MAR 16 2006

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Book 2006 Page 980

Document 2006 980 Type 06 002 Pages 2
Date 3/16/2006 Time 2:51 PM
Rec Amt $12.00

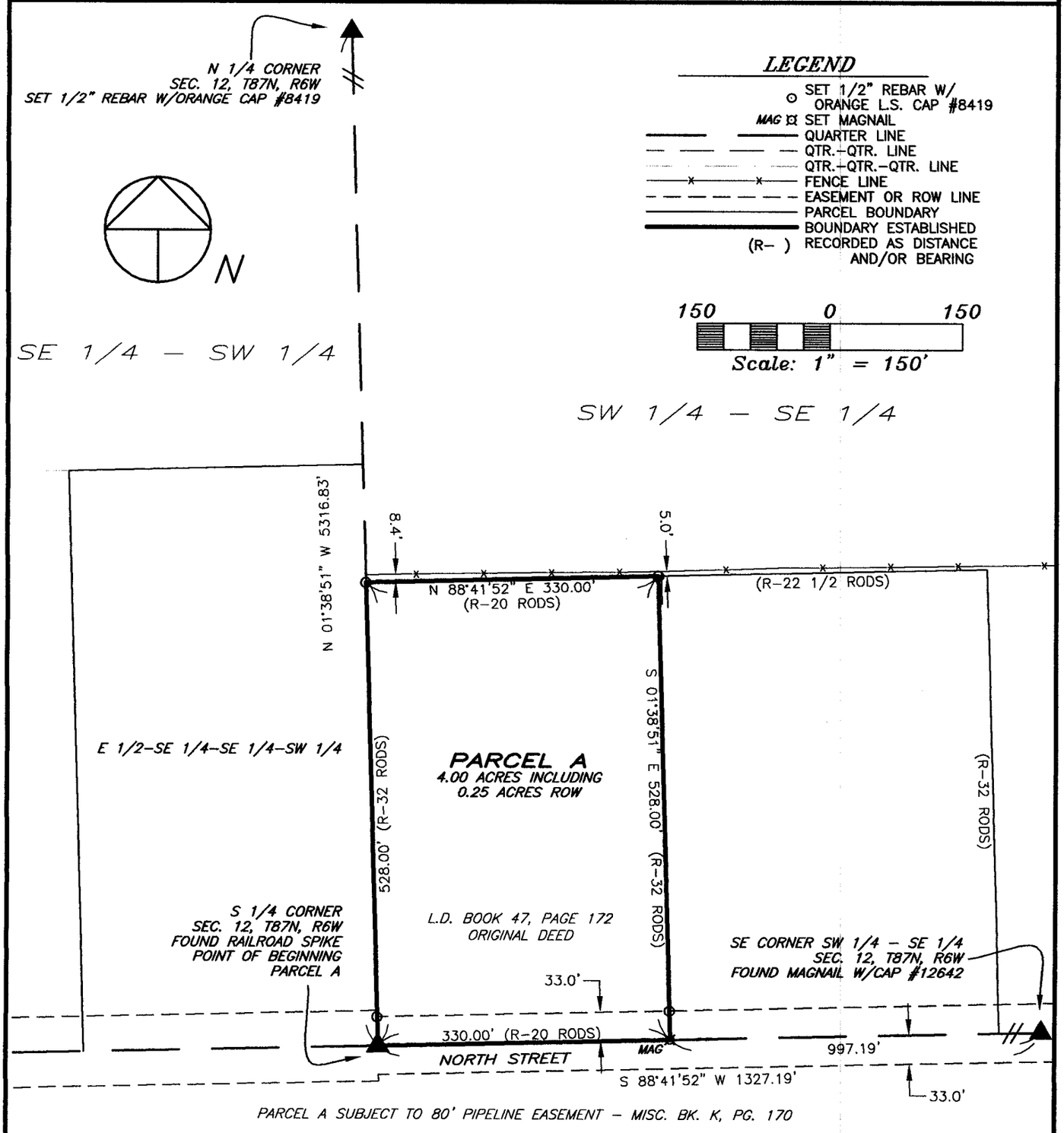
DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL A

PART OF THE SW 1/4 – SE 1/4, SEC. 12, T87N, R6W OF THE FIFTH P.M., CITY OF RYAN, DELAWARE COUNTY IOWA



PARCEL A SUBJECT TO 80' PIPELINE EASEMENT – MISC. BK. K, PG. 170

SURVEY REQUESTED BY: BONNIE WENGER

SURVEYED ON: 2/13 & 2/20/2006

PROPRIETORS: *HAZEL M. KEEBLER (DECEASED)*

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

3/8/06

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

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

PROJECT NO. 06-02/03-13
SCALE: 1"=150'
DATE: 2/27/2006
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

BOOK 2006 PAGE 980

LEGAL DESCRIPTION:

***PARCEL A**, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWELVE (12), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF RYAN, DELAWARE COUNTY, IOWA,* containing a total of 4.00 acres, including 0.25 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the South Quarter Corner of Section Twelve (12), Township Eighty-seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Twelve (12), North 01° 38' 51" West, 528.00 feet;

THENCE North 88° 41' 52" East, 330.00 feet;

THENCE South 01° 38' 51" East, to the Southerly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Twelve (12), 528.00 feet;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Twelve (12), South 88° 41' 52" West, 330.00 feet to the **POINT OF BEGINNING**;

Containing a total of 4.00 acres, including 0.25 acres of public road right of way, and subject to easements of record.

The Westerly Line of the Southeast Quarter (SE ¼) of Section Twelve (12), Township Eighty-seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01° 38' 51" West.

The attached Plat of Survey and above Legal Description is a retracement of a parcel as recorded in L.D. Book 47, Page 172 in the Office of the Delaware County Recorder.