FILED
Date 9-18-2002
County Assessor

SEP 18 2002

FILED
SHARON K. MCGARR
DELAWARE COUNTY AUDITOR

BOOK 2002 PAGE 3366
DEBORAH L. PERRON
DELAWARE CO. RECORDER
11.00

2002 SP 18 PM 2:03

DELAWARE COUNTY IOWA
FILED

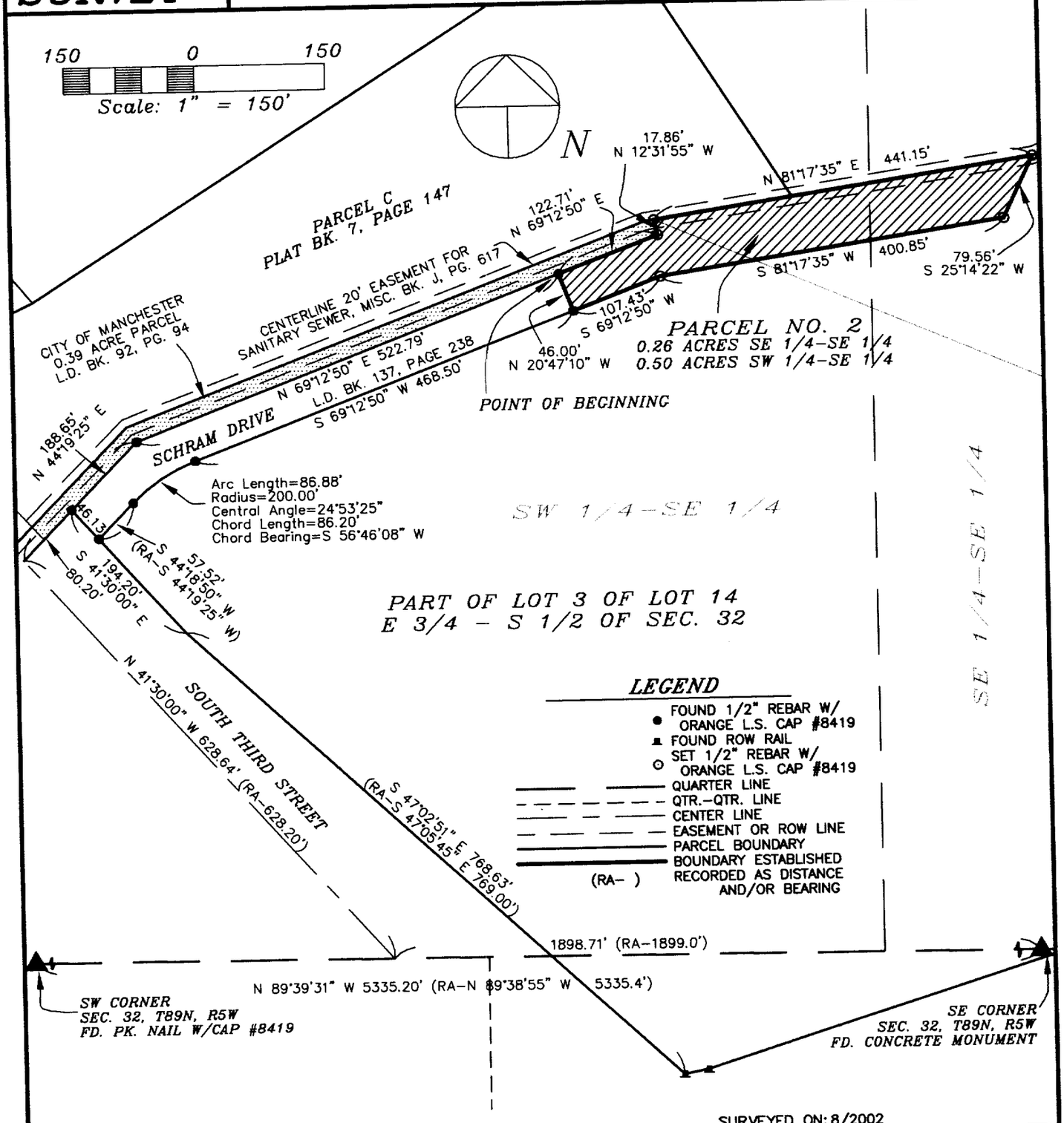
CHG (4)

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

PLAT OF SURVEY

ACQUISITION PLAT – PARCEL NO. 2 SCHRAM DRIVE
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

PART OF LOT 3 OF LOT 14 OF THE SUB. OF THE E 3/4-S 1/2, SEC. 32, T89N, R5W OF THE FIFTH P.M.



LEGEND

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

SURVEY REQUESTED BY: GEORGE WALL

SURVEYED ON: 8/2002

PROPRIETORS:
WATERVIEW INDUSTRIAL PARK, L.L.P.

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.

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 9/18/02

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

PAGES OR SHEETS COVERED BY THIS SEAL:1

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

PROJECT NO.	02-52
SCALE:	1"=150'
DATE:	8/30/2002
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 2

BOOK 2002 PAGE 3366

LEGAL DESCRIPTION:

***PARCEL NO. 2**; ACQUISITION PLAT, SCHRAM DRIVE, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, PART OF LOT 3 OF LOT 14 OF THE SUBDIVISION OF THE EAST ¾ OF THE SOUTH ½ OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN;* containing 0.76 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the southerly Line of said Section Thirty-two (32), North 89° 39' 31" West, to the centerline of South Third Street, 1898.71 feet;

THENCE along said centerline, North 41° 30' 00" West, to the extension of the Southerly Line of a 0.39 acres parcel as recorded in L.D. Book 92, Page 94 in the Office of the Delaware County Recorder, 628.64 feet;

THENCE along the Southerly Line of said 0.39 acres parcel, and extension thereof, North 44° 19' 25" East, 188.65 feet;

THENCE continuing along said Southerly Line, North 69° 12' 50" East, 522.79 feet to the **POINT OF BEGINNING**;

THENCE continuing along said Southerly Line, North 69° 12' 50" East, to the Easterly Line of said 0.39 acre parcel, 122.71 feet;

THENCE along said Easterly Line, North 12° 31' 55" West, to the Southerly Line of Parcel C, as recorded in Plat Book 7, Page 147 in the Office of the Delaware County Recorder, 17.86 feet;

THENCE along the Southerly Line of Parcel C, North 81° 17' 35" East, 441.15 feet;

THENCE South 25° 14' 22" West, 79.56 feet;

THENCE South 81° 17' 35" West, 400.85 feet;

THENCE South 69° 12' 50" West, to the Easterly Line of Schram Drive, 107.43 feet;

THENCE along the Easterly Line of said Schram Drive, North 20° 47' 10" West, 46.00 feet to the **POINT OF BEGINNING**;

Containing 0.76 acres, and subject to easements of record.

The Southerly Line of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 39' 31" West.