Book 2012 Page 3399

Document 2012 3399 Type 06 002 Pages 2
Date 10/09/2012 Time 3:57:06PM
Rec Amt $12.00

FILED

OCT 09 2012

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

F

OCT 09 2012

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

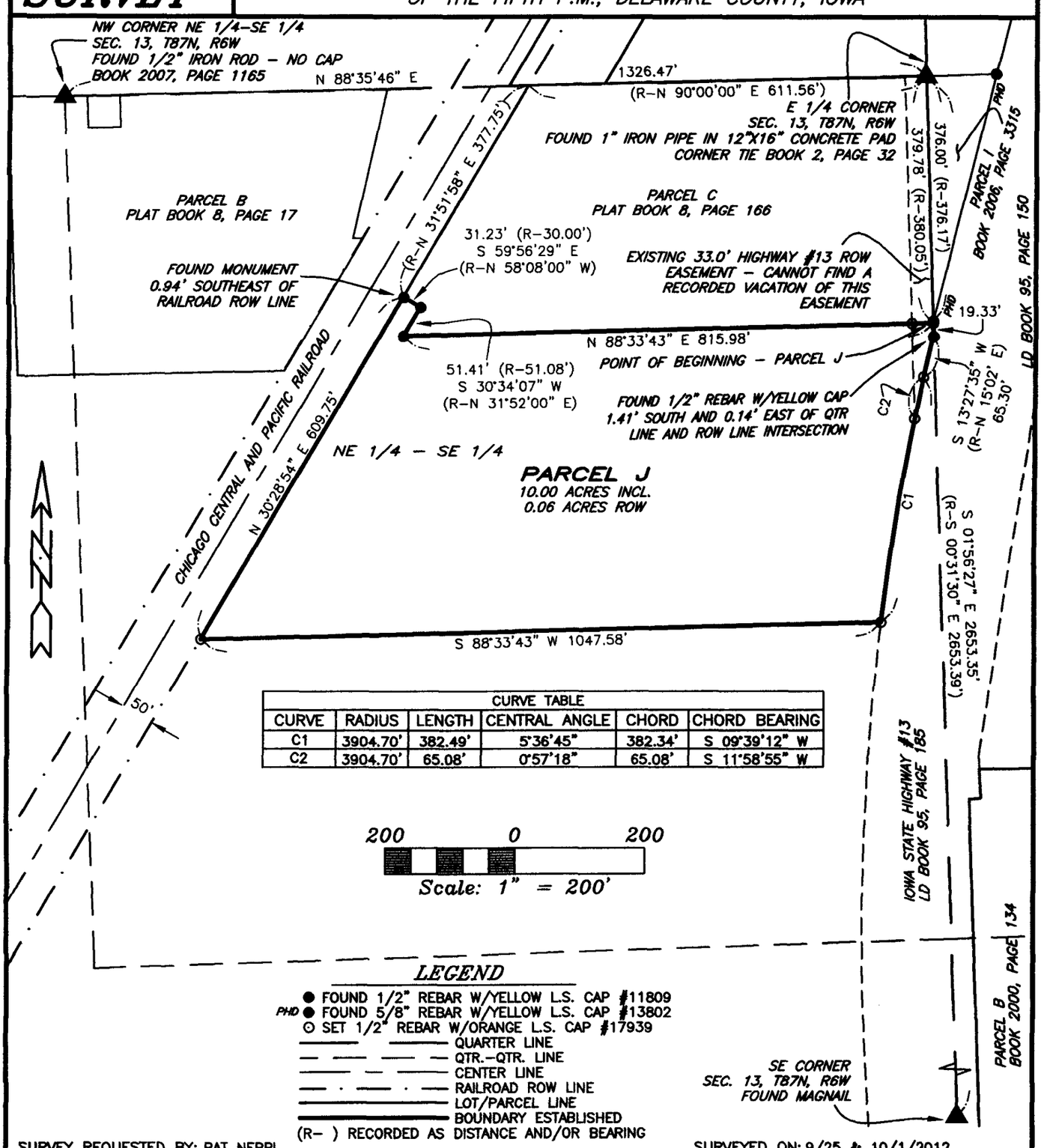
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

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

PLAT OF SURVEY

PARCEL J

PART OF THE NE 1/4 – SE 1/4, SEC. 13, T87N, R6W
OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



CURVE TABLE					
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	3904.70'	382.49'	5°36'45"	382.34'	S 09°39'12" W
C2	3904.70'	65.08'	0°57'18"	65.08'	S 11°58'55" W

200 0 200

Scale: 1" = 200'

LEGEND

- ● FOUND 1/2" REBAR W/YELLOW L.S. CAP #11809
- PHD ● FOUND 5/8" REBAR W/YELLOW L.S. CAP #13802
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- ——— ——— QUARTER LINE
- — — — — QTR.–QTR. LINE
- ——— – ——— CENTER LINE
- ——— · ——— · ——— RAILROAD ROW LINE
- ——— LOT/PARCEL LINE
- ═══ BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: PAT NEPPL

SURVEYED ON: 9/25 & 10/1/2012

PROPRIETORS: DOROTHY M. LYNESS

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.

10/9/12

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

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

PROJECT NO. 12–62
SCALE: 1"=200'
DATE: 10/1/2012
DRAWN BY: RLR
CHECKED BY: JDG
GPS: 55
REVISED
SHEET 1 OF 2

LEGAL DESCRIPTION:

PARCEL J, *PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 10.00 acres, including 0.06 of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the East Quarter Corner of Section Thirteen (13), Township Eighty-seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northeast Corner of Parcel C, as recorded in Plat Book 8, Page 166, also being the Northwest Corner of Parcel I, as recorded on Book 2006, Page 3315;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Thirteen (13), being the Easterly Line of said Parcel C, and being the Westerly Line of said Parcel I, South 01° 56' 27" East, to the Southeast Corner of said Parcel C, 379.78 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Easterly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Thirteen (13), South 01° 56' 27" East, to the Westerly right of way line of Iowa State Highway #13, 19.33 feet;

THENCE along the Westerly right of way line of Iowa State Highway #13, South 13° 27' 35" West, 65.30 feet;

THENCE continuing along the Westerly right of way line of Iowa State Highway #13 along a circular curve concave Easterly and having a radius of 3904.70 feet, an arc length of 382.49 feet, a central angle of 05° 36' 45", a chord length of 382.34 feet, and a chord bearing of South 09° 39' 12" West;

THENCE South 88° 33' 43" West, to the Easterly Line of the Chicago Central and Pacific Railroad (Canadian National Railway Company), 1047.58 feet;

THENCE along the Easterly Line of the Chicago Central and Pacific Railroad (Canadian National Railway Company), North 30° 28' 54" East, to the Southerly Line of said Parcel C, 609.75 feet;

THENCE along the Southerly Line of said Parcel C, South 59° 56' 29" East, 31.23 feet;

THENCE continuing along the Southerly Line of said Parcel C, South 30° 34' 07" West, 51.41 feet;

THENCE continuing along the Southerly Line of said Parcel C, North 88° 33' 43" East, 815.98 feet to the **POINT OF BEGINNING**;

Containing a total of 10.00 acres, including 0.06 of public road right of way, and subject to easements of record.

The Easterly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 56' 27" East.