAW*
PARCEL D, PARCEL F, CHARLES J. BACON & JERYL K. BACON

PROJECT NO. 04–71

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, P.E., L.S. LIC. #8419 — DATE 12/6/04

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

SCALE: 1"=150'
DATE: 11/15/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 3

BOOK 2004 PAGE 4524

LEGAL DESCRIPTION:

***PARCEL D**, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.48 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE South 52° 45' 25" West, to the Easterly Line of a 4.26 acre parcel, as recorded in L.D. Book 39, Page, 618 in the Office of the Delaware County Recorder, 332.45 feet;

THENCE along the Easterly Line said 4.26 acre parcel, North 14° 52' 03" East, to the Northerly Line the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirteen (13), 205.00 feet;

THENCE along the Northerly Line the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirteen (13), North 89° 10' 24" East, 212.08 feet to the **POINT OF BEGINNING**;

Containing a total of 0.48 acres and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 48' 49" East.

LEGAL DESCRIPTION:

***PARCEL E**, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.48 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE South 52° 45' 25" West, to the Easterly Line of a 4.26 acre parcel, as recorded in L.D. Book 39, Page, 618 in the Office of the Delaware County Recorder, 332.45 feet, the **POINT OF BEGINNING**;

THENCE along the Easterly Line of said 4.26 acre parcel, South 14° 52' 03" West, to the Southerly Line of said 4.26 acre parcel, 343.45 feet;

THENCE along the Southerly Line of said 4.26 acre parcel, South 89° 10' 24" West, 126.50 feet;

THENCE North 32° 44' 25" East, 396.81 feet to the **POINT OF BEGINNING**;

Containing a total of 0.48 acres and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 48' 49" East.

LEGAL DESCRIPTION:

***PARCEL F**, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 1.39 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE South 52° 45' 25" West, to the Easterly Line of a 4.26 acre parcel, as recorded in L.D. Book 39, Page, 618 in the Office of the Delaware County Recorder, 332.45 feet;

THENCE along the Easterly Line of said 4.26 acre parcel, South 14° 52' 03" West, 63.45 feet to the **POINT OF BEGINNING**;

THENCE North 89° 30' 18" East, 240.00 feet;

THENCE South 11° 38' 28" West, 250.00 feet;

THENCE South 89° 10' 24" West, to the Easterly Line of said 4.26 acre parcel, 255.00 feet;

THENCE along the Easterly Line of said 4.26 acre parcel, North 14° 52' 03" East, 255.00 feet to the **POINT OF BEGINNING**;

Containing a total of 1.39 acres and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 48' 49" East.