FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

Book 2005 Page 748
Document 2005 748 Type 06 02 Pages 2
Date 3/04/2005 Time 2:58 PM
Rec Amt $12.00

MAR 4 2005

MAR 4 2005

DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL NO. 5-PROJECT NO. L-G-04(01)--73-28
PART OF THE SE 1/4-NE 1/4, SEC. 15, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

SURVEYED ON: OCTOBER-DECEMBER 2003
SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER
PROPRIETORS: DONALD J. HOEGER & CARLYN M. HOEGER

SCALE: 1"=250'
DATE: 3/9/2004
DRAWN BY: RLR
CHECKED BY: JDG
REVISED 1/18/2005
SHEET 1 OF 2

250 0 250
Scale: 1" = 250'

SE-NE SEC. 15	
EXIST ROW	1.58
NEW ROW	2.86
TOTAL	4.44

CORNERS NOTED AS "SET" TO BE PLACED BY COMPLETION OF CONSTRUCTION

NE CORNER
SEC. 15, T88N, R4W
FD. 1/2" REBAR
W/YELLOW CAP #12642
BK. 2000, PG. 2098
P.I. STA 111+49.0

120.0' W
299.98' N 00°02'06" E
970.02'
120.0'
100.0'

HAROLD G. and BERNADINE I. NIEMAN
SEC. 15
NE 1/4-NE 1/4

BETTY J. and WALTER F. STEGER
C/P DOUGLAS E. & LISA M. STEGER
N 1/4-NW 1/4
SEC. 14

655.16' N 00°02'13" E
408.26' N 05°35'09" W
109.94' S 07°37'54" W
L29
L18
L28
L27
1315.16'
192.71' S 07°37'54" W
L26
50.0'
60.0'
S 00°02'13" W 657.58'
660.00'
L25

PARCEL A
PLAT BK. 7, PG. 116
NORTHERN NATURAL GAS COMPANY

S 1/2-N 1/2-NW 1/4
SEC. 14
HAROLD G. & BERNADINE I. NIEMAN
C/P RALPH D. & REVA C. NIEMAN

366.00' N 00°02'13" E
SE CORNER NE 1/4-NE 1/4
SEC. 15, T88N, R4W
FD. 1/2" REBAR
W/YELLOW CAP #12642
BK. 1, PG. 291
P.I. STA 98+33.8
L24
S 00°02'13" W 466.18'

NUMBER	DIRECTION	DISTANCE
L11	N 62°31'08" W	112.71'
L12	N 00°00'24" E	33.00'
L15	S 45°25'36" W	77.78'
L18	S 89°43'18" E	85.47'
L21	N 00°00'24" E	33.00'
L22	N 74°53'45" E	103.58'
L23	N 89°57'47" E	80.01'
L24	S 89°57'47" W	33.00'
L25	N 89°57'47" W	17.00'
L26	N 00°02'13" E	190.00'
L27	N 89°57'47" W	30.00'
L28	N 00°02'13" E	103.99'
L29	N 89°57'47" E	80.00'

L23
S 00°01'14" W 333.80'
260th AVENUE
60.0'
N 03°37'55" E 634.98'
S 02°16'12" E 500.40'
SE 1/4-NE 1/4 - SEC. 15
DONALD J. & CARLYN M. HOEGER
SW 1/4-NW 1/4 - SEC. 14
HAROLD G. AND BERNADINE I. NIEMAN
C/P RALPH D. & REVA C. NIEMAN
N 00°01'14" E 1320.13'
596.36'
80.0'
120.0'
66.0' ROW
N 00°01'14" E
S 07°20'38" E 390.06'
120.0'
180.02' S 89°59'36" E
200.00' S 89°59'36" E
90.0'
202.24' N 81°28'34" E
L21
L22
S 89°59'36" E 800.00'
90.0'
L12
L11
N 89°59'36" W 578.93'
5.0'
130.0'
S 89°45'07" E 370.40'
66.0' ROW
100.0'
S 89°45'07" E
245th STREET
N 89°45'07" W 416.24'
15.0'

POINT OF BEGINNING
PARCEL 5
W 1/4 CORNER
SEC. 14, T88N, R4W
FD. 1/2" REBAR
W/YELLOW CAP
BK. 1, PG. 290
P.I. STA 85+13.7

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

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 3/4/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

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

PROJECT NO. 03-92

BOOK 2005 PAGE 748

LEGAL DESCRIPTON:

PARCEL NO. 5, *PROJECT NO. L-G-04(01)--73-28, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION FIFTEEN (15), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total 4.44 acres, including 1.58 acres of existing public road right of way, and more particularly described as follows;

BEGINNING at the East Quarter Corner of Section Fifteen (15), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being the intersection of 260th Avenue and 245th Street;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of said Section Fifteen (15), North 89° 59' 36" West, 800.00 feet;

THENCE North 00° 00' 24" East, to the Northerly Line of 245th Street, 33.00 feet;

THENCE North 74° 53' 45" East, 103.58 feet;

THENCE South 89° 59' 36" East, 200.00 feet;

THENCE North 81° 28' 34" East, 202.24 feet;

THENCE South 89° 59' 36" East, 180.02 feet;

THENCE North 00° 01' 14" East, 596.36 feet;

THENCE North 03° 37' 55" East, to the Northerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Fifteen (15), 634.98 feet;

THENCE along the Northerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Fifteen (15), North 89° 57' 47" East, to the Easterly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Fifteen (15), 80.01 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Fifteen (15), South 00° 01' 14" West, 1320.13 feet to the **POINT OF BEGINNING**;

Containing a total 4.44 acres, including 1.58 acres of existing public road right of way.

The Easterly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Fifteen (15), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 00° 01' 14" West.