FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FEB 15 2000

FILED
Date 2/15/00
John R. Klaudy
County Assessor

2000 FE 15 PM 2:37
BOOK 2000 PAGE 506
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
36.00

DELAWARE COUNTY IOWA
FILED
B-29

c#6
(X)

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

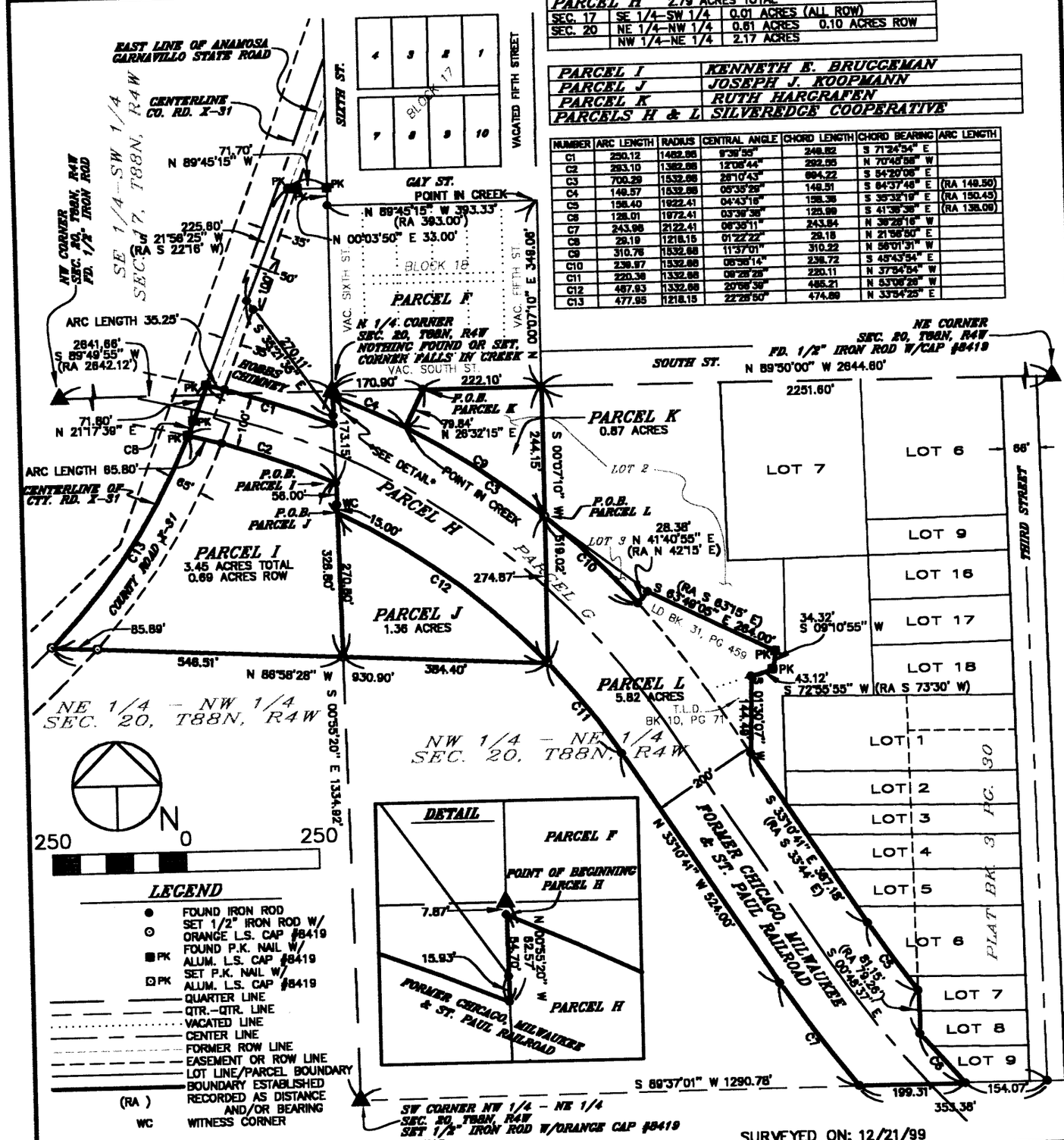
PLAT OF SURVEY

PARCEL I, PART OF THE NE 1/4–NW 1/4, SEC. 20;
PARCEL J, PART OF THE NW 1/4–NE 1/4, SEC. 20;
PARCEL K, PART OF LOT 2 OF THE SUB. OF NW 1/4–NE 1/4, SEC. 20;
PARCEL H AND PARCEL L, PARTS OF PARCEL C IN SECTIONS 17 & 20;
ALL IN T88N, R4W OF THE FIFTH P.M., CITY OF DELHI, DELAWARE COUNTY, IOWA

PARCEL H	2.79 ACRES TOTAL		
SEC. 17	SE 1/4–SW 1/4	0.01 ACRES (ALL ROW)	
SEC. 20	NE 1/4–NW 1/4	0.61 ACRES	0.10 ACRES ROW
	NW 1/4–NE 1/4	2.17 ACRES	

PARCEL I	KENNETH E. BRUGGEMAN
PARCEL J	JOSEPH J. KOOPMANN
PARCEL K	RUTH HARGRAFEN
PARCELS H & L	SILVEREDGE COOPERATIVE

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	250.12	1482.66	9°39'55"	249.82	S 71°24'54" E	
C2	293.10	1382.66	12°08'44"	292.56	N 70°48'58" W	
C3	700.29	1532.66	26°10'43"	694.22	S 84°20'06" E	
C4	149.57	1532.66	05°35'29"	149.51	S 64°37'48" E	(RA 149.50)
C5	156.40	1922.41	04°43'16"	156.36	S 35°32'19" E	(RA 150.45)
C6	126.01	1972.41	03°39'38"	125.99	S 41°38'38" E	(RA 136.08)
C7	243.98	2122.41	06°35'11"	243.84	N 39°29'16" W	
C8	29.19	1218.15	01°22'22"	29.18	N 21°58'50" E	
C9	310.76	1532.66	11°37'01"	310.22	N 56°01'31" W	
C10	238.97	1532.66	08°56'14"	238.72	S 45°43'54" E	
C11	220.36	1332.66	09°28'28"	220.11	N 37°54'54" W	
C12	487.63	1332.66	20°58'39"	485.21	N 53°06'28" W	
C13	477.95	1218.15	22°28'50"	474.89	N 33°54'25" E	



SURVEY REQUESTED BY: BILL HINES, ATI GLOBAL, INC.

SURVEYED ON: 12/21/99

PROPRIETORS: SEE TABLE ABOVE

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.

J. David Gibbs 2/14/2000

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 7

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

PROJECT NO.	99–96
SCALE:	1"=250'
DATE:	12/16/99
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L
REVISED	2/1/00
SHEET	1 OF 7

BOOK 2000 PAGE 506

LEGAL DESCRIPTION:

PARCEL H; *PART OF PARCEL G, BEING PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) AND PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY (20),AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION SEVENTEEN (17), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA,* containing a total of 2.79 acres, including 0.11 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 North Quarter Corner of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa;

THENCE South 00° 55' 20" East, 7.87 feet to the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, the **POINT OF BEGINNING**;

THENCE along the Northerly right of way Line of the former Chicago, Milwaukee, and St. Paul Railroad, along a circular curve concave southwesterly for an arc length of 149.57 feet, said circular curve having a radius of 1532.68 feet, a central angle of 05° 35' 29", a chord length of 149.51 feet, and a chord bearing of South 64° 37' 46" East;

THENCE continuing along the Northerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Southwesterly for an arc length of 310.76 feet, said circular curve having a radius of 1532.68 feet, a central angle of 11° 37' 01", a chord length of 310.22 feet, and a chord bearing of South 56° 01' 31" East, to the extension of the Easterly Line of Fifth Street;

THENCE along the extension of the Easterly Line of Fifth Street, South 00° 07' 10" West, to the Southerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, 274.87 feet;

THENCE along the Southerly Line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Southwesterly for an arc length of 487.93 feet, said circular curve having a radius of 1332.68 feet, a central angle of 20° 58' 39", a chord length of 485.21 feet, and a chord bearing of North 53° 08' 26" West, to the Westerly Line of Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20);

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), North 00° 55' 20" West, to the Southerly Line of said former Railroad, 56.00 feet;

THENCE along the Southerly Line of said former Railroad, along a circular curve concave Southwesterly for an arc length of 293.10 feet, said circular curve having a radius of 1382.68 feet, a central angle of 12° 08' 44", a chord length of 292.55 feet, and a chord bearing of North 70° 45' 58" West, to the centerline of County Road X-31;

THENCE along the centerline of County Road X-31, along a circular curve concave Northwesterly for an arc length of 29.19 feet, said circular curve having a radius of 1218.15 feet, a central angle of 01° 22' 22", a chord length of 29.18 feet, and a chord bearing of North 21° 58' 50" East;

THENCE continuing along the centerline of County Road X-31, North 21° 17' 39" East, to the Northerly Line of said former Railroad, 71.80 feet;

THENCE along the Northerly Line of said former Railroad, along a circular curve concave Southwesterly for an arc length of 250.12 feet, said circular curve having a radius of 1482.68 feet, a central angle of 09° 39' 55", a chord length of 249.82 feet, and a chord bearing of South 71° 24' 54" East, to the Westerly Line of Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20);

THENCE along the Westerly Line of Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), North 00° 55' 20" West, 54.70 feet to the **POINT OF BEGINNING**;

Containing a total of 2.79 acres, including 0.11 acres of public road right of way, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 50' 00" West.

LEGAL DESCRIPTION:

PARCEL I, *PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA,* containing a total of 3.45 acres, including 0.69 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 North Quarter Corner of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Twenty (20), South 00° 55' 20" East, to the Southerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, 173.15 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Easterly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Twenty (20), South 00° 55' 20" East, 326.80 feet;

THENCE North 86° 58' 28" West, to the centerline of County Road X-31, 546.51 feet;

THENCE along the centerline of County Road X-31, to the Southerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, along a circular curve concave Northwesterly for an arc length of 477.95 feet, said circular curve having a radius of 1218.15 feet, a central angle of 22° 28' 50", a chord length of 474.89 feet, and a chord bearing of North 33° 54' 25" East;

THENCE along the Southerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, along a circular curve concave Southwesterly for an arc length of 293.10 feet, said circular curve having a radius of 1382.68 feet, a central angle of 12° 08' 44", a chord length of 292.55 feet, and a chord bearing of North 70° 45' 58" West, to the **POINT OF BEGINNING**;

Containing a total of 3.45 acres, including 0.69 acres of public road right of way and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 50' 00" West.

LEGAL DESCRIPTION:

PARCEL J, *PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA,* containing a total of 1.36 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the North Quarter Corner of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), South 00° 55' 20" East, to the Southerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, 173.15 feet;

THENCE continuing along the Westerly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20) and the Southerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, South 00° 55' 20" East, 56.00 feet, the **POINT OF BEGINNING**;

THENCE along the Southerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Southwesterly for an arc length of 487.93 feet, said circular curve having a radius of 1332.68 feet, a central angle of 20° 58' 39", a chord length of 485.21 feet, and a chord bearing of South 53° 08' 26" East, to the intersection of said Southerly Line and the extension of the Easterly Line of Fifth Street;

THENCE North 86° 58' 28" West, to the Westerly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), 384.40 feet;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), North 00° 55' 20" West, 270.80 feet to the **POINT OF BEGINNING**;

Containing a total of 1.36 acres, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 50' 00" West.

LEGAL DESCRIPTION:

PARCEL K, *PART OF LOT 2 OF THE SUBDIVISION OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA,* containing a total of 0.87 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the North Quarter Corner of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of said Section Twenty (20), South 89° 50' 00" East, to the Northwesterlymost Corner of Lot 2 of the Subdivision of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty (20), 170.90 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of the Northeast Quarter (NE ¼) of said Section Twenty (20), South 89° 50' 00" East, to the extension of the Easterly Line of Fifth Street, 222.10 feet;

THENCE along the extension of the Easterly Line of Fifth Street, South 00° 07' 10" West, to the Northerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, 244.15 feet;

THENCE along the Northerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad a circular curve concave Southwesterly for an arc length of 310.76 feet, said circular curve having a radius of 1532.68 feet, a central angle of 11° 37' 01", a chord length of 310.22 feet, and a chord bearing of North 56° 01' 31" West, to the Westerly Line of said Lot 2;

THENCE along the Westerly Line of said Lot 2, North 26° 32' 15" East, 79.84 feet to the **POINT OF BEGINNING**;

Containing a total of 0.87 acres, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 50' 00" West.

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LEGAL DESCRIPTION:

***PARCEL L**, PART OF PARCEL G, BEING PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA,* containing a total of 5.82 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the North Quarter Corner of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa;

THENCE South 00° 55' 20" East, 7.87 feet to the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad;

THENCE along the Northerly right of way Line of the former Chicago, Milwaukee, and St. Paul Railroad, along a circular curve concave southwesterly for an arc length of 149.57 feet, said circular curve having a radius of 1532.68 feet, a central angle of 05° 35' 29", a chord length of 149.51 feet, and a chord bearing of South 64° 37' 46" East;

THENCE continuing along the Northerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Southwesterly for an arc length of 310.76 feet, said circular curve having a radius of 1532.68 feet, a central angle of 11° 37' 01", a chord length of 310.22 feet, and a chord bearing of South 56° 01' 31" East, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Southwesterly for an arc length of 239.97 feet, said circular curve having a radius of 1532.68 feet, a central angle of 08° 58' 14", a chord length of 239.72 feet, and a chord bearing of South 45° 43' 54" East, to the Northwesterly Line of a parcel as recorded in L.D. Book 31, Page 459 in the Office of the Delaware County Recorder;

THENCE along said Northwesterly Line, North 41° 40' 55" East, 28.38 feet;

THENCE along the Northeasterly Line of said parcel, South 63° 49' 05" East, 264.00 feet;

THENCE along the Easterly Line of said parcel, South 09° 10' 55" West, 34.32 feet;

THENCE continuing along the Easterly Line of said parcel, South 72° 55' 55" West, to the extension of the Westerly Line of Fourth Street, 43.12 feet;

THENCE along the extension of the Westerly Line of Fourth Street, South 01° 30' 07" West, to the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, 144.49 feet;

THENCE along the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad and the Southerly Line of a subdivision as recorded in Book 3 of Plats, Page 30 in the Office of the Delaware County Recorder, South 33° 10' 41" East, 387.18 feet;

THENCE continuing along the Northerly Line of the former Railroad and the Southerly Line of said subdivision along a curve concave Northeasterly for an arc length of 158.40 feet, said circular curve having a radius of 1922.41 feet, a central angle of 04° 43' 16", a chord length of 158.36 feet, and a chord bearing of South 35° 32' 19" East;

THENCE continuing along the Northerly Line of said former Railroad and the Southerly Line of said subdivision, South 00° 48' 37" East, 81.15 feet;

THENCE continuing along the Northerly Line of the former Railroad and the Southerly Line of said subdivision along a circular curve concave Northeasterly for an arc length of 126.01 feet, said circular curve having a radius of 1972.41 feet, a central angle of 03° 39' 38", a chord length of 125.99 feet, and a chord bearing of South 41° 36' 36" East, to the Southerly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20);

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty (20), South 89° 37' 01" West, to the Southerly Line of said former Railroad, 199.31 feet;

THENCE along the Southerly Line of said former Railroad along a circular curve concave Northeasterly for an arc length of 243.98 feet, said circular curve having a radius of 2122.41 feet, a central angle of 06° 35' 11", a chord length of 243.84 feet, and a chord bearing of North 36° 28' 16" West;

THENCE continuing along the Southerly Line of said former Railroad, North 33° 10' 41" West, 524.00 feet;

THENCE continuing along the Southerly Line of said former Railroad along a circular curve concave Southwesterly for an arc length of 220.36 feet, said circular curve having a radius of 1332.68 feet, a central angle of 09° 28' 26", a chord length of 220.11 feet, and a chord bearing of North 37° 54' 54" West, to the extension of the Easterly Line of Fifth Street;

THENCE along the extension of the Easterly Line of Fifth Street, North 00° 07' 10" East, 274.87 feet to the **POINT OF BEGINNING**;

Containing a total of 5.82 acres, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 50' 00" West.

SURVEYOR'S CERTIFICATE

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.

J. David Gibbs 2/14/2000

J. David Gibbs L.S. #8419 DATE

My license will be renewed on December 31, 2000

LICENSED LAND SURVEYOR
J. DAVID
GIBBS
8419
IOWA

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BOOK 2000 PAGE 506