FILED
Date 8-1-01
John R Klauty
County Auditor

AUG 1 2001

BOOK 2001 PAGE 3758
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
14.00

2001 AU -1 PM 3:43
DELAWARE COUNTY IOWA
FILED

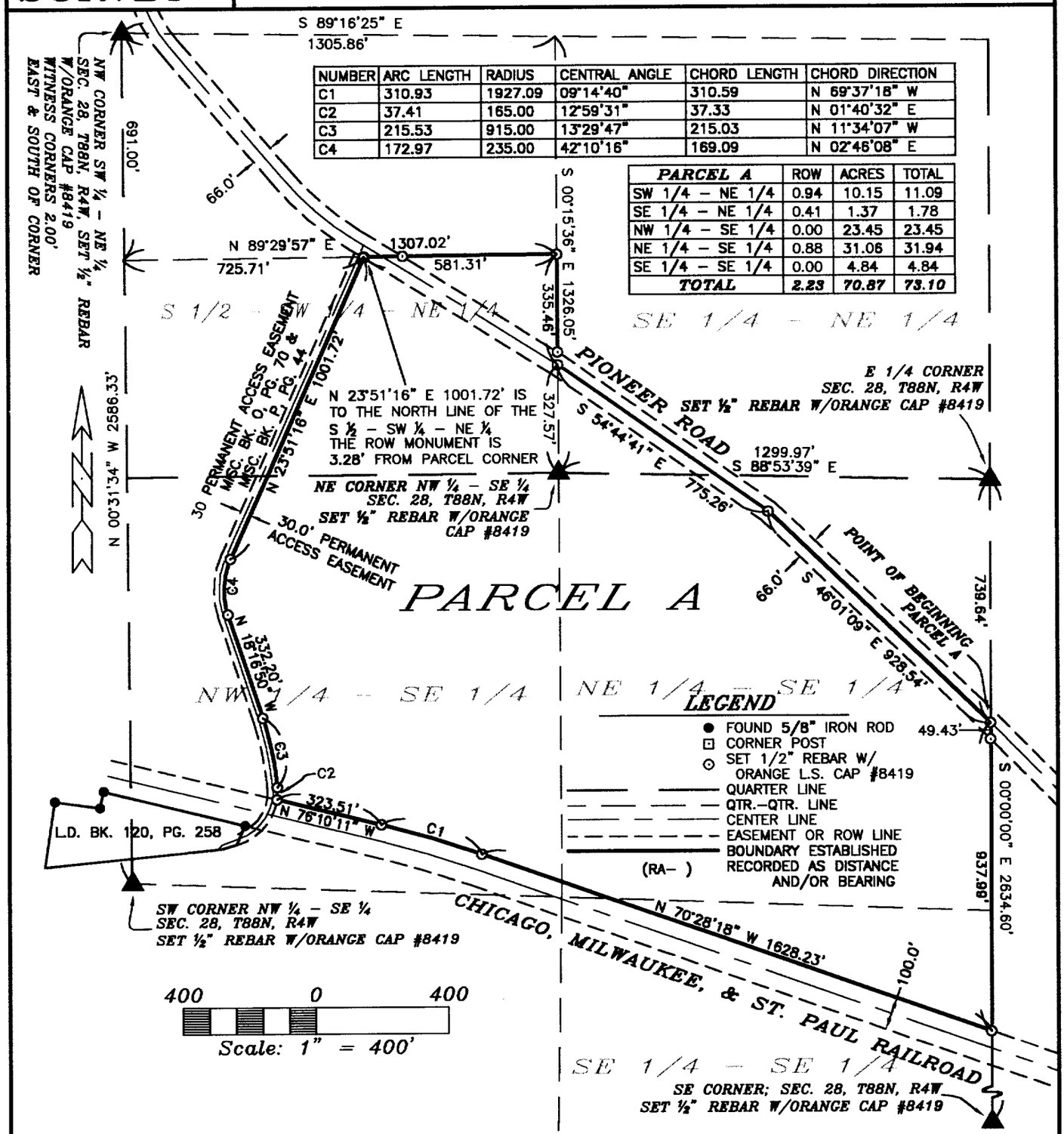
PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL A, PART OF THE NE ¼ & PART OF THE SE ¼ SEC. 28, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	310.93	1927.09	09°14'40"	310.59	N 69°37'18" W
C2	37.41	165.00	12°59'31"	37.33	N 01°40'32" E
C3	215.53	915.00	13°29'47"	215.03	N 11°34'07" W
C4	172.97	235.00	42°10'16"	169.09	N 02°46'08" E

PARCEL A	ROW	ACRES	TOTAL
SW 1/4 – NE 1/4	0.94	10.15	11.09
SE 1/4 – NE 1/4	0.41	1.37	1.78
NW 1/4 – SE 1/4	0.00	23.45	23.45
NE 1/4 – SE 1/4	0.88	31.06	31.94
SE 1/4 – SE 1/4	0.00	4.84	4.84
TOTAL	2.23	70.87	73.10



SURVEY REQUESTED BY: GARLAND GLANZ, DELAWARE COUNTY CONSERVATION COMMISSION SURVEYED ON: 7/23 & 31/01

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PROPRIETORS:
STEVEN MITCHEL & KATHLEEN M. MITCHEL

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, P.E., L.S. LIC. #8419 DATE 8/1/01
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

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

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

PROJECT NO. 01–45
SCALE: 1"=400'
DATE: 7/23/01
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 3

LEGAL DESCRIPTION:

***PARCEL A**, PART OF THE NORTHEAST QUARTER (NE ¼) AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 73.10 acres, including 2.23 acres of public road right of way, subject to easements of record, and more specifically described by metes and bounds as follows;

COMMENCING at the East Quarter Corner of Section Twenty-eight (28), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-eight (28), South 00° 00' 00" East, to the centerline of Pioneer Road, 739.64 feet, the **POINT OF BEGINNING**;

THENCE continuing along said Easterly Line, South 00° 00' 00" East, to the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, 937.99 feet;

THENCE along the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, North 70° 28' 18" West, 1628.23 feet;

THENCE continuing along the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Southwesterly for an arc length of 310.93 feet, said circular curve having a radius of 1927.09 feet, a central angle of 09° 14' 40", a chord length of 310.59 feet, and a chord bearing of North 69° 37' 18" West;

THENCE continuing along the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, North 76° 10' 11" West, to the Easterly Line of a 30 foot permanent access easement, 323.51 feet;

THENCE along the Easterly Line of said Easement along a circular curve concave Southwesterly for an arc length of 37.41 feet, said circular curve having a radius of 165.00 feet, a central angle of 12° 59' 31", a chord length of 37.33 feet, and a chord bearing of North 01° 40' 32" East;

THENCE continuing along the Easterly Line of said Easement along a circular curve concave Southwesterly for an arc length of 215.53 feet, said circular curve having a radius of 915.00 feet, a central angle of 13° 29' 47", a chord length of 215.03 feet, and a chord bearing of North 11° 34' 07" West;

THENCE continuing along the Easterly Line of said Easement, North 18° 16' 50" West, 332.20 feet;

THENCE continuing along the Easterly Line of said Easement along a circular curve concave Southeasterly for an arc length of 172.97 feet, said circular curve having a radius of 235.00 feet, a central angle of 42° 10' 16", a chord length of 169.09 feet, and a chord bearing of North 02° 46' 08" East;

THENCE continuing along the Easterly Line of said Easement, North 23° 51' 16" East, to the Northerly Line of the South one-half (S ½) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-eight (28), 1001.72 feet;

THENCE along the Northerly Line of the South one-half (S ½) of the Southwest Quarter (SW ¼) of said Northeast Quarter (NE ¼), North 89° 29' 57" East, to the Easterly Line of the Southwest Quarter (SW ¼) of said Northeast Quarter (NE ¼), 581.31 feet;

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of said Northeast Quarter (NE ¼), South 00° 15' 36" East, to the centerline of Pioneer Road, 335.46 feet;

THENCE along the centerline of Pioneer Road, South 54° 44' 41" East, 775.26 feet;

THENCE continuing along the centerline of said Pioneer Road, South 46° 01' 09" East, 928.54 feet to the **POINT OF BEGINNING**;

Containing a total of 73.10 acres, including 2.23 acres of public road right of way, and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of Section Twenty-eight (28), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 00' 00" East.

OWNER'S ACKNOWLEDGMENT

I Steven Mitchel & Kathleen M. Mitchel 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.

Steven Mitchel

Kathleen M. Mitchel

State of Iowa)
)
County of Delaware) Ss:

On this ~~27th~~ 26th day of JULY A.D. 2001, before me a Notary Public in and for said County, personally appeared Steven Mitchel & Kathleen M. Mitchel 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

TENBORG
mber 224055
on Expires
8-7-2002

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