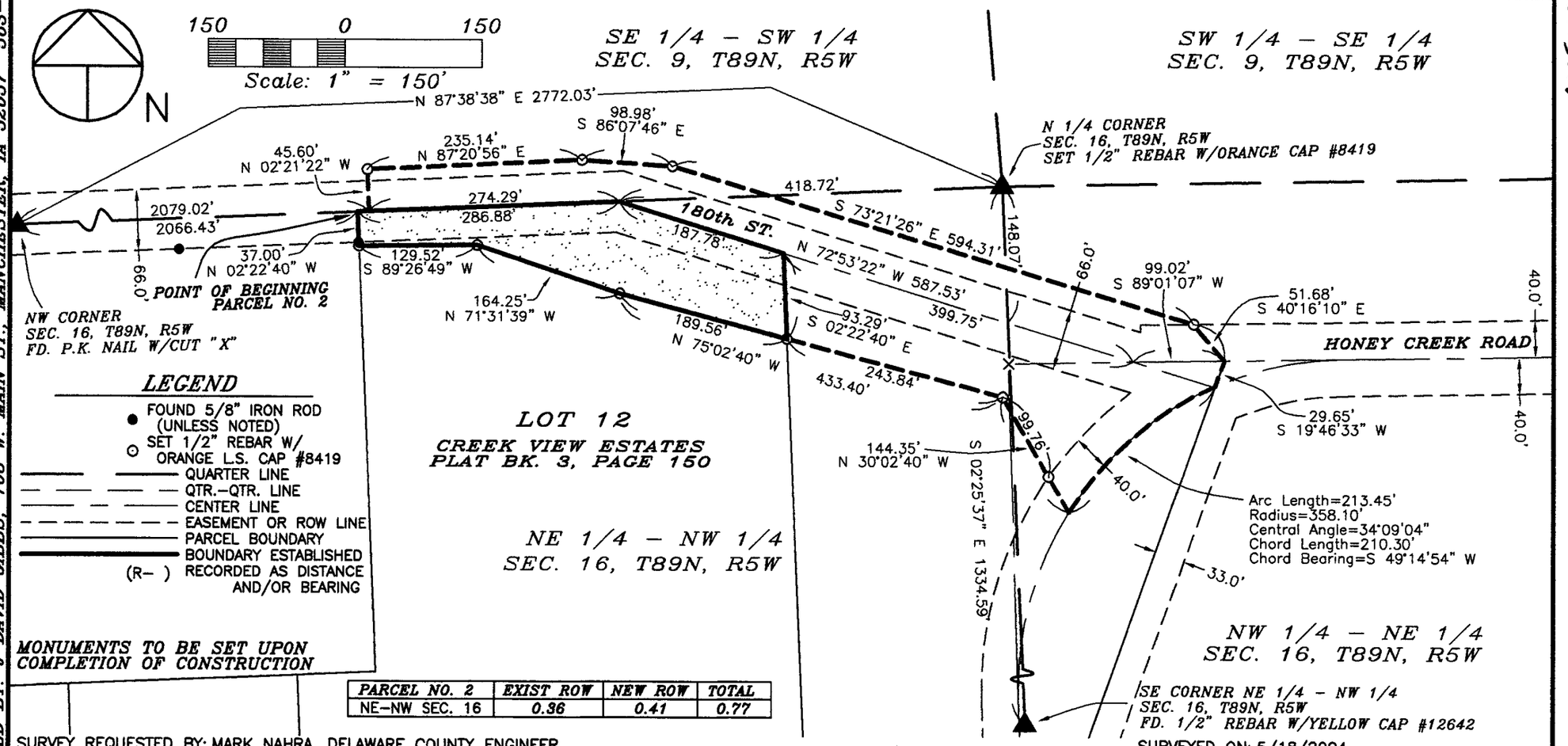
PLAT OF SURVEY

PARCEL NO. 2, PROJECT NO. LB–06(01)--73–28, PART OF LOT 12, CREEK VIEW ESTATES IN THE NE 1/4–NW 1/4 OF SEC. 16, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED)
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION

PARCEL NO. 2	EXIST ROW	NEW ROW	TOTAL
NE–NW SEC. 16	0.36	0.41	0.77

SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

SURVEYED ON: 5/18/2004

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

SCALE: 1"=150'
DATE: 6/16/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

PROPRIETORS:
MICHAEL K. DOWNS & DOROTHY L. DOWNS

PROJECT NO.
04–39

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 3/4/05

J. DAVID GIBBS, P.E., L.S. LICENSE #8419 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

J. DAVID GIBBS 8419 LICENSED LAND SURVEYOR IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

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

BOOK 2005 PAGE 745

Book 2005 Page 745
Document 2005 745 Type 06 02 Pages 2
Date 3/04/2005 Time 2:55 PM
Rec Amt $12.00

DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
MAR 4 2005

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
MAR 4 2005

LEGAL DESCRIPTION:

PARCEL NO. 2, *PROJECT LB-06(01)—73-28, PART OF LOT 12 OF CREEK VIEW ESTATES IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.77 acres, including 0.36 acres of existing public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of Section Sixteen (16), Township eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of said Section Sixteen (16), North 87° 38' 38" East, to the Northwest corner of Lot 12 of Creek View Estates, as recorded in Book 3 of Plats, Page 150 in the Office of the Delaware County Recorder, 2066.43 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of said Section Sixteen (16) and the Northerly Line of said Lot 12, North 87° 38' 38" East, 286.88 feet;

THENCE continuing along the Northerly Line of said Lot 12, South 72° 53' 22" East, to the Northeast Corner of said Lot 12, 187.78 feet;

THENCE along the Easterly Line of said Lot 12, South 02° 22' 40" East, 93.29 feet;

THENCE North 75° 02' 40" West, 189.56 feet;

THENCE North 71° 31' 39" West, 164.25 feet;

THENCE South 89° 26' 49" West, to the Westerly Line of said Lot 12, 129.52 feet;

THENCE along the Westerly Line of said Lot 12, North 02° 22' 40" West, 37.00 feet to the **POINT OF BEGINNING**;

Containing a total of 0.77 acres, including 0.36 acres of existing public road right of way.

The Northerly Line of the Northwest Quarter (NW ¼) of Section Sixteen (16), Township eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 87° 38' 38" East.