FILED
Date 9-13-2002
John R Klausley
County Assessor

SEP 13 2002

FILED
SHARON M. CRABB
DELAWARE COUNTY AUDITOR

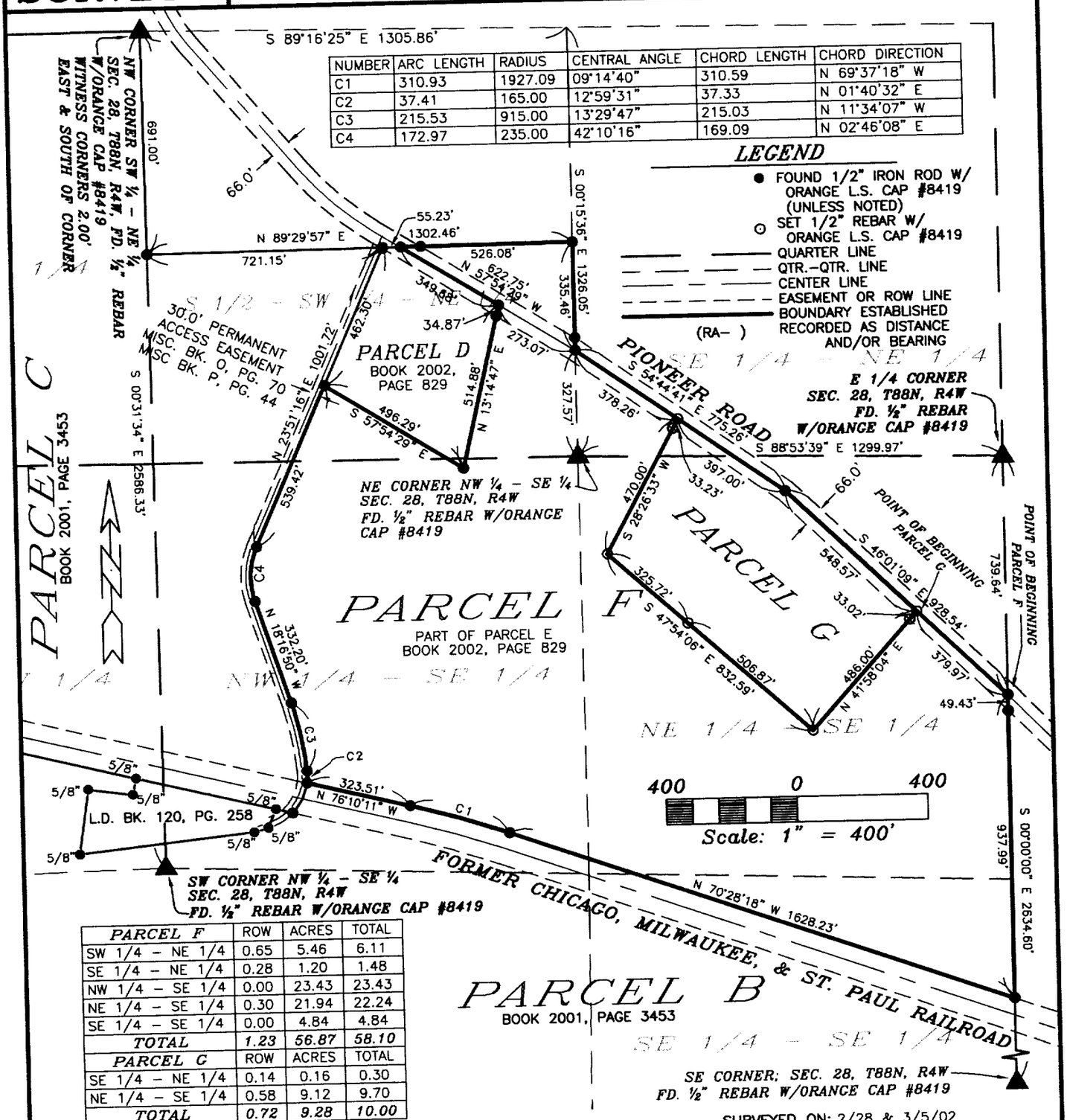
2002 SEP 13 PM 3:53
BOOK 2002 PAGE 3246
DEBORAH L. EATON
DELAWARE CO. RECORDER
16.00

DELAWARE COUNTY IOWA
FILED ✓

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

PLAT OF SURVEY

PARCEL F, BEING A PART OF PARCEL E, AND PARCEL G, BEING A PART OF PARCEL E, ALL IN THE E 1/2 OF 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

LEGEND

- ● FOUND 1/2" IRON ROD W/ ORANGE L.S. CAP #8419 (UNLESS NOTED)
- ⊙ 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

PARCEL F	ROW	ACRES	TOTAL
SW 1/4 - NE 1/4	0.65	5.46	6.11
SE 1/4 - NE 1/4	0.28	1.20	1.48
NW 1/4 - SE 1/4	0.00	23.43	23.43
NE 1/4 - SE 1/4	0.30	21.94	22.24
SE 1/4 - SE 1/4	0.00	4.84	4.84
TOTAL	*1.23*	*56.87*	*58.10*
PARCEL G	ROW	ACRES	TOTAL
SE 1/4 - NE 1/4	0.14	0.16	0.30
NE 1/4 - SE 1/4	0.58	9.12	9.70
TOTAL	*0.72*	*9.28*	*10.00*

SURVEY REQUESTED BY: KATHY MITCHEL

SURVEYED ON: 2/28 & 3/5/02

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 9/13/02

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

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

PROJECT NO.	02-53
SCALE:	1"=400'
DATE:	3/5/02
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 3

BOOK 2002 PAGE 3246

LEGAL DESCRIPTION:

***PARCEL F**, PART OF PARCEL E, IN THE NORTHEAST QUARTER (NE ¼) AND IN 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 58.10 acres, including 1.23 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 Southerly Line Parcel D as recorded in Book 2002, Page 829 in the Office of the Delaware County Recorder, 539.42 feet;

THENCE along the Southerly Line of said Parcel D, South 57° 54' 29" East, to the Southeast Corner of said Parcel D, 496.29 feet;

THENCE along the Easterly Line of said Parcel D, North 13° 14' 47" East, to the centerline of Pioneer Road, 514.88 feet;

THENCE along the centerline of Pioneer Road, North 57° 54' 29" West, 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), 349.68 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), 526.08 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, 378.26 feet;

THENCE South 28° 26' 33" West, 470.00 feet;

THENCE South 47° 54' 06" East, 832.59 feet;

THENCE North 41° 58' 04" East, to the centerline of Pioneer Road, 486.00 feet

THENCE continuing along the centerline of said Pioneer Road, South 46° 01' 09" East, 379.97 feet to the **POINT OF BEGINNING**;

Containing a total of 58.10 acres, including 1.23 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.

LEGAL DESCRIPTION:

***PARCEL G**, PART OF PARCEL E, IN THE NORTHEAST QUARTER (NE ¼) AND IN 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 10.00 acres, including 0.72 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;

THENCE along the centerline of Pioneer Road, North 46° 01' 09" West, 379.97 feet to the **POINT OF BEGINNING**;

THENCE South 41° 58' 04" West, 486.00 feet;

THENCE North 47° 54' 06" West, 832.59 feet;

THENCE North 28° 26' 33" East, to the centerline of Pioneer Road, 470.00 feet;

THENCE along the centerline of Pioneer Road, South 54° 44' 41" East, 397.00 feet;

THENCE continuing along the centerline of Pioneer Road, South 46° 01' 09" East, 562.50 feet to the **POINT OF BEGINNING**;

Containing a total of 10.00 acres, including 0.72 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.

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