FILED
APR 25 2006
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FILED
APR 25 2006
CHERI BOEDING-ORCUTT
DELAWARE COUNTY ASSESSOR

Book 2006 Page 1523

Document 2006 1523 Type 06 002 Pages 4
Date 4/25/2006 Time 3:18 PM
Rec Amt $22.00

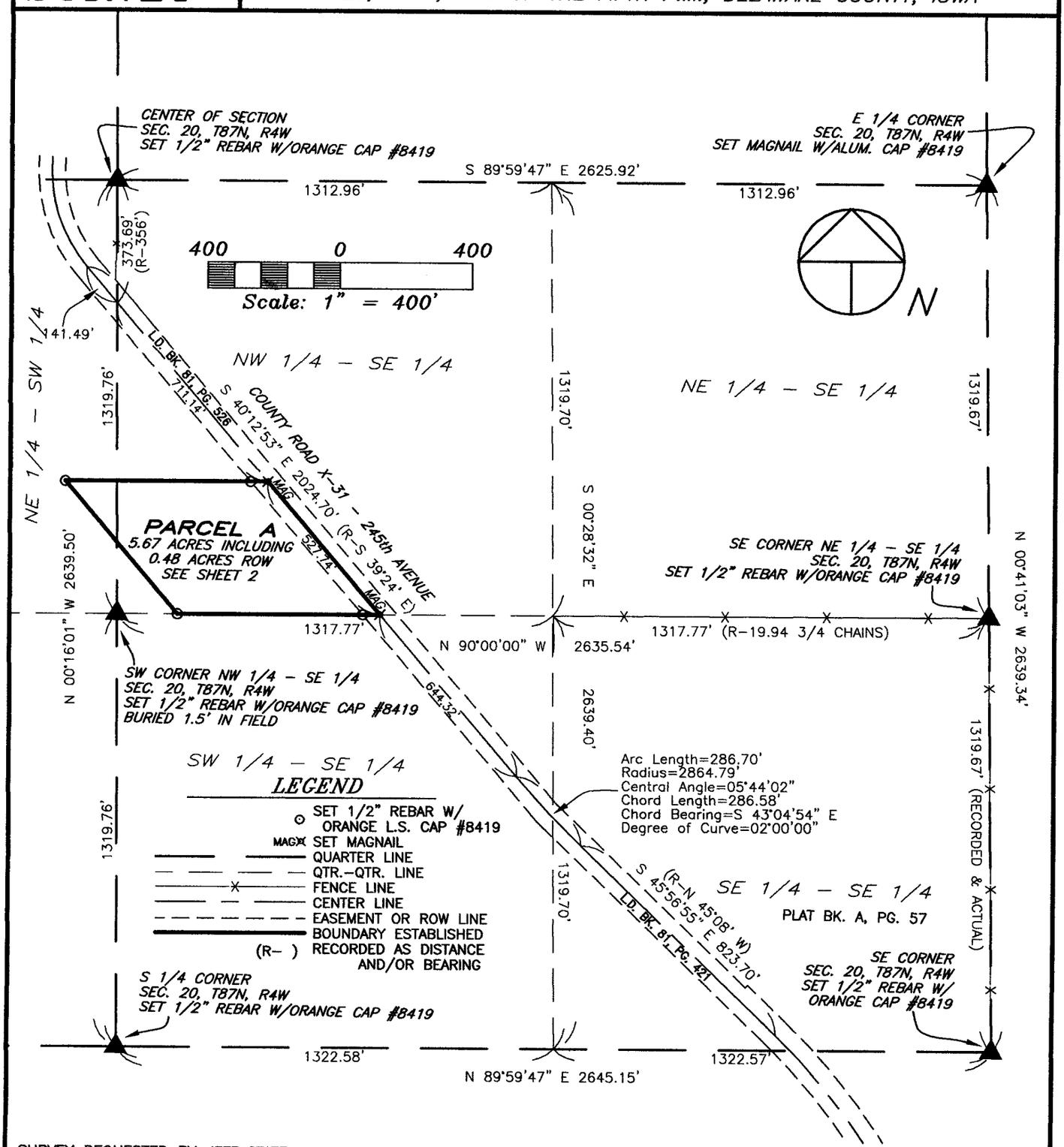
DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL A

PART OF THE NW 1/4–SE 1/4 & PART OF THE NE 1/4–SW 1/4
SEC. 20, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: JEFF STATE

SURVEYED ON: 2/24 & 2/27/2006

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

PROPRIETORS:
MERLE M. WINCH & LOIS ANNE WINCH

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. LIC. #8419 DATE 4/25/06

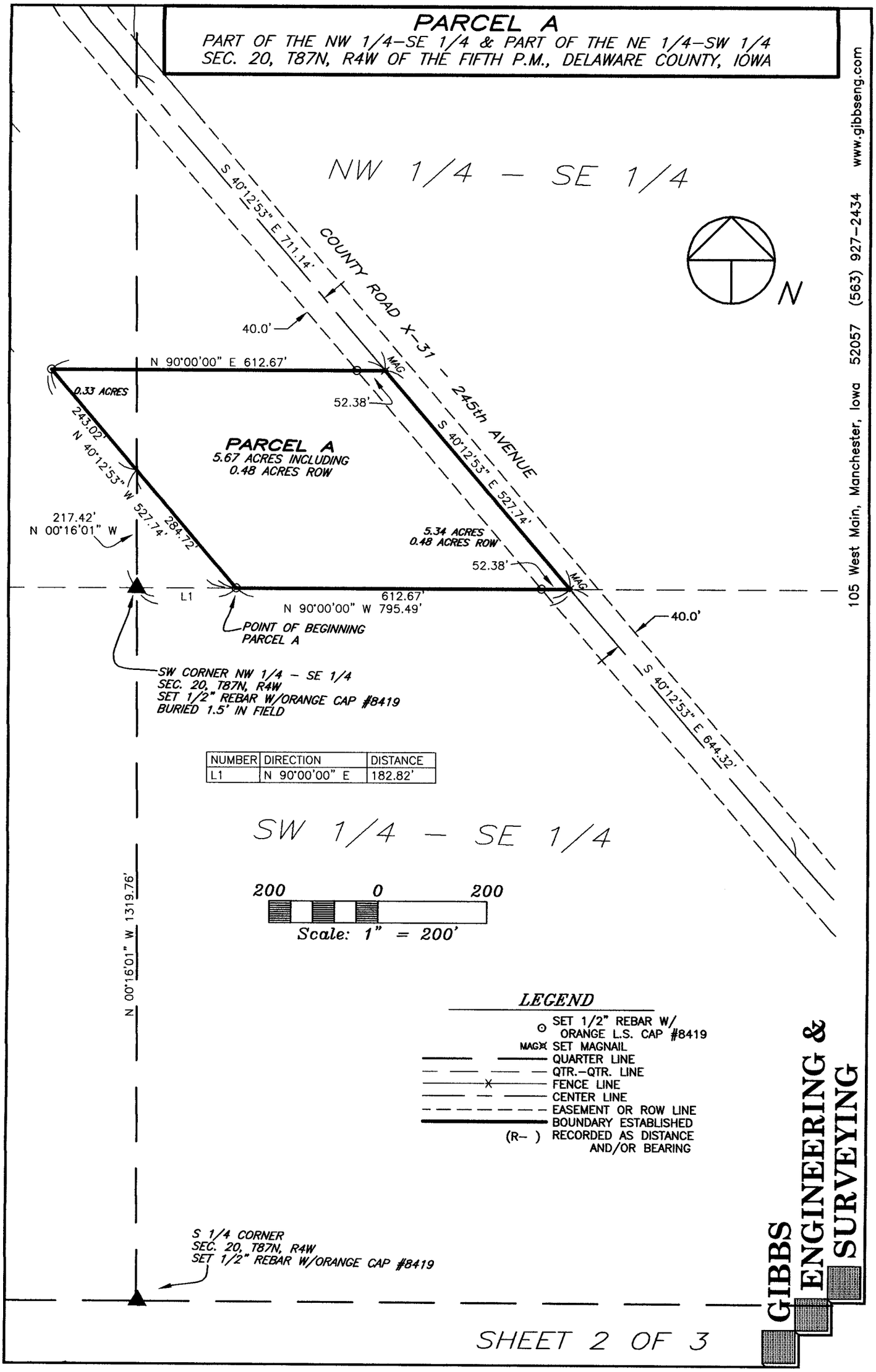
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

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

PROJECT NO. 06–14
SCALE: 1"=400'
DATE: 4/17/2006
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 4

PARCEL A

PART OF THE NW 1/4–SE 1/4 & PART OF THE NE 1/4–SW 1/4
SEC. 20, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



NUMBER	DIRECTION	DISTANCE
L1	N 90°00'00" E	182.82'

LEGEND

- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG SET MAGNAIL
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

GIBBS ENGINEERING & SURVEYING
105 West Main, Manchester, Iowa 52057 (563) 927–2434 www.gibbseng.com

LEGAL DESCRIPTION:

***PARCEL A**, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 5.67 acres, including 0.48 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows:

COMMENCING at the South Quarter Corner of Section Twenty (20), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Twenty (20), North 00° 16' 01" West, to the Southwest Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty (20), 1319.76 feet;

THENCE along the Southerly Line of Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty (20), North 90° 00' 00" East, 182.82 feet to the **POINT OF BEGINNING**;

THENCE North 40° 12' 53" West, 527.74 feet;

THENCE North 90° 00' 00" East, to the centerline of 245th Avenue, 612.67 feet;

THENCE along the centerline of 245th Avenue, South 40° 12' 53" East, to the Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty (20), 527.74 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty (20), North 90° 00' 00" west, 612.67 feet to the **POINT OF BEGINNING**;

Containing a total of 5.67 acres, including 0.48 acres of public road right of way, and subject to easements of record.

The Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 90° 00' 00" West.

OWNER'S ACKNOWLEDGMENT

I Merle M. Winch and Lois Anne Winch of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire.

Merle M. Winch

Lois Anne Winch

Merle M. Winch

Lois Anne Winch

State of Iowa)
)
County of Delaware) ss:

On this 24th day of April A.D. 2006, before me a Notary Public in and for said County, personally appeared Merle M. Winch and Lois Anne Winch to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Steven E. Carr

Notary Public in and for said State

NOTARIAL SEAL IOWA

STEVEN E. CARR
COMMISSION NO. 713328
MY COMMISSION EXPIRES
10-30-07

Q:\Surveys\Mouw_06-14\Legal_06-14.doc