FILED
Date 9-27-01
County Assessor

SEP 27 2001

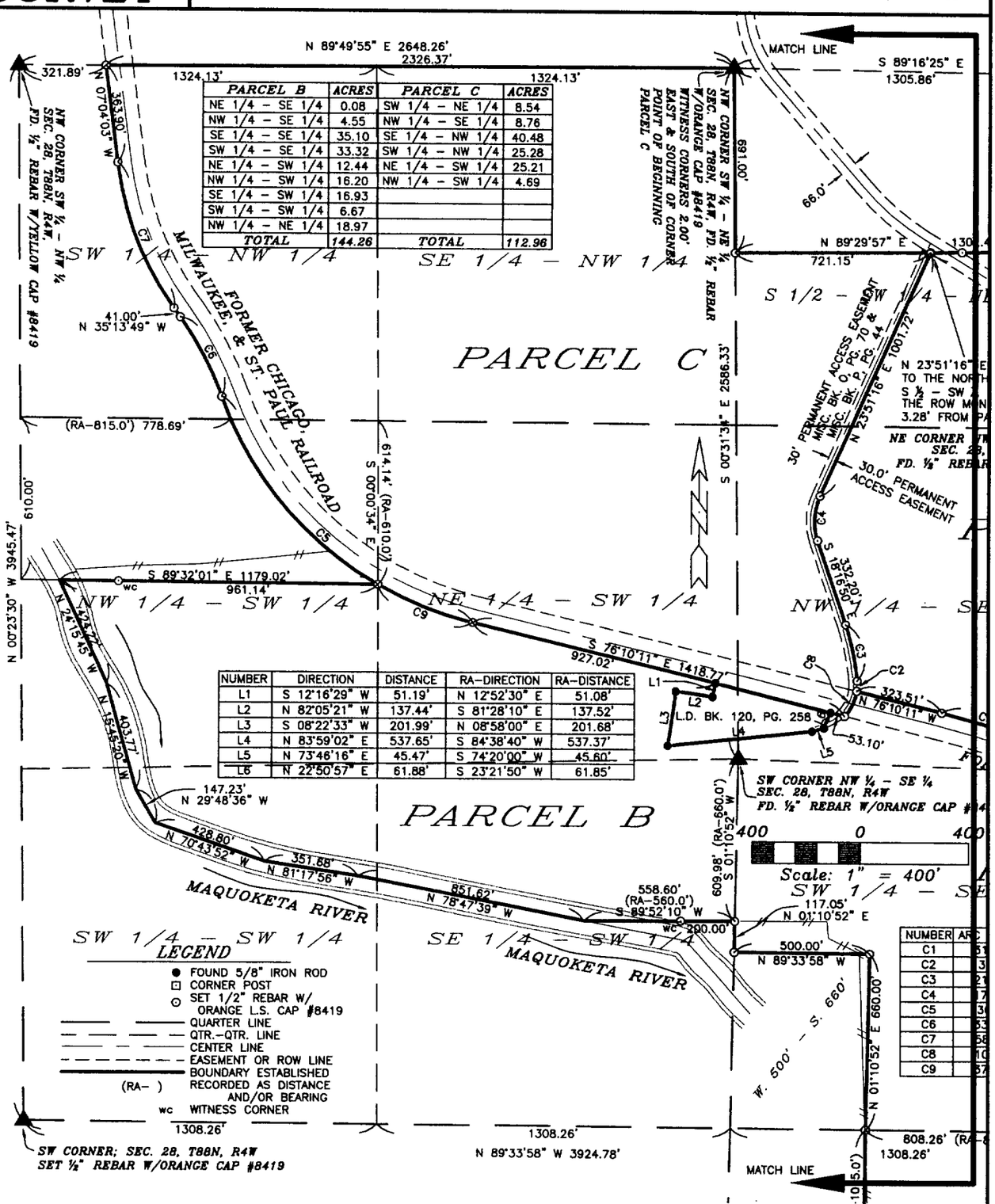
DELAWARE COUNTY IOWA
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2001 SEP 27 PM 4:10
DEPUTY RECORDER

8-44
2001
3453
31.00

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

PLAT OF SURVEY

PARCEL B, PART OF THE NW 1/4–NE 1/4, SEC. 33 & PARTS OF SEC. 28, & PARCEL C, PARTS OF SEC. 28, ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



PARCEL B	ACRES	PARCEL C	ACRES
NE 1/4 – SE 1/4	0.08	SW 1/4 – NE 1/4	8.54
NW 1/4 – SE 1/4	4.55	NW 1/4 – SE 1/4	8.76
SE 1/4 – SE 1/4	35.10	SE 1/4 – NW 1/4	40.48
SW 1/4 – SE 1/4	33.32	SW 1/4 – NW 1/4	25.28
NE 1/4 – SW 1/4	12.44	NE 1/4 – SW 1/4	25.21
NW 1/4 – SW 1/4	16.20	NW 1/4 – SW 1/4	4.69
SE 1/4 – SW 1/4	16.93		
SW 1/4 – SW 1/4	6.67		
NW 1/4 – NE 1/4	18.97		
TOTAL	144.26	TOTAL	112.96

NUMBER	DIRECTION	DISTANCE	RA–DIRECTION	RA–DISTANCE
L1	S 12°16'29" W	51.19'	N 12°52'30" E	51.08'
L2	N 82°05'21" W	137.44'	S 81°28'10" E	137.52'
L3	S 08°22'33" W	201.99'	N 08°58'00" E	201.68'
L4	N 83°59'02" E	537.65'	S 84°38'40" W	537.37'
L5	N 73°46'16" E	45.47'	S 74°20'00" W	45.60'
L6	N 22°50'57" E	61.88'	S 23°21'50" W	61.85'

NUMBER	ARC
C1	5
C2	3
C3	2
C4	7
C5	3
C6	6
C7	5
C8	1
C9	3

LEGEND
- ● FOUND 5/8" IRON ROD
- ⊡ CORNER POST
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- (RA–) RECORDED AS DISTANCE AND/OR BEARING
- wc WITNESS CORNER

SURVEY REQUESTED BY: DELAWARE COUNTY CONSERVATION

SURVEYED ON: JULY – SEPTEMBER 2001

PROPRIETORS: STEVEN MITCHEL & KATHLEEN M. MITCHEL c/p IOWA NATURAL HERITAGE FOUNDATION

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. NO. 8419 DATE 9/27/01

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–6

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

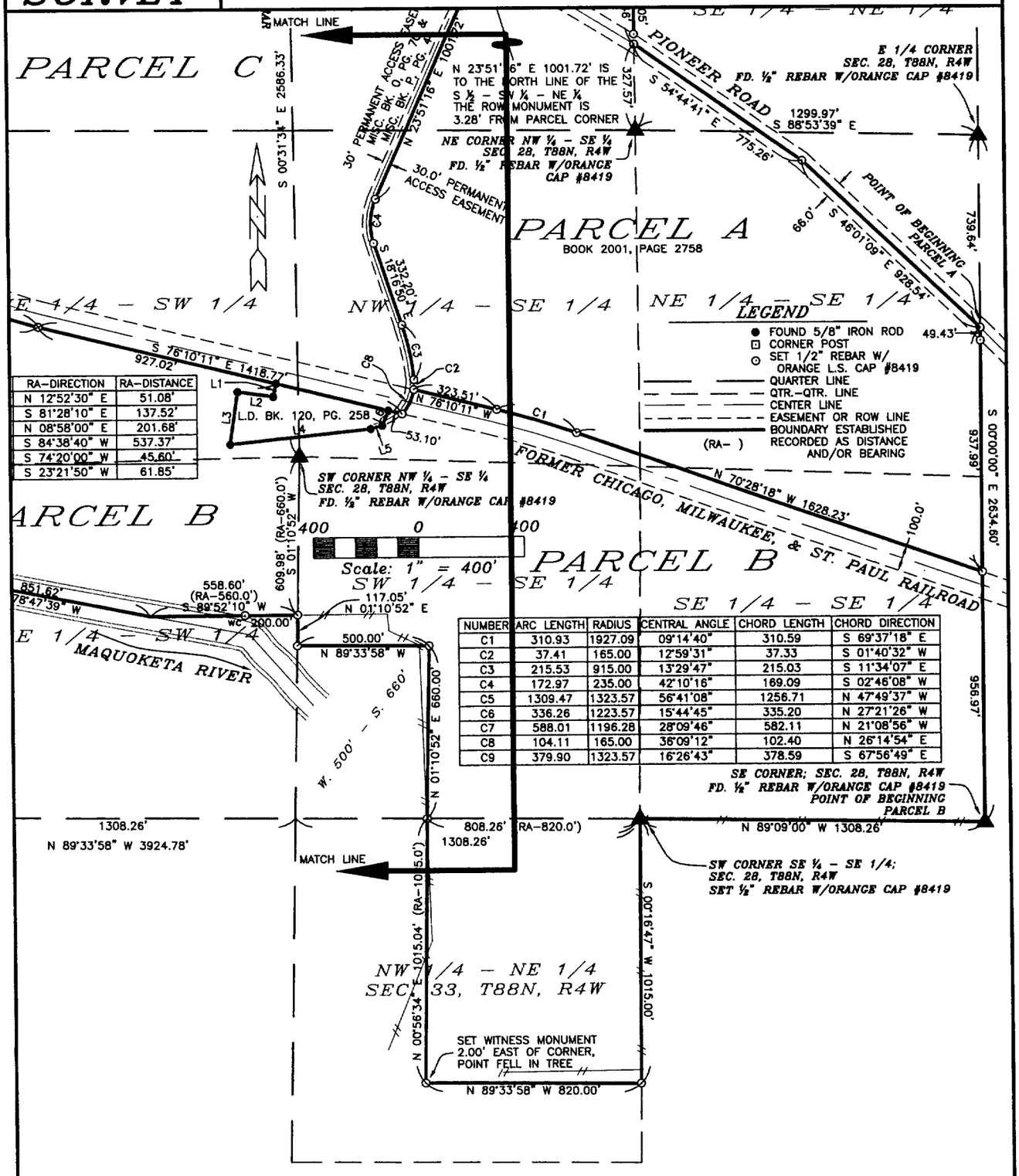
PROJECT NO.	01–45
SCALE:	1"=400'
DATE:	9/21/01
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 6

BOOK 200 PAGE 3453

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

PLAT OF SURVEY

PARCEL B, PART OF THE NW 1/4–NE 1/4, SEC. 33 & PARTS OF SEC. 28, & PARCEL C, PARTS OF SEC. 28, ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



RA–DIRECTION	RA–DISTANCE
N 12°52'30" E	51.08'
S 81°28'10" E	137.52'
N 08°58'00" E	201.68'
S 84°38'40" W	537.37'
S 74°20'00" W	45.60'
S 23°21'50" W	61.85'

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	310.93	1927.09	09°14'40"	310.59	S 69°37'18" E
C2	37.41	165.00	12°59'31"	37.33	S 01°40'32" W
C3	215.53	915.00	13°29'47"	215.03	S 11°34'07" E
C4	172.97	235.00	42°10'16"	169.09	S 02°46'08" W
C5	1309.47	1323.57	56°41'08"	1256.71	N 47°49'37" W
C6	336.26	1223.57	15°44'45"	335.20	N 27°21'26" W
C7	588.01	1196.28	28°09'46"	582.11	N 21°08'56" W
C8	104.11	165.00	36°09'12"	102.40	N 26°14'54" E
C9	379.90	1323.57	16°26'43"	378.59	S 67°56'49" E

SURVEY REQUESTED BY: DELAWARE COUNTY CONSERVATION

SURVEYED ON: JULY – SEPTEMBER 2001

PROPRIETORS: STEVEN MITCHEL & KATHLEEN M. MITCHEL
c/p IOWA NATURAL HERITAGE FOUNDATION

PROJECT NO. 01-45

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 9/27/01

J. DAVID GIBBS, P.E., L.S. LIC. NO. 8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–6

SCALE: 1"=400'

DATE: 9/21/01

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 2 OF 6

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

LEGAL DESCRIPTION:

PARCEL B, *PART OF THE SOUTHEAST QUARTER (SE ¼) AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-EIGHT (28), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-THREE (33), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 144.26 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast 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 Southerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼), North 89° 09' 00" West, 1308.26 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-three (33), Township Eighty-eight North (T88N), Range Four West (R4W), South 00° 16' 47" West, 1015.00 feet;

THENCE North 89° 33' 58" West, 820.00 feet;

THENCE North 00° 56' 34" East, to the Northerly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-three (33), 1015.04 feet;

THENCE North 01° 10' 52" East, 660.00 feet;

THENCE North 89° 33' 58" West, to the Westerly Line of the Southwest Quarter (SW ¼) of Southeast Quarter (SE ¼) of said Section Twenty-eight (28), 500.00 feet;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of said Southeast Quarter (SE ¼), North 01° 10' 52" East, 117.05 feet;

THENCE South 89° 52' 10" West, to the centerline of the Maquoketa River, 558.60 feet, more or less;

THENCE along the centerline of the Maquoketa River, Westerly and Northerly, said Maquoketa River being represented by meander line bearing, North 78° 47' 39" West, 851.62 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, Westerly and Northerly, said Maquoketa River being represented by meander line bearing, North 81° 17' 56" West, 351.68 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, Westerly and Northerly, said Maquoketa River being represented by meander line bearing, North 70° 43' 52" West, 428.80 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, Westerly and Northerly, North 29° 48' 36" West, 147.23 feet;

THENCE continuing along the centerline of the Maquoketa River, Westerly and Northerly, said Maquoketa River being represented by meander line bearing, North 15° 45' 20" West, 403.77 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, Westerly and Northerly, said Maquoketa River being represented by meander line bearing, North 24° 15' 45" West, 424.22 feet, more or less;

THENCE South 89° 32' 01" East to the Westerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, 1179.02 feet, more or less;

THENCE along the Westerly Line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Northeasterly for an arc length of 379.90 feet, said circular curve having a radius of 1323.57 feet, a central angle of 16° 26' 43", a chord length of 378.59 feet, and a chord bearing of South 67° 56' 49" East;

THENCE continuing along the Westerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, South 76° 10' 11" East, to the boundary of a parcel as recorded in L.D. Book 120, Page 258 in the Office of the Delaware County Recorder, 927.02 feet;

THENCE along the westerly boundary of said parcel, South 12° 16' 29" West, 51.19 feet;

THENCE continuing along the westerly boundary of said parcel, North 82° 05' 21" West, 137.44 feet;

THENCE continuing along the westerly boundary of said parcel, South 08° 22' 33" West, 201.99 feet;

THENCE along the southerly boundary of said parcel, North 83° 59' 02" East, 537.65 feet;

THENCE continuing along the southerly boundary of said parcel, North 73° 46' 16" East, 45.47 feet;

THENCE continuing along the easterly boundary of said parcel, North 22° 50' 27" East, to the Southerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, 61.88 feet;

THENCE along the Southerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, South 76° 10' 11" East, to the Easterly Line of a 30' Permanent Access Easement, recorded in Misc. Book O, Page 70, and Misc. Book P, Page 44 in the Office of the Delaware County Recorder, 53.10 feet;

THENCE along the Easterly Line of said 30' Permanent Access Easement to the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Northwesterly for an arc length of 104.11 feet, said circular curve having a radius of 165.00 feet, a central angle of 36° 09' 12", a chord length of 102.40 feet, and a chord bearing of North 26° 14' 54" East;

THENCE along the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, South 76° 10' 11" East, 323.51 feet;

THENCE continuing along said 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 South 69° 37' 18" East;

THENCE continuing along Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, South 70° 28' 18" East, to the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-eight (28), 1628.23 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-eight (28), South 00° 00' 00" East, 956.97 feet to the **POINT OF BEGINNING**;

Containing a total of 144.26 acres, more or less, 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.

LEGAL DESCRIPTION:

***PARCEL C**, PART 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 112.96 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) 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 the Northwest Quarter (NW ¼) of Section Twenty-eight (28), South 00° 31' 34" East, 691.00 feet

THENCE North 89° 29' 57" East, to the Northwesterlymost Corner of Parcel A, as recorded Book 2001, Page 2758 in the Office of the Delaware County Recorder, 721.15 feet;

THENCE along the Westerly Line of said Parcel A, South 23° 51' 16" West, 1001.72 feet;

THENCE continuing along the Westerly Line of said Parcel A 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 South 02° 46' 08" West;

THENCE continuing along the Westerly Line of said Parcel A, South 18° 16' 50" East, 332.20 feet;

THENCE continuing along the Westerly Line of said Parcel A 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 South 11° 34' 07" East;

THENCE continuing along the Westerly Line of said Parcel A to the Northerly Line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Northwesterly 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 South 01° 40' 32" West;

THENCE along a circular curve concave Northwesterly for an arc length of 104.11 feet, said circular curve having a radius of 165.00 feet, a central angle of 36° 09' 12", a chord length of 102.40 feet, and a chord bearing of South 26° 14' 54" West, to the Southerly Line of the former Chicago, Milwaukee, and St. Paul Railroad;

THENCE along the Southerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, North 76° 10' 11" West, 1418.77 feet;

THENCE continuing along the Southerly and Westerly Line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Northeasterly for an arc length of 1309.47 feet, said circular curve having a radius of 1323.57 feet, a central angle of 56° 41' 08", a chord length of 1256.71 feet, and a chord bearing of North 47° 49' 37" West;

THENCE continuing along the Westerly Line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Southwesterly for an arc length of 336.26 feet, said circular curve having a radius of 1223.57 feet, a central angle of 15° 44' 45", a chord length of 335.20 feet, and a chord bearing of North 27° 21' 26" West;

THENCE continuing along the Westerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, North 35° 13' 49" West, 41.00 feet;

THENCE continuing along the Westerly Line of the former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Northeasterly for an arc length of 588.01 feet, said circular curve having a radius of 1196.28 feet, a central angle of 28° 09' 46", a chord length of 582.11 feet, and a chord bearing of North 21° 08' 56" West;

THENCE continuing along the Westerly Line of the former Chicago, Milwaukee, and St. Paul Railroad, North 07° 04' 03" West, to the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-eight (28), 363.90 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and the Northerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) said Section Twenty-eight (28), North 89° 49' 55" East, 2326.37 feet to the **POINT OF BEGINNING**;

Containing a total of 112.96 acres, 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.

The attached Plat of Parcel B and Parcel C of Parts of Sections Twenty-eight (28) and Part of Section Thirty-three (33), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, together with Parcel A as recorded in Book 2001, Page 2758 in the Office of the Delaware County Recorder represent a survey of property described in the Warranty Deed recorded in L.D. Book 134, Page 37 and in Special Warranty Deed recorded in L.D. Book 130, Page 38 in the Office of the Delaware County Recorder.

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 L.S. #8419 DATE
My license will be renewed on December 31, 2002

