FILED
DEC 13 2010
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
DEC 13 2010
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2010 Page 4027

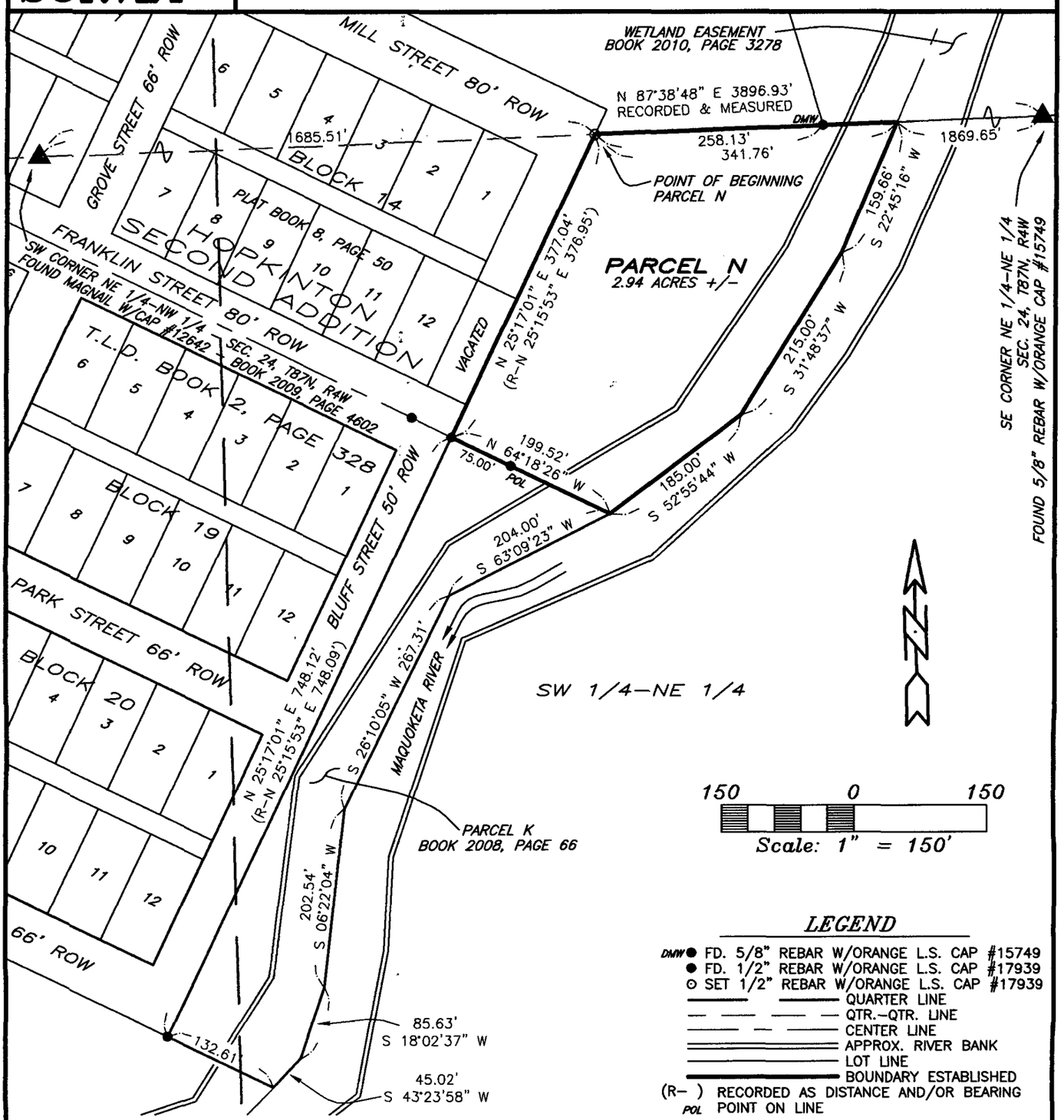
Document 2010 4027 Type 06 002 Pages 2
Date 12/13/2010 Time 10:11:57AM
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL N
PART OF THE SW 1/4–NE 1/4
SEC. 24, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- DMW● FD. 5/8" REBAR W/ORANGE L.S. CAP #15749
- ● FD. 1/2" REBAR W/ORANGE L.S. CAP #17939
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- APPROX. RIVER BANK
- LOT LINE
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING
- POL POINT ON LINE

SURVEY REQUESTED BY: LARRY SHEPPARD

SURVEYED ON: 11/10/2010

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

PROPRIETORS: MARGARET ANN SHEPPARD

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.

12/9/10

RANDALL L. RATTENBORG L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

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

PROJECT NO. 10–77
SCALE: 1"=150'
DATE: 11/29/2010
DRAWN BY: RLR
CHECKED BY: JDG
GPS: 50–51
REVISED
SHEET 1 OF 2

LEGAL DESCRIPTION:

***PARCEL N**, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA*, containing a total of 2.94 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Quarter-Quarter Line between the Southwest Corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW 1/4) of said Section Twenty-four (24) and the Southeast Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-four (24), North 87° 38' 48" East, to the Easterly Line of Bluff Street, as recorded in Hopkinton Second Addition, Town Lot Deed Book 2, Page 328, 1685.51 feet, the **POINT OF BEGINNING**;

THENCE continuing along said Quarter-Quarter Line, North 87° 38' 48" East, to the centerline of the Maquoketa River, 341.76 feet, more or less;

THENCE along the centerline of the Maquoketa River, South 22° 45' 16" West, 159.66 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, South 31° 48' 37" West, 215.00 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, South 52° 55' 44" West, to the Northerly Line of Parcel K, as recorded in Book 2008, Page 66, 185.00 feet, more or less;

THENCE along the Northerly Line of said Parcel K, North 64° 18' 26" West, to the Easterly Line of said Bluff Street, 199.52 feet, more or less;

THENCE along the Easterly Line of said Bluff Street, North 25° 17' 01" East, 377.04 feet to the **POINT OF BEGINNING**;

Containing a total of 2.94 acres, more or less, and subject to easements of record.

The Quarter-Quarter Line between the Southwest Corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW 1/4) of Section Twenty-four (24), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa and the Southeast Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-four (24) is assumed to bear North 87° 38' 48" East.