FILED
Date 12-3-01
Cheryl Stapleton
Deputy County Assessor

DEC 3 2001

FILED

2001 DEC -3 PM 4:04

DELAWARE COUNTY IOWA
FILED

BOOK 2001 PAGE 4336
RECORDER
DELAWARE COUNTY IOWA

$1.00

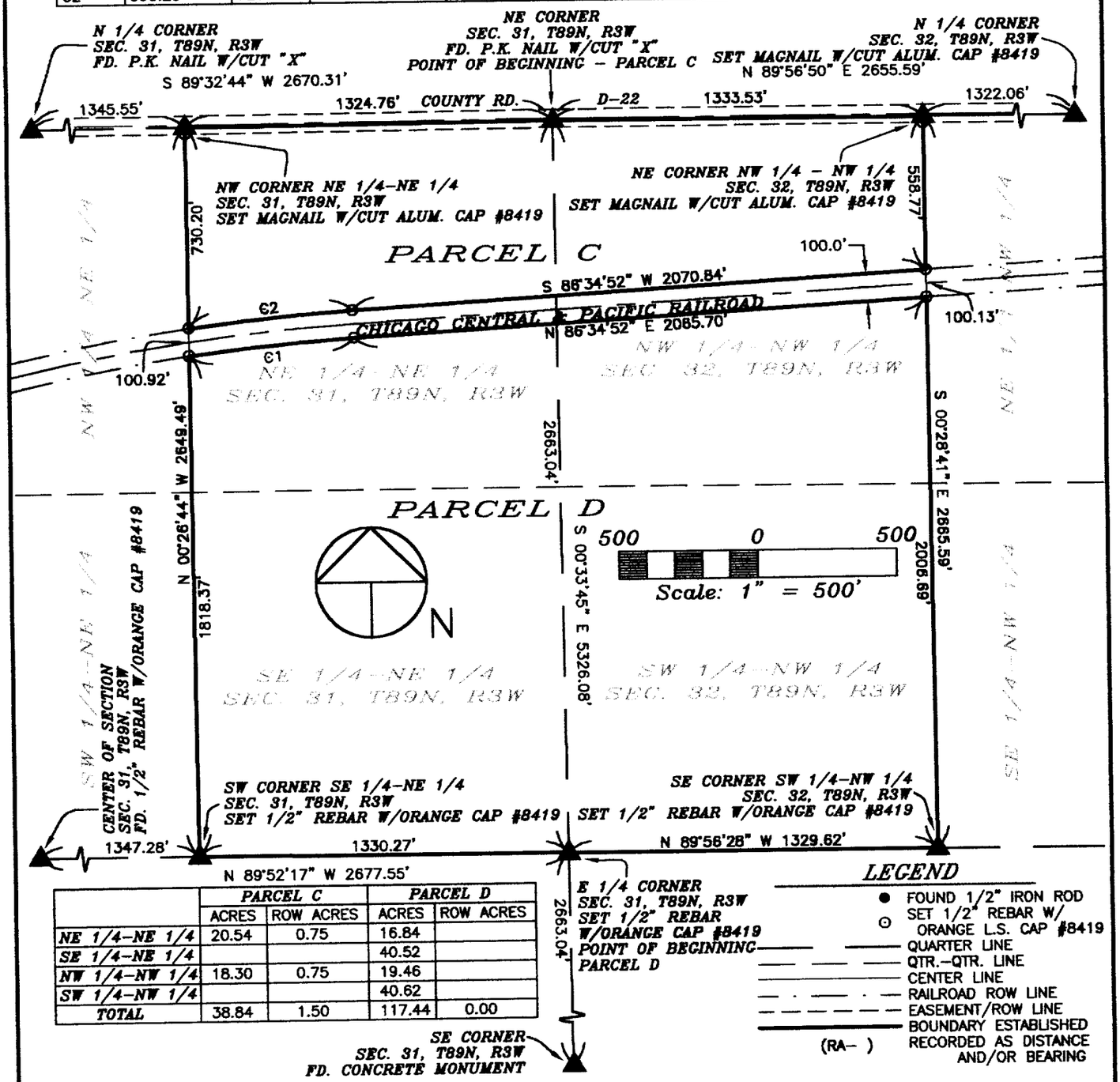
PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL C & PARCEL D, PART OF THE NE 1/4, SEC. 31, & PART OF THE NW 1/4, SEC. 32, ALL IN T89N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	598.52	7113.30	04°49'15"	598.35	N 84°10'15" E
C2	593.25	7213.30	04°42'44"	593.08	S 84°13'30" W

SEE PAGE 2 FOR ROW DETAILS



	PARCEL C		PARCEL D	
	ACRES	ROW ACRES	ACRES	ROW ACRES
NE 1/4–NE 1/4	20.54	0.75	16.84	
SE 1/4–NE 1/4			40.52	
NW 1/4–NW 1/4	18.30	0.75	19.46	
SW 1/4–NW 1/4			40.62	
TOTAL	38.84	1.50	117.44	0.00

LEGEND

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

SURVEY REQUESTED BY: EVERETT SCHUMAN

SURVEYED ON: 11/7/01

PROPRIETORS: EVERETT J. & DARLINE E. SCHUMAN

PROJECT NO. 01-78

SCALE: 1"=500'

DATE: 11/20/01

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 4

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

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 12/3/01

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

PAGES OR SHEETS COVERED BY THIS SEAL: 1–4

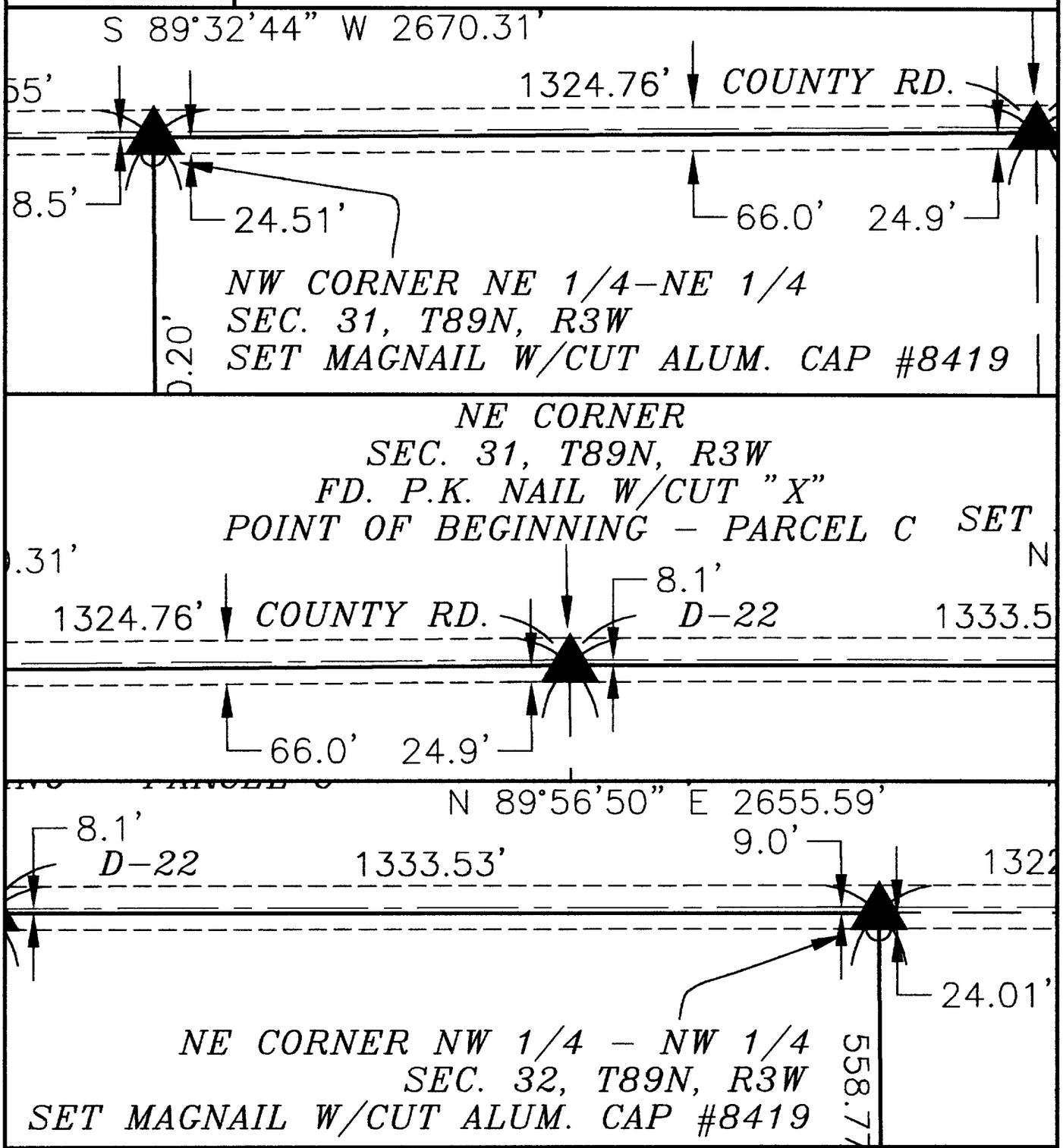
GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

BOOK 2001 PAGE 4336

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

PLAT OF SURVEY

PARCEL C & PARCEL D, PART OF THE
NE 1/4, SEC. 31, & PART OF THE NW 1/4, SEC. 32,
ALL IN T89N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: EVERETT SCHUMAN

SURVEYED ON: 11/7/01

PROPRIETORS: *EVERETT J. & DARLINE E. SCHUMAN*

PROJECT NO. 01-78

SCALE: 1"=200'

DATE: 11/20/01

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 2 OF 4

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419

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 12/3/01

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

PAGES OR SHEETS COVERED BY THIS SEAL: 1-4

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

LEGAL DESCRIPTION:

***PARCEL C**, PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-TWO (32), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 38.84 acres, including 1.50 acres of public road right of way, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, North 89° 56' 50" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of said Northwest Quarter (NW ¼), 1333.53 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of said Northwest Quarter (NW ¼), South 00° 28' 41" East, to the Northerly Line of the Chicago Central & Pacific Railroad, 558.77 feet;

THENCE along the Northerly Line of the Chicago Central & Pacific Railroad, South 86° 34' 52" West, 2070.84 feet;

THENCE continuing along the Northerly Line of the Chicago Central & Pacific Railroad along a circular curve concave Southeasterly for an arc length of 593.25 feet, said circular curve having a radius of 7213.30 feet, a central angle of 04° 42' 44", a chord length of 593.08 feet, and a chord bearing of South 84° 13' 30" West to the Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31);

THENCE along the Westerly Line Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), North 00° 26' 44" West, to the Northwest Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), 730.20 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), North 89° 32' 44" East, 1324.76 feet to the **POINT OF BEGINNING**;

Containing a total of 38.84 acres, including 1.50 acres of public road right of way, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 32' 44" West.

LEGAL DESCRIPTION:

***PARCEL D**, PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-TWO (32), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 117.44 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the E ¼ Corner of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), North 89° 52' 17" West, to the Southwest Corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), 1330.27 feet;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) and the Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), North 00° 26' 44" West, to the Southerly Line of the Chicago Central & Pacific Railroad, 1818.37 feet;

THENCE along the Southerly Line of the Chicago Central & Pacific Railroad along a circular curve concave Southeasterly for an arc length of 598.52 feet, said circular curve having a radius of 7113.30 feet, a central angle of 04° 49' 15", a chord length of 598.35 feet, and a chord bearing of North 84° 10' 15" East;

THENCE continuing along the Southerly Line of the Chicago Central & Pacific Railroad, North 86° 34' 52" East, to the Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, 2065.70 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of and the Easterly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-two (32), South 00° 28' 41" East, to the Southeast Corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-two (32), 2006.69 feet;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-two (32), North 89° 56' 28" West, 1329.62 feet to the **POINT OF BEGINNING**;

Containing a total of 117.44 acres, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 32' 44" West.

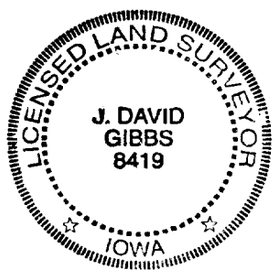
SURVEYOR'S CERTIFICATE

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.

12/3/01

J. David Gibbs L.S. #8419 DATE

My license will be renewed on December 31, 2002



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