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DELAWARE COUNTY ASSESSOR

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DELAWARE COUNTY AUDITOR

Book 2005 Page 3160

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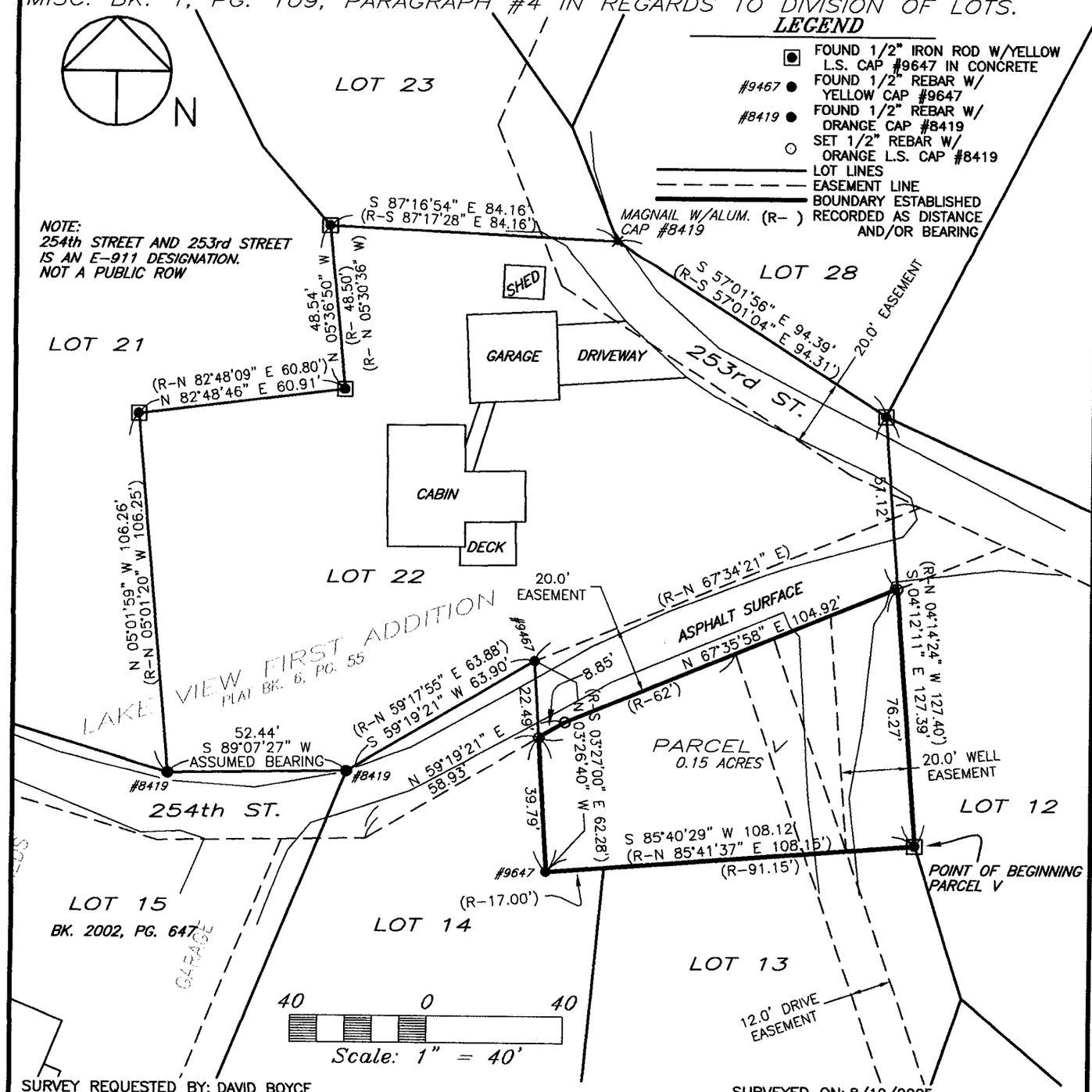
DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL V, PART OF LOT 22, LAKE VIEW FIRST ADDITION, SEC. 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NOTE:
PARCEL V CANNOT HAVE A RESIDENTIAL BUILDING CONSTRUCTED ON IT IN ORDER TO COMPLY WITH RESTRICTIVE COVENANTS AS RECORDED IN MISC. BK. 1, PG. 109, PARAGRAPH #4 IN REGARDS TO DIVISION OF LOTS.



SURVEY REQUESTED BY: DAVID BOYCE

SURVEYED ON: 8/19/2005

PROPRIETORS: *DAVID B. BOYCE JR.*
LIFE ESTATE DAVID B. BOYCE

PROJECT NO. 05-54/02-06

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 9/2/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

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

SCALE: 1"=40'
DATE: 8/25/2005
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

BOOK 2005 PAGE 3160

LEGAL DESCRIPTION:

***PARCEL V**, PART OF LOT 22 OF LAKE VIEW FIRST ADDITION, SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.15 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeasterlymost Corner of Lot 22 of Lake View First Addition, as recorded in Book 6 of Plats, Page 42 in the Office of the Delaware County Recorder;

THENCE along the Southerlymost Line of said Lot 22, South 85° 40' 29" West, to a corner on the Southerly Line of said Lot 22, 108.12 feet;

THENCE continuing along the Southerly Line of said Lot 22, North 03° 26' 40" West, to the Southerly Line of a 20-foot Easement, 39.79 feet;

THENCE along the Southerly Line of said 20-foot Easement, North 59° 19' 21" East, 8.85 feet;

THENCE continuing along the Southerly Line of said 20-foot Easement, North 67° 35' 58" East, to the Easterly Line of said Lot 22, 104.92 feet;

THENCE along the Easterly Line of said Lot 22, South 04° 12' 11" East, 76.27 feet to the **POINT OF BEGINNING**;

Containing a total of 0.15 acres and subject to easements of record.

That part of the Southerly Line of Lot 22 of Lake View First Addition, as recorded in Book 6 of Plats, Page 42 in the Office of the Delaware County Recorder, in common with Lot 15 of said Lake View First Addition is assumed to bear South 89° 07' 27" West.

The above legal description and attached Plat of Survey of Parcel V cannot have a residential building constructed on it in order to comply with Restrictive Covenants as recorded in Misc. Book 1, Page 109, paragraph #4 in regards to division of lots.