Book 2008 Page 1881

Document 2008 1881 Type 06 002 Pages 2
Date 6/11/2008 Time 8:51:01AM
Rec Amt $12.00

FILED
JUN 11 2008
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

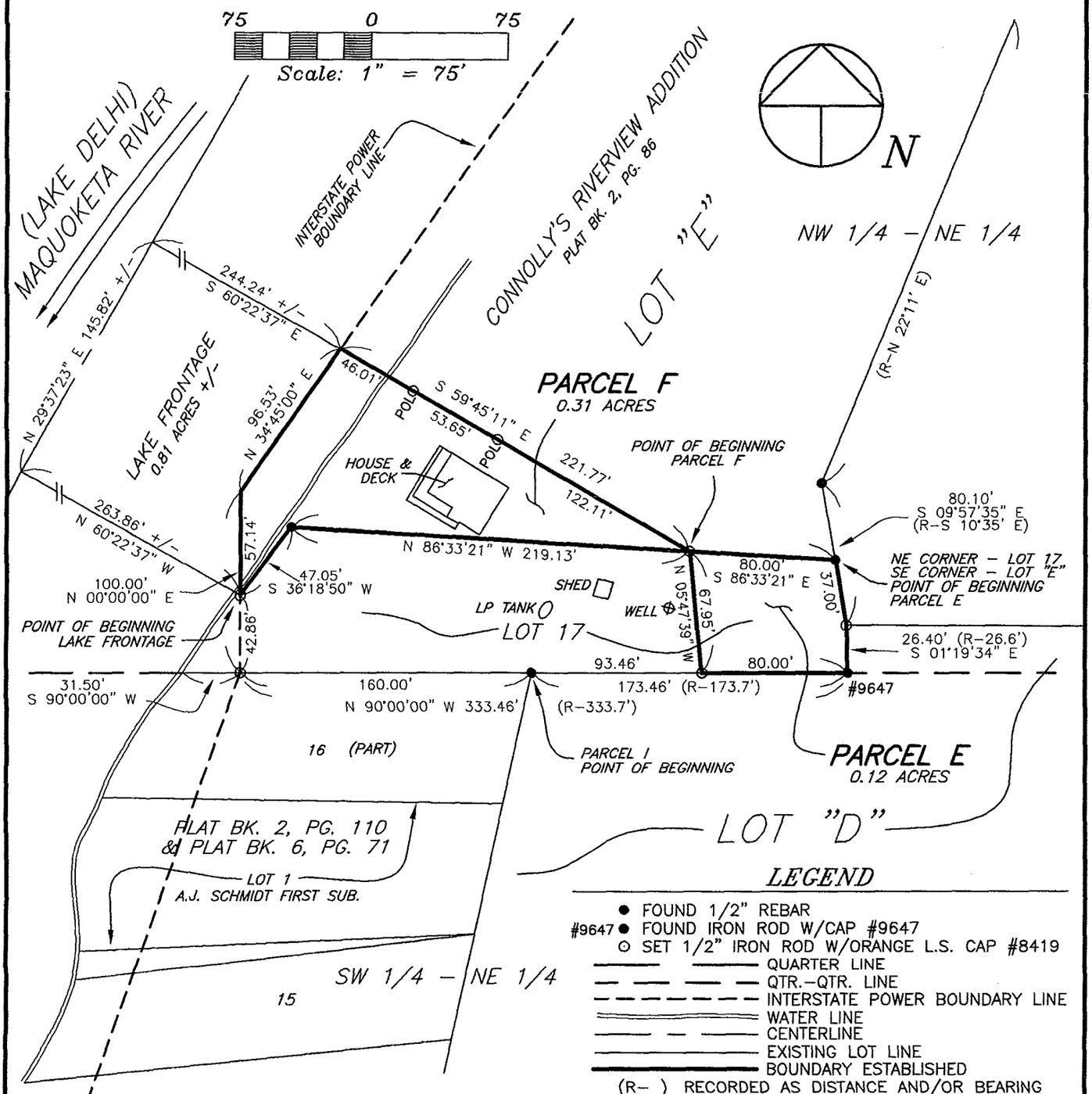
FILED
JUN 11 2008
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL E, PART OF LOT 17; PARCEL F, PART OF LOT "E"
ALL IN CONNOLLY'S RIVERVIEW ADDITION; LAKE FRONTAGE ADJACENT TO PARCEL F
SEC. 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ● FOUND 1/2" REBAR
- #9647 ● FOUND IRON ROD W/CAP #9647
- ○ SET 1/2" IRON ROD W/ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- INTERSTATE POWER BOUNDARY LINE
- WATER LINE
- CENTERLINE
- EXISTING LOT LINE
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING
- POL POINT ON LINE

PARCEL F – H & H INVESTMENT, INC.
PARCEL E – RONALD & DEBRA SHIELDS a/k/a RONALD DEAN SHIELDS & DEBRA ANN SHIELDS

SURVEY REQUESTED BY: EVAN HUGHES

SURVEYED ON: 10/20 &10/22/99

PROPRIETORS: SEE ABOVE

PROJECT NO. 99–70

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 6/10/08

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

SCALE: 1"=75'
DATE: 10/22/99
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: EGPT
REVISED 6/16/2008
SHEET 1 OF 2

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

LEGAL DESCRIPTION:

PARCEL E, *PART OF LOT 17 OF CONNOLLY'S RIVERVIEW ADDITION, SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA*, containing a total of 0.12 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Lot 17 of Connolly's Riverview Addition, as recorded in Plat Book 2, Page 86 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said Lot 17, South 09° 57' 35" East, 37.00 feet;

THENCE continuing along the Easterly Line of said Lot 17, South 01° 19' 34" East, to the Southeast Corner of said Lot 17, 26.40 feet;

THENCE along the Southerly Line of said Lot 17, North 90° 00' 00" West, 80.00 feet;

THENCE North 05° 47' 39" West, to the Northerly Line of said Lot 17, 67.95 feet;

THENCE along the Northerly Line of said Lot 17, South 86° 33' 21" East, 80.00 feet to the **POINT OF BEGINNING**;

Containing a total of 0.12 acres and subject to easements of record.

The Southerly Line of Lot 17 of Connolly's Riverview Addition, as recorded in Plat Book 2, Page 86 in the Office of the Delaware County Recorder is assumed to bear North 90° 00' 00" West.

LEGAL DESCRIPTION:

PARCEL F, *PART OF LOT "E" OF CONNOLLY'S RIVERVIEW ADDITION, SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA*, containing a total of 0.31 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Lot "E" of Connolly's Riverview Addition, as recorded in Plat Book 2, Page 86 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Lot "E", North 86° 33' 21" West, 80.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Southerly Line of said Lot "E", North 86° 33' 21" West, 219.13 feet;

THENCE continuing along the Southerly Line of said Lot "E", South 36° 18' 50" West, to the Southwesterly most Corner of said Lot "E", said corner being on the 1929 Interstate Power Survey Line, 47.05 feet;

THENCE along the 1929 Interstate Power Survey Line, North 00° 00' 00" East, 57.14 feet;

THENCE continuing along the 1929 Interstate Power Survey Line, North 34° 45' 00" East, 96.53 feet;

THENCE South 59° 45' 11" East, 221.77 feet to the **POINT OF BEGINNING**;

Containing a total of 0.31 acres, subject to easements of record.

The Southerly Line of Lot 17 of Connolly's Riverview Addition, as recorded in Plat Book 2, Page 86 in the Office of the Delaware County Recorder is assumed to bear North 90° 00' 00" West.

LAKE FRONTAGE ADJACENT TO PARCEL F, *PART OF SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA*;

All Lake Frontage adjacent to Parcel F;

Being all property lying South of the extension of the Northerly line of Parcel F extended perpendicular into the middle of the Maquoketa river and lying North of a line extended from the Southwesterly most corner of said Parcel F perpendicular into the center of the said Maquoketa River, subject to restrictions and covenants of record.