DELAWARE COUNTY IOWA
FILED

2002 SP 18 PM 2:09

BOOK 2002 PAGE 3367
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
16.00

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

SEP 18 2002

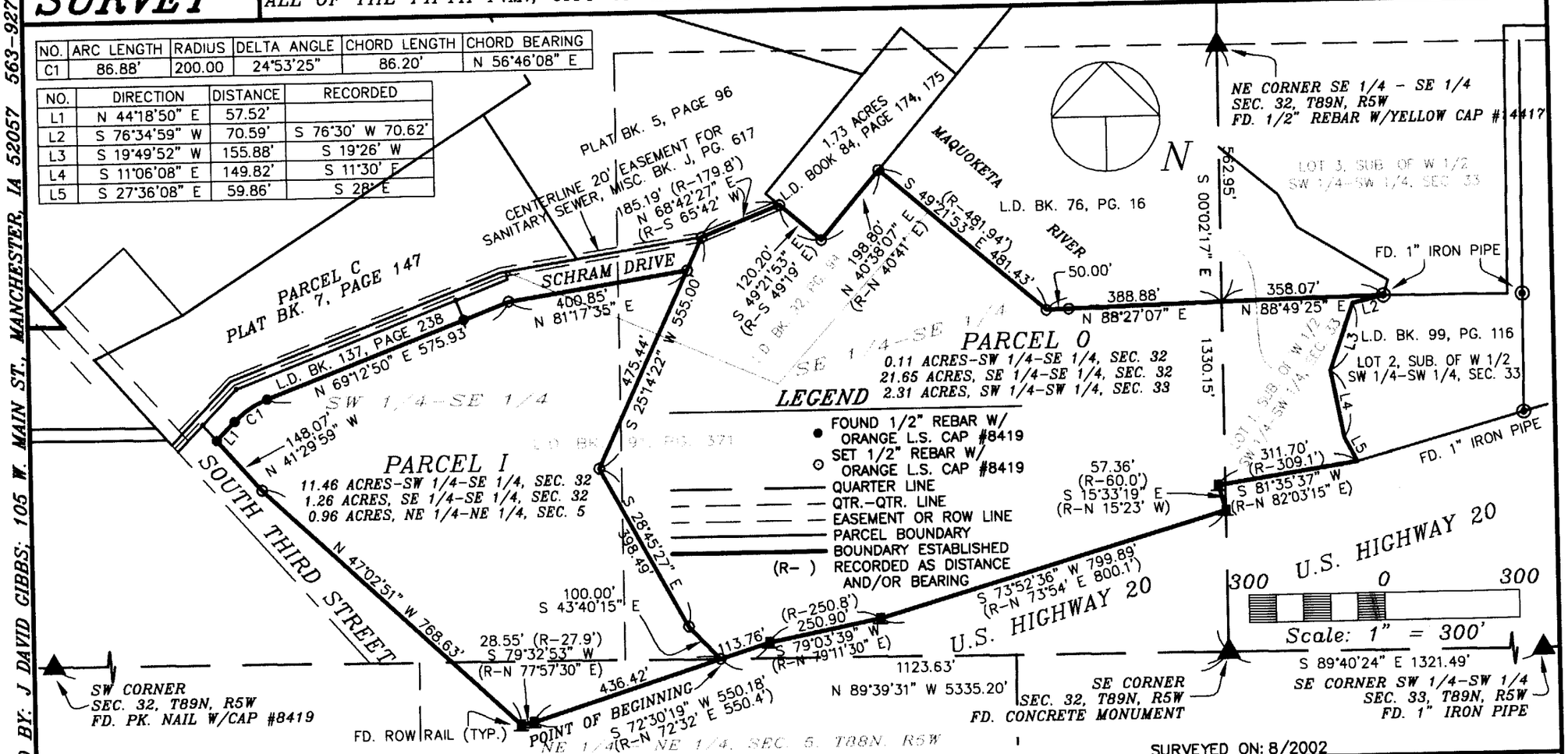
FILED
Date 9-18-2002
County Assessor

PLAT OF SURVEY

PARCEL I, PART OF THE S 1/2-SE 1/4 OF SEC. 32, T89N, R5W AND PART OF THE NE 1/4, SEC. 5, T88N, R5W
PARCEL O, PART OF THE S 1/2-SE 1/4, SEC. 32, AND PART OF THE SW 1/4-SW 1/4 OF SEC. 33, T89N, R5W
ALL OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

NO.	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	86.88'	200.00	24°53'25"	86.20'	N 56°46'08" E

NO.	DIRECTION	DISTANCE	RECORDED
L1	N 44°18'50" E	57.52'	
L2	S 76°34'59" W	70.59'	S 76°30' W 70.62'
L3	S 19°49'52" W	155.88'	S 19°26' W
L4	S 11°06'08" E	149.82'	S 11°30' E
L5	S 27°36'08" E	59.86'	S 28° E



LEGEND

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

SURVEY REQUESTED BY: GEORGE WALL

SURVEYED ON: 8/2002

SCALE: 1"=300'	
DATE: 9/17/2002	
DRAWN BY: RLR	
CHECKED BY: JDG	
FIELD BK: D.L.	
REVISED	
SHEET 1 OF 3	

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

PROJECT NO. 02-52

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 — 9/18/02

J. DAVID GIBBS, P.E., L.S. LISCENSE #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: 1-3

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

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

CHG

BOOK 2002 PAGE 3367

LEGAL DESCRIPTION:

***PARCEL I**, PART OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) AND PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION FIVE (5), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W), ALL OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA;* containing a total of 13.68 acres, subject to easements of record, and more particularly 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 Northerly Line of U.S. Highway 20, 1123.63 feet to the **POINT OF BEGINNING**;

THENCE along the Northerly Line of U.S. Highway 20, South 72° 30' 19" West, 436.42 feet

THENCE continuing along the Northerly Line of U.S. Highway 20, South 79° 32' 53" West, to the Easterly Line of South Third Street, 28.55 feet;

THENCE along the Easterly Line of South Third Street, North 47° 02' 51" West, 768.63 feet;

THENCE continuing along the Easterly Line of South Third Street, North 41° 29' 59" West, to the Southerly Line of Schram Drive, 148.07 feet;

THENCE along the Southerly Line of Schram Drive, North 44° 18' 50" East, 57.52 feet;

THENCE continuing along the Southerly Line of Schram Drive along a circular curve concave Southeasterly for an arc length of 86.88 feet, said circular curve having a radius of 200.00 feet, a central angle of 24° 53' 25", a chord length of 86.20 feet, and a chord bearing of North 56° 46' 08" East;

THENCE continuing along the Southerly Line of Schram Drive, North 69° 12' 50" East, 575.92 feet;

THENCE continuing along the Southerly Line of Schram Drive, North 81° 17' 35" East, 400.85 feet;

THENCE South 25° 14' 22" West, 475.44 feet;

THENCE South 28° 45' 27" East, 398.49 feet;

THENCE South 43° 40' 13" East, 100.00 feet to the **POINT OF BEGINNING**;

Containing a total of 13.68 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.

LEGAL DESCRIPTION:

***PARCEL O**, PART OF THE SOUTH ONE-HALF (S ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY-THREE (33), ALL OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA;* containing a total of 24.07 acres, subject to easements of record, and more particularly 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 Northerly Line of U.S. Highway 20, 1123.63 feet to the **POINT OF BEGINNING**;

THENCE North 43° 40' 13" West, 100.00 feet;

THENCE North 28° 45' 27" West, 398.49 feet;

THENCE North 25° 14' 22" East, to the Southerly Line of a 14.11 Acre parcel as shown in Plat of Survey recorded in Book 5 of Plats, Page 96 in the Office of the Delaware County Recorder, 555.00 feet;

THENCE along the Southerly Line of said 14.11 Acre parcel, North 68° 42' 27" East, to the Southwesterly Line of 1.73 Acre parcel as shown in Plat of Survey recorded in L.D. Book 84, Page 185 in the Office of the Delaware County Recorder, 185.19 feet;

THENCE along the Southwesterly Line of said 1.73 Acre parcel, South 49° 21' 53" East, to the Southeasterly Line of said 1.73 Acre parcel, 120.20 feet;

THENCE along the Southeasterly Line of said 1.73 Acre parcel, North 40° 38' 07" East, to the Southerly Line of a parcel recorded in L.D. Book 76, Page 16 in the Office of the Delaware County Recorder, 198.80 feet;

THENCE along the Southerly Line of said Parcel, South 49° 21' 53" East, 481.43 feet;

THENCE continuing along the Southerly Line of said Parcel, North 88° 27' 07" East, to the Easterly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-two (32), 388.88 feet;

THENCE along the Northerly Line of a parcel as recorded in L.D. Book 91, Page 371 in the Office of the Delaware County Recorder, North 88° 49' 25" East, to the Westerly Line of Lot 2 of the Subdivision of the West One-half (W ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Thirty-three (33), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, 358.07 feet;

THENCE along the Westerly Line of said Lot 2, South 76° 34' 59" West, 70.59 feet;

THENCE continuing along the Westerly Line of said Lot 2, South 19° 49' 52" West, 155.88 feet;

THENCE continuing along the Westerly Line of said Lot 2, South 11° 06' 08" East, 149.82 feet;

THENCE continuing along the Westerly Line of said Lot 2, South 27° 36' 08" East, to the Northerly Line of said U.S. Highway 20, 59.86 feet;

THENCE along the Northerly Line of said U.S. Highway 20, South 81° 35' 37" West, 311.70 feet;

THENCE continuing along the Northerly Line of said U.S. Highway 20, South 15° 33' 19" East, 57.36 feet;

THENCE continuing along the Northerly Line of said U.S. Highway 20, South 73° 52' 36" West, 799.89 feet;

THENCE continuing along the Northerly Line of said U.S. Highway 20, South 79° 03' 39" West, 250.90 feet;

THENCE continuing along the Northerly Line of said U.S. Highway 20, South 72° 30' 19" West, 113.76 feet to the **POINT OF BEGINNING**;

Containing a total of 24.07 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.