Book 2006 Page 2578

Document 2006 2578 Type 06 002 Pages 6
Date 7/18/2006 Time 3:28:49PM
Rec Amt $32.00

FILED
JUL 18 2006
SHARON McCRABB
DELAWARE COUNTY AUDITOR

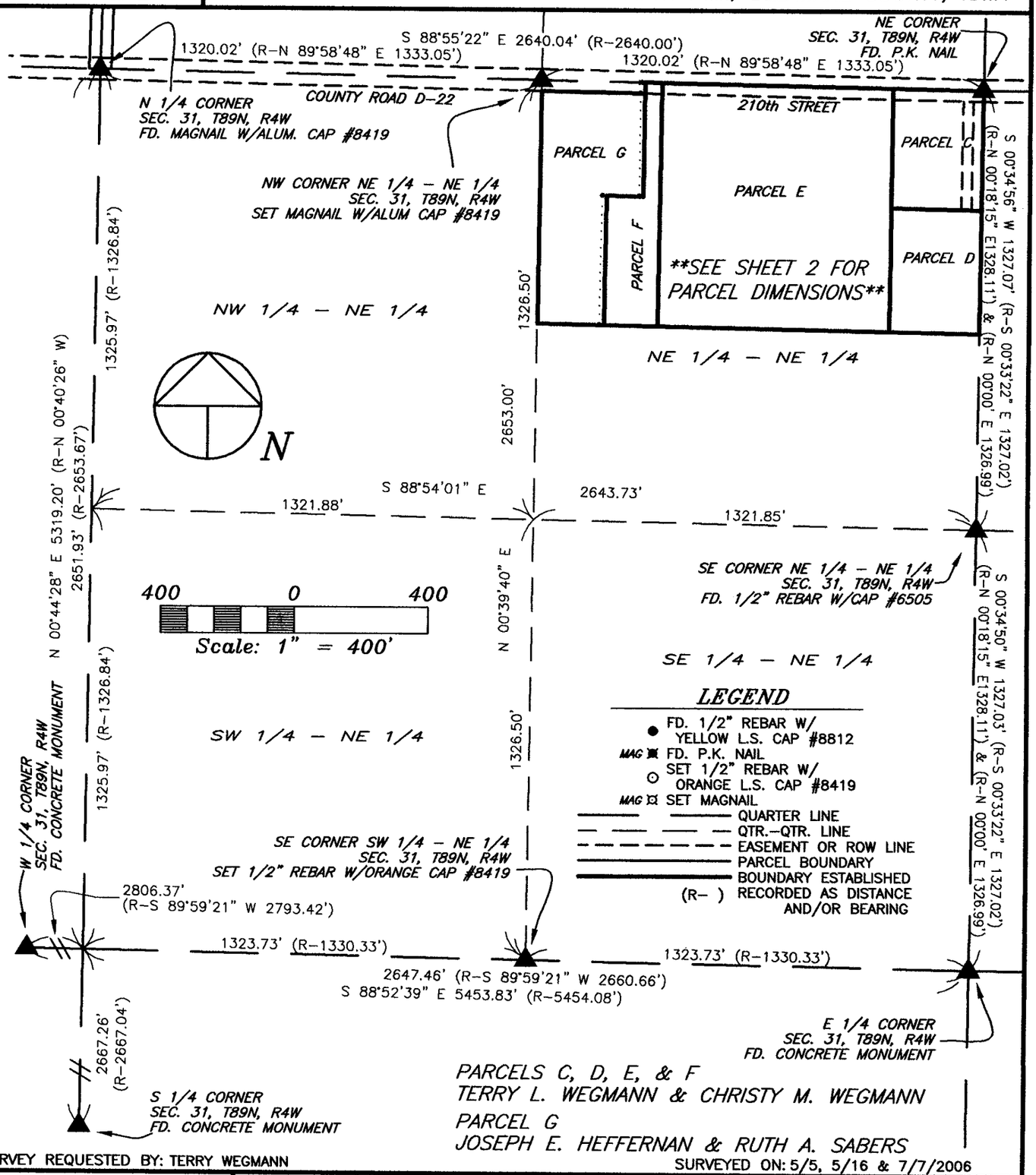
FILED
JUL 18 2006
CHERI BOEDING-ORCUTT
DELAWARE COUNTY ASSESSOR

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCELS C, D, E & F, ALL BEING A PART OF PARCEL B; AND
PARCEL G, PART OF THE NE 1/4 – NE 1/4
ALL IN SEC. 31, T89N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



PARCELS C, D, E, & F
TERRY L. WEGMANN & CHRISTY M. WEGMANN

PARCEL G
JOSEPH E. HEFFERNAN & RUTH A. SABERS

SURVEY REQUESTED BY: TERRY WEGMANN

SURVEYED ON: 5/5, 5/16 & 7/7/2006

PROPRIETORS: SEE ABOVE

PROJECT NO. 03-01/06-50

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

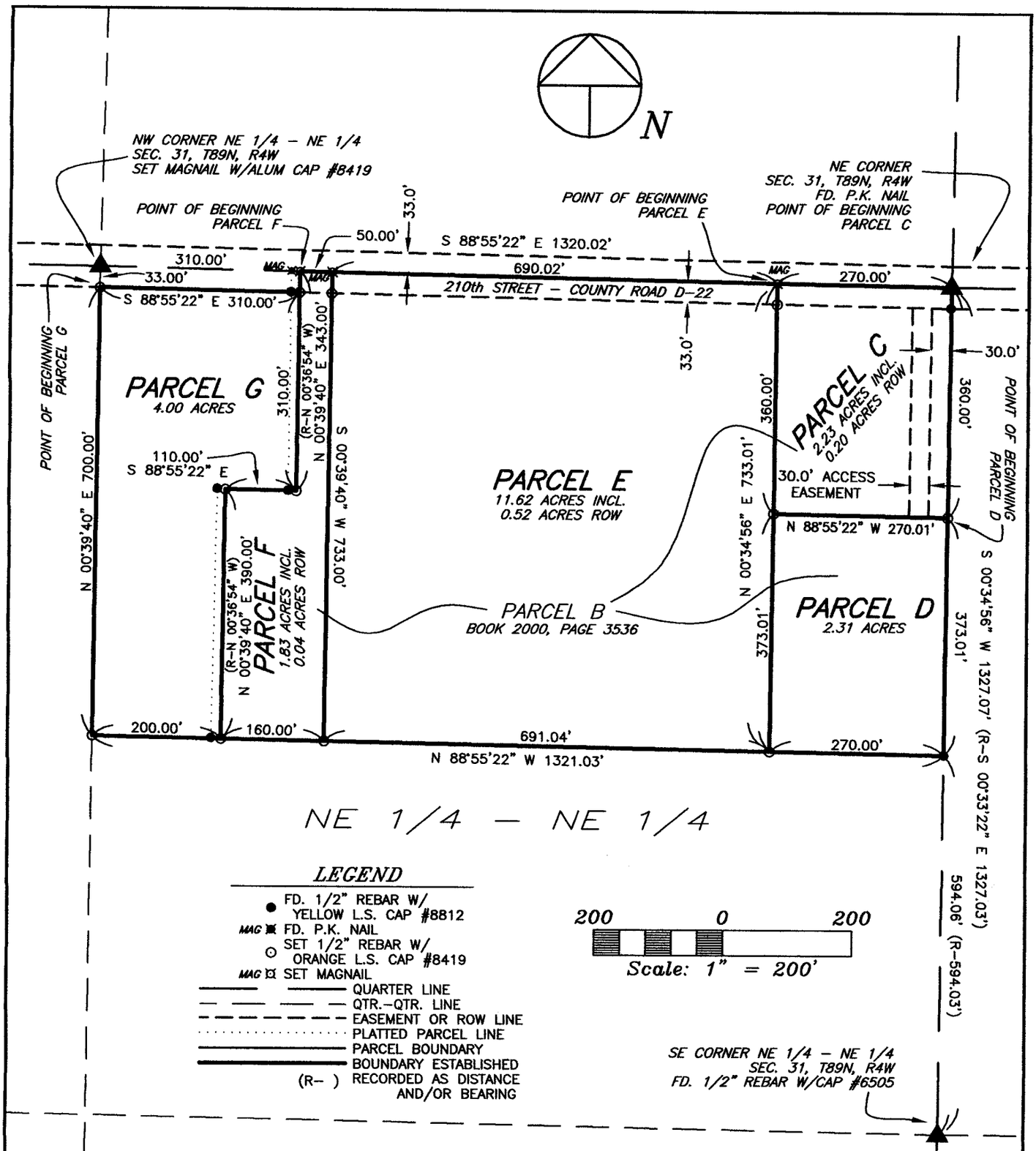
J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 7/18/06
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL: 1–6

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

SCALE: 1"=400'
DATE: 7/7/2006
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 6

BOOK 2006 PAGE 2578



THE INTENT OF THE SURVEY OF PARCEL G IS TO CLARIFY THE LOCATION OF THE WESTERLY LINE OF PARCEL B, RECORDED IN BOOK 2000, PAGE 3536. THE WESTERLY LINE OF ORIGINALLY PLATTED PARCEL B IS DETERMINED BY THE LOCATION OF THE N 1/4 CORNER OF SEC. 31, T89N, R4W AND THE SUBSEQUENT BREAKDOWN OF THE NE 1/4. WHEN THE SURVEY OF PARCEL A IN BOOK 2003, PAGE 149 IN SEC. 30, T89N, R4W WAS COMPLETED, THE N 1/4 CORNER OF SECTION 31, ACCORDING TO PLAT OF PARCEL B WAS NOT FOUND AND A RELATED CORNER TIE CERTIFICATE WAS NOT FOUND IN THE RECORDERS OFFICE. THE NORTH 1/4 CORNER WAS SET AS SHOWN IN PLAT OF SAID PARCEL A AND CORNER TIE CERTIFICATE IN BOOK 2003, PAGE 192. THUS, THE DIFFERING LOCATIONS OF THE NORTH 1/4 CORNER PLACE THE WESTERLY LINE OF PARCEL B IN DIFFERING LOCATIONS AS WELL. THE SURVEY OF PARCEL G USES THE NORTH 1/4 CORNER LOCATION AS SHOWN IN SURVEY OF PARCEL A TO DETERMINE THE WESTERLY LINE OF PARCEL B.

GIBBS
ENGINEERING &
SURVEYING

105 West Main, Manchester, Iowa 52057 (563) 927-2434 www.gibbseng.com

SCALE 1" = 200'
SHEET 2 OF 6

LEGAL DESCRIPTION:

***PARCEL C**, PART OF PARCEL B IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 2.23 acres, including 0.20 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 Northeast Corner of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northeast Corner of Parcel B, as recorded in Book 2000, Page 3536, in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), being the Easterly Line of said Parcel B, South 00° 34' 56" West, 360.00 feet;

THENCE North 88° 55' 22" West, 270.01 feet;

THENCE North 00° 34' 56" East, to the Northerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), being the Northerly Line of said Parcel B, 360.00 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), being the Northerly Line of said Parcel B, South 88° 55' 22" East, 270.00 feet to the **POINT OF BEGINNING**;

Containing 2.23 acres, including 0.20 acres of public road right of way, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 55' 22" East.

LEGAL DESCRIPTION:

***PARCEL D**, PART OF PARCEL B IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 2.31 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northeast Corner of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northeast Corner of Parcel B, as recorded in Book 2000, Page 3536, in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), being the Easterly Line of said Parcel B, South 00° 34' 56" West, 360.00 feet, to the **POINT OF BEGINNING**;

THENCE continuing along the Easterly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), being the Easterly Line of said Parcel B, South 00° 34' 56" West, to the Southeast Corner of said Parcel B, 373.01 feet;

THENCE along the Southerly Line of said Parcel B, North 88° 55' 22" West, 270.00 feet;

THENCE North 00° 34' 56" East, 373.01 feet;

THENCE South 88° 55' 22" East, 270.01 feet to the **POINT OF BEGINNING**;

Containing 2.31 acres and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 55' 22" East.

LEGAL DESCRIPTION:

***PARCEL E**, PART OF PARCEL B IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 11.62 acres, including 0.52 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 Northeast Corner of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northeast Corner of Parcel B, as recorded in Book 2000, Page 3536, in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), being the Northerly Line of said Parcel B, North 88° 55' 22" West, 270.00 feet, to the **POINT OF BEGINNING**;

THENCE South 00° 34' 56" West, to the Southerly Line of said Parcel B, 733.01 feet;

THENCE along the Southerly Line of said Parcel B, North 88° 55' 22" West, 691.04 feet;

THENCE North 00° 39' 40" East, to the Northerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), being the Northerly Line of said Parcel B, 733.00 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), being the Northerly Line of said Parcel B, South 88° 55' 22" East, 690.02 feet to the **POINT OF BEGINNING**;

Containing 11.62 acres, including 0.52 acres of public road right of way, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 55' 22" East.

LEGAL DESCRIPTION:

***PARCEL F**, PART OF PARCEL B IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 1.83 acres, including 0.04 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 Northwest Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), South 88° 55' 22" East, to the Northwest Corner of Parcel B, as recorded in Book 2000, Page 3536, in the Office of the Delaware County Recorder, 310.00 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), also being the Northerly Line of said Parcel B, South 88° 55' 22" East, 50.00 feet;

THENCE South 00° 39' 40" West, to the Southerly Line of said Parcel B, 733.00 feet;

THENCE along the Southerly Line of said Parcel B, North 88° 55' 22" West, to the Southwest Corner of said Parcel B, 160.00 feet;

THENCE along the Westerly Line of said Parcel B, North 00° 39' 40" East, 390.00 feet;

THENCE continuing along the Westerly Line of said Parcel B, South 88° 55' 22" East, 110.00 feet;

THENCE continuing along the Westerly Line of said Parcel B, North 00° 39' 40" East, 343.00 feet to the **POINT OF BEGINNING**;

Containing 1.83 acres, including 0.04 acres of public road right of way, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 55' 22" East.

See attached plat for explanation of Westerly line of Parcel B.

LEGAL DESCRIPTION:

***PARCEL G**, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 4.00 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), South 00° 39' 40" West, to the Southerly Line of County Road D-22, also known as 210th Street, 33.00 feet, the **POINT OF BEGINNING**;

THENCE along the Southerly Line of County Road D-22, also known as 210th Street, South 88° 55' 22" East, to the Westerly Line of Parcel B, as recorded in Book 2000, Page 3536, in the Office of the Delaware County Recorder in the Office of the Delaware County Recorder, 310.00 feet;

THENCE along the Westerly Line of said Parcel B, South 00° 39' 40" West, 310.00 feet

THENCE continuing along the Westerly Line of said Parcel B, North 88° 55' 22" West, 110.00 feet;

THENCE continuing along the Westerly Line of said Parcel B, South 00° 39' 40" West, to the Southwest Corner of said Parcel B, 390.00 feet;

THENCE North 88° 55' 22" West, to the Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), 200.00 feet;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), North 00° 39' 40" East, 700.00 feet to the **POINT OF BEGINNING**;

Containing 4.00 acres and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 55' 22" East.

The intent of the Survey of Parcel G is to clarify the Easterly Line of a parcel recorded in L.D. Book 103, Page 76 in the Office of the Delaware County Recorder. See attached plat for explanation of Westerly line of Parcel B.