FILED
Date 4-11-96
John R Klaus Jr
County Assessor

APR 11 1996

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

Teresa M. Thibadeau
Etal
To
J. David Gibbs R. LS

DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$26.00

BOOK 7 PAGE 185

'96 APR 11 PM 2:15

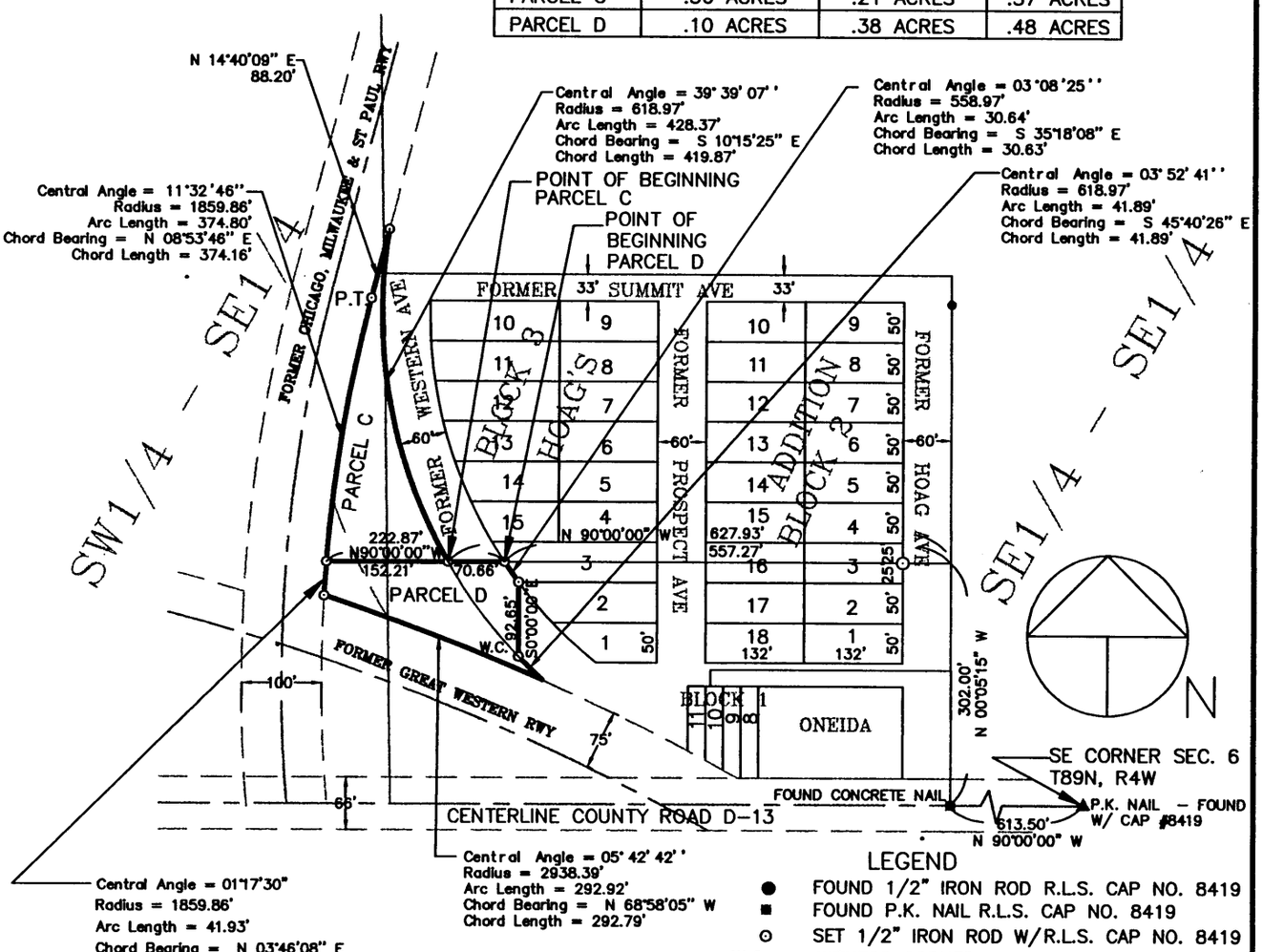
209-2832
DELAWARE COUNTY IOWA
FILED

PREPARED BY: J DAVID GIBBS; P.O. BOX 295 MANCHESTER, IA 52057 319-927-2434

PLAT OF SURVEY

PARCEL C AND PARCEL D IN THE S1/2 OF SECTION 6, T89N, R4W OF THE FIFTH P.M.
FORMERLY TOWN OF ONIEDA, DELAWARE COUNTY, IOWA

PARCEL	SW1/4–SE1/4	SE1/4–SE1/4	TOTAL
PARCEL C	.36 ACRES	.21 ACRES	.57 ACRES
PARCEL D	.10 ACRES	.38 ACRES	.48 ACRES



LEGEND

●	FOUND 1/2" IRON ROD R.L.S. CAP NO. 8419
■	FOUND P.K. NAIL R.L.S. CAP NO. 8419
⊙	SET 1/2" IRON ROD W/R.L.S. CAP NO. 8419
W.C.	WITNESS CORNER
(RA)	RECORDED AS DISTANCE AND/OR BEARING
P.T.	POINT OF TANGENCY
	QUARTER LINE
	QTR.–QTR. LINE
	CENTER LINE
	EASEMENT OR ROW LINE
	PARCEL BOUNDARY ESTABLISHED
	LOT LINE

SURVEYED ON: 1/10 & 2/29/96
FIELD BK NO. D.L.

PROPRIETORS: TERESA M. THIBADEAU
MARVIN HELMRICHS

PROJECT NO. 96-01

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

J. David Gibbs 4/10/96

J. DAVID GIBBS, P.E., RLS. REG. NO. 8419 DATE

MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1997

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

SCALE: 1 : 200
DATE: 2/13/96
DRAWN BY: RLR
CHECKED BY:
REVISED
SHEET 1 OF 5

GIBBS ENGINEERING & SURVEYING
PROFESSIONAL SERVICES BUILDING, SUITE 2
223 WEST MAIN STREET, MANCHESTER, IA 52057

Aff. re: Oneida spelling
For Book 5/16/96 See Book
Page 275

FILE No. 209-2832
RECORDING FEE $ 26.00
TRANSFER FEE $

FILED FOR RECORD THE 11 DAY OF April, 1996 AT 2:15 O'CLOCK P M. BOOK 7 PAGE 185

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plat

LEGAL DESCRIPTION

PARCEL C - PART OF SECTION 6, T89N, R4W

PARCEL C, PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; containing a total of .57 acres, subject to easements of records and more specifically described by metes and bounds as follows:

COMMENCING at the Southeast Corner of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian;

Thence along the Southerly Line of the Southeast Quarter (SE 1/4) of said Section Six (6), North 90°00'00" West 613.50 feet;

Thence along the Easterly Line of Hoag's Addition to the former Town of Oneida as recorded in Book 1 of Plats, Page 111 in the Office of the Delaware County Recorder, North 00°05'15" West, 302.00 feet;

Thence North 90°00'00" West to the Westerly line of the former Western Avenue 627.93 feet, the **POINT OF BEGINNING;**

Thence North 90°00'00" West to the Easterly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad 152.21 feet;

Thence along the Easterly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, along a circular curve concave southeasterly for an arc length of 374.80 feet, said circular curve having a radius of 1859.86 feet, a central angle of 11°32'46", a chord length of 374.16 feet and a chord bearing of North 08°53'46" East;

Thence along a tangent to the above said right of way line North 14°40'09" East 88.20 feet;

Thence along a Easterly right of way line of a railroad spur between said railroad and the former Great Western Railroad along a circular curve concave northeasterly for an arc length of 428.37 feet, said circular curve having a radius of 618.97 feet, a central angle of 39°39'07", a chord length of 419.87 feet and chord bearing of South 10°15'25" East to the **POINT OF BEGINNING**;

Containing a total of .57 acres and subject to easements of record.

The Southerly Line of the Southeast Quarter (SE 1/4) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth P.M. is assumed to bear North 90°00'00" West.

PARCEL D - PART OF SECTION 6, T89N, R4W

PARCEL D, PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SIX (6), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; containing a total of 0.48 acres, subject to easements of records and more specifically described by metes and bounds as follows:

COMMENCING at the Southeast Corner of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian;

Thence along the Southerly Line of the Southeast Quarter of said Section Six (6), North 90°00'00" West 613.50 feet;

Thence along the Easterly Line of Hoag's Addition to the former Town of Oneida as recorded in Book 1 of Plats, Page 111 in the Office of the Delaware County Recorder, North 00°05'15" West, 302.00 Feet;

Thence North 90°00'00" West 557.27 feet to the Easterly Line of the former Western Avenue and the Westerly Line of Block Three of said Hoag's Addition; the **POINT OF BEGINNING;**

Thence along the Westerly Line of Block Three (3) of said Hoag's Addition to the Northwest Corner of Lot Two (2) of Block Three (3) of said Hoag's Addition along a circular curve concave northeasterly for an arc length of 30.64 feet, said circular curve having a radius of 558.97 feet, a central angle of 03°08'25", a chord length of 30.63 feet and a chord bearing of South 35°18'08" East;

Thence South 00°00'00" East to the Easterly right of way line of a railroad spur between former Chicago, Milwaukee, and St. Paul Railroad and the former Great Western Railroad 92.65 Feet;

Thence along said easterly right of way line to a point on the Northerly right of way line of the former Great Western Railroad along a circular curve concave northeasterly for an arc length of 41.89 feet, said circular curve having a radius of 618.97 feet, a central angle of 03°52'41", a chord length of 41.89 feet and a chord bearing of South 45°40'26" East;

Thence along the Northerly right of way line of the former Great Western Railroad to a point of intersection of the Easterly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave southwesterly for an arc length of 292.92 feet, said circular curve having a radius of 2938.39 feet, a central angle of 05°42'42", a chord length of 292.79 feet and a chord bearing of North 68°58'05" West;

Thence along the Easterly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave southeasterly having an arc length of 41.93 feet, said circular curve having a radius of 1859.86 feet a central angle of 01°17'30", a chord length of 41.93 feet and a chord bearing of North 03°46'08" West;

Thence South 90°00'00" East 222.87 feet to the **POINT OF BEGINNING**;

Containing a total of 0.48 acres and subject to easements of record.

The Southerly Line of the Southeast Quarter (SE 1/4) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth P.M. is assumed to bear North 90°00'00" West.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey, or report was prepared by me or under my direct personal supervision, that all monuments have been found or placed and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

J. David Gibbs 4/10/96

J. David Gibbs REG. NO. 8419 DATE
My registration will be renewed on January 1, 1997

REGISTERED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

OWNER'S ACKNOWLEDGMENT

I Marvin Helmrichs 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.

Marvin L Helmrichs

State of Iowa)
)
County of Delaware) Ss:

On this 1st day of April A.D. 1996, before me a Notary Public in and for said County, personally appeared Marvin Helmrichs 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.

Notary Public in and for said County

NOTARIAL SEAL IOWA WILLIAM D. WERGER Oct 6, 1998

OWNER'S ACKNOWLEDGMENT

I Teresa M. Thibadeau 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.

Teresa M. Thibadeau

Teresa M. Thibadeau

State of Iowa)
)
County of Delaware) Ss:

On this 8 day of April A.D. 1996, before me a Notary Public in and for said County, personally appeared Teresa M. Thibadeau, 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.

Notary Republic in and for said County

NOTARIAL SEAL IOWA MICHAEL CARR