DELAWARE COUNTY IOWA
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BOOK 2005 PAGE 146
DEBORAH L. PEYTON
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SHARON McCABE

JAN 12 2005

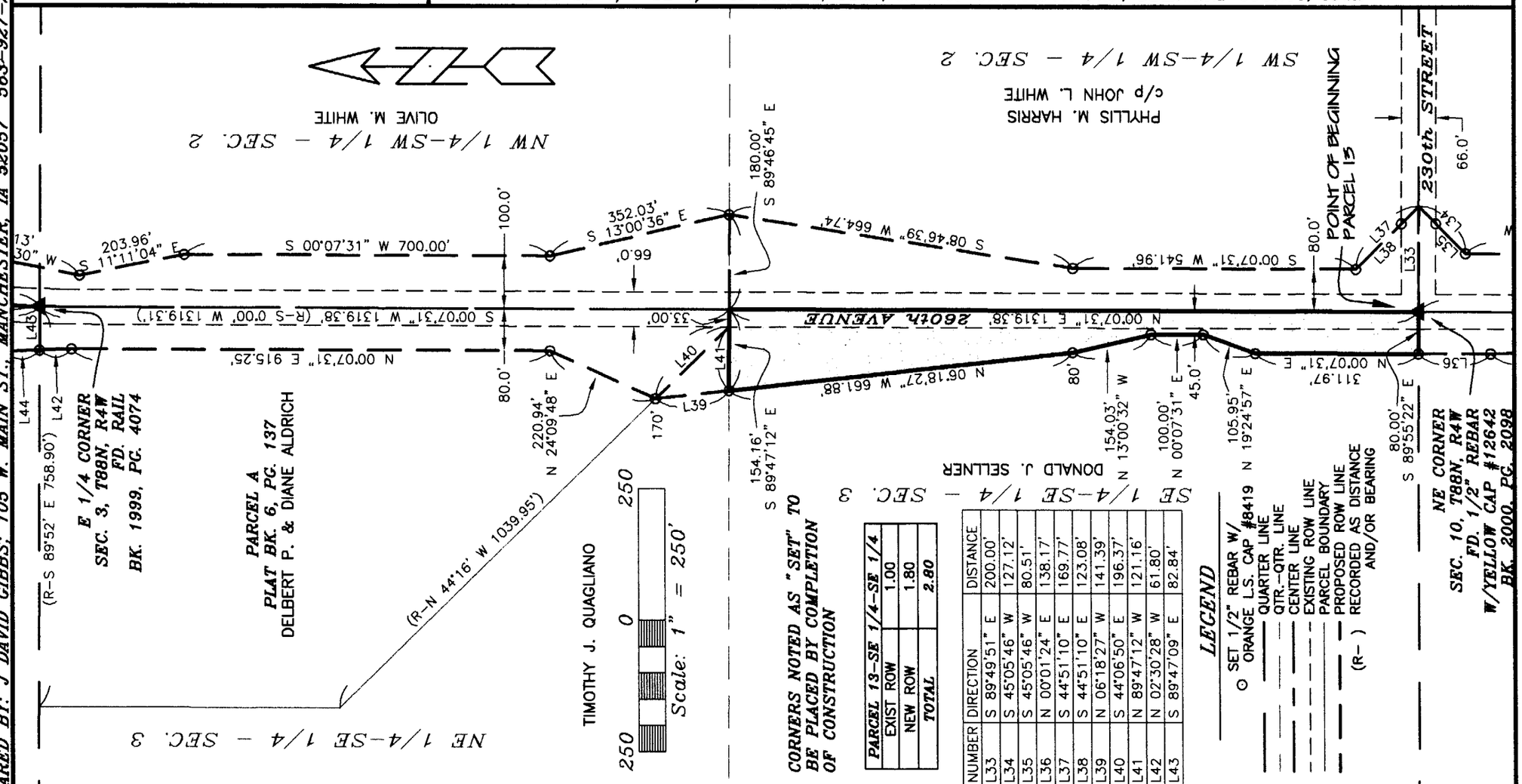
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JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JAN 12 2005

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PLAT OF SURVEY

PARCEL NO. 13 – PROJECT NO. L-C-04(01)--73-28,
PART OF THE SE 1/4-SE 1/4 OF SEC. 3, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



PARCEL 13-SE 1/4-SE 1/4	
EXIST ROW	1.00
NEW ROW	1.80
TOTAL	2.80

NUMBER	DIRECTION	DISTANCE
L33	S 89°49'51" E	200.00'
L34	S 45°05'46" W	127.12'
L35	S 45°05'46" W	80.51'
L36	N 00°01'24" E	138.17'
L37	S 44°51'10" E	169.77'
L38	S 44°51'10" E	123.08'
L39	N 06°18'27" W	141.39'
L40	S 44°06'50" E	196.37'
L41	N 89°47'12" W	121.16'
L42	N 02°30'28" W	61.80'
L43	S 89°47'09" E	82.84'

LEGEND

- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EXISTING ROW LINE
- PARCEL BOUNDARY
- PROPOSED ROW LINE
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SURVEYED ON: OCTOBER–DECEMBER 2003 SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

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

SCALE: 1"=250'	
DATE: 5/25/2004	
DRAWN BY: RLR	
CHECKED BY: JDG	
REVISED	
SHEET 1 OF 2	

PROPRIETORS: DONALD J. SELLNER

PROJECT NO. 03-92

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. LICENSE #8419 DATE 1/12/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

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

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

LEGAL DESCRIPTON:

PARCEL NO. 13, *PROJECT NO. L-G-04(01)--73-28, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THREE (3), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total 2.80 acres, including 1.00 acres of existing public road right of way, and more particularly described as follows;

BEGINNING at the Southeast Corner of Section Three (3), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of said Section Three (3), North 89° 55' 22" West, 80.00 feet;

THENCE North 00° 07' 31" East, 311.97 feet;

THENCE North 19° 24' 57" East, 105.94 feet;

THENCE North 00° 07' 31" East, 100.00 feet;

THENCE North 13° 00' 32" West, 154.03 feet;

THENCE North 06° 18' 27" West, to the Northerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Three (3), 661.88 feet;

THENCE along the Northerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Three (3), South 89° 47' 12" East, to the Northeast Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Three (3), 154.16 feet;

THENCE along the Easterly Line of Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Three (3), South 00° 07' 31" West, 1319.38 feet to the **POINT OF BEGINNING**;

Containing a total 2.80 acres, including 1.00 acres of existing public road right of way.

The Easterly Line of the Southeast Quarter (SE ¼) of Section Three (3), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 07' 31" East.