DELAWARE COUNTY IOWA
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BOOK 2003 PAGE 245
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
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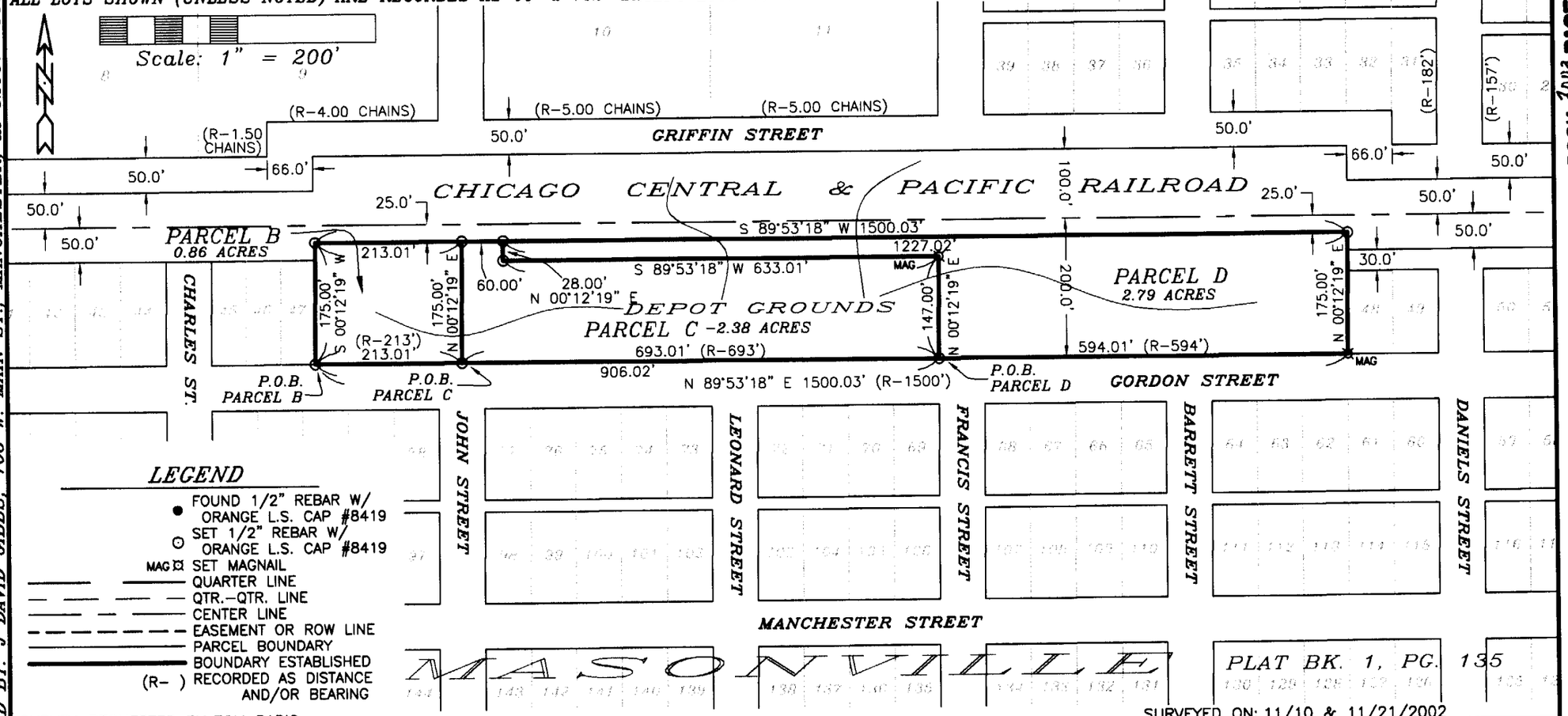
FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
JAN 15 2003

FILED
Date 1-15-03
David Stubblefield
Asst. County Assessor

PLAT OF SURVEY

PARCEL B, PARCEL C, PARCEL D, PART OF THE DEPOT GROUNDS OF FORMER DUBUQUE & PACIFIC RAILROAD, N/K/A CHICAGO CENTRAL & PACIFIC RAILROAD, IN THE NE 1/4, SEC. 31, T89N, R6W OF THE FIFTH P.M., TOWN OF MASONVILLE, DELAWARE COUNTY, IOWA

ALL STREETS ARE 66.0' ROW UNLESS NOTED. ALL ALLEYS ARE 16.5' WIDE
ALL LOTS SHOWN (UNLESS NOTED) ARE RECORDED AS 66' x 132' EXCEPT LOTS 40-44 ARE 66'x150', LOTS 45, 46, 47 ARE 50'x150', AND LOTS 48-55 ARE 66'x 120'.



LEGEND

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

SURVEY REQUESTED BY: TOM PARIS

SURVEYED ON: 11/10 & 11/21/2002

SCALE: 1"=200'	PROPRIETORS: PARIS & SONS, INC. A & H INDUSTRIES USA, INC.
DATE: 11/21/2002	PROJECT NO. 02-60
DRAWN BY: RLR	
CHECKED BY: JDG	
FIELD BK: D.L.	
REVISED	
SHEET 1 OF 3	

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. LISCENSE #8419 1/14/03
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004
DATE

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

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LEGAL DESCRIPTION:

PARCEL B, *PART OF THE DEPOT GROUNDS OF THE FORMER DUBUQUE & PACIFIC RAILROAD, N/K/A CHICAGO CENTRAL & PACIFIC RAILROAD IN THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 0.86 acres, subject to easements, restrictions, and reservations of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of Lot 47, being the Southwest Corner of the Depot Grounds of the former Dubuque & Pacific Railroad n/k/a Chicago Central & Pacific Railroad in the Town of Masonville, as recorded in Book 1 of Plats, Page 135 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Depot Grounds, being the Northerly Line of Gordon Street, North 89° 53' 18" East, to an extension of the centerline of John Street, 213.01 feet;

THENCE along said extension, North 00° 12' 19" East, to the intersection of a line that is 25 feet south of and parallel to the centerline of the Chicago Central & Pacific Railroad, 175.00 feet;

THENCE along said line that is 25 feet south of and parallel to the centerline of the Chicago Central & Pacific Railroad, South 89° 53' 18" West, to the Westerly Line of said Depot Grounds, 213.01 feet;

THENCE along the Westerly Line of said Depot Grounds, South 00° 12' 19" West, 175.00 feet to the **POINT OF BEGINNING**;

Containing 0.86 acres, and subject to easements, restrictions, and reservations of record.

The centerline of the Chicago Central & Pacific Railroad is assumed to bear South 89° 53' 18" West.

LEGAL DESCRIPTION:

PARCEL C, *PART OF THE DEPOT GROUNDS OF THE FORMER DUBUQUE & PACIFIC RAILROAD, N/K/A CHICAGO CENTRAL & PACIFIC RAILROAD IN THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 2.38 acres, subject to easements, restrictions, and reservations of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Lot 47, being the Southwest Corner of the Depot Grounds of the former Dubuque & Pacific Railroad n/k/a Chicago Central & Pacific Railroad, in the Town of Masonville, as recorded in Book 1 of Plats, Page 135 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Depot Grounds, being the Northerly Line of Gordon Street, North 89° 53' 18" East, 213.01 feet, to the **POINT OF BEGINNING**;

THENCE continuing along the Southerly Line of said Depot Grounds, being the Northerly Line of Gordon Street, North 89° 53' 18" East, to an extension of the Westerly Line of Francis Street, 693.01 feet;

THENCE along an extension of the Westerly Line of Francis Street, North 00° 12' 19" East, 147.00 feet;

THENCE South 89° 53' 18" West, 633.01 feet;

THENCE North 00° 12' 19" East, to a line that is 25 feet south of and parallel to the centerline of the Chicago Central & Pacific Railroad, 28.00 feet;

THENCE along said line that is 25 feet south of and parallel to the centerline of the Chicago Central & Pacific Railroad, South 89° 53' 18" West, 60.00 feet;

THENCE South 00° 12' 19" West, 175.00 feet to the **POINT OF BEGINNING**;

Containing 2.38 acres, and subject to easements, restrictions, and reservations of record.

The centerline of the Chicago Central & Pacific Railroad is assumed to bear South 89° 53' 18" West.

LEGAL DESCRIPTION:

PARCEL D, *PART OF THE DEPOT GROUNDS OF THE FORMER DUBUQUE & PACIFIC RAILROAD, N/K/A CHICAGO CENTRAL & PACIFIC RAILROAD IN THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 2.79 acres, subject to easements, restrictions, and reservations of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Lot 47, being the Southwest Corner of the Depot Grounds of the former Dubuque & Pacific Railroad n/k/a Chicago Central & Pacific Railroad, in the Town of Masonville, as recorded in Book 1 of Plats, Page 135 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Depot Grounds, being the Northerly Line of Gordon Street, North 89° 53' 18" East, 906.02 feet, to the **POINT OF BEGINNING**;

THENCE continuing along the Southerly Line of said Depot Grounds, being the Northerly Line of Gordon Street, North 89° 53' 18" East, to the Southeast Corner of said Depot Grounds, being the Southwest Corner of Lot 48 in said Town of Masonville, 594.01 feet;

THENCE along the Easterly Line of said Depot Grounds, North 00° 12' 19" East, to a line that is 25 feet south of and parallel to the centerline of the Chicago Central & Pacific Railroad, 175.00 feet;

THENCE along said line that is 25 feet south of and parallel to the centerline of the Chicago Central & Pacific Railroad, South 89° 53' 18" West, 1227.02 feet;

THENCE South 00° 12' 19" West, 28.00 feet;

THENCE North 89° 53' 18" East, to an extension of the Westerly Line of Francis Street, 633.01 feet;

THENCE along said extension of the Westerly Line of Francis Street, South 00° 12' 19" West, 147.00 feet to the **POINT OF BEGINNING**;

Containing 2.79 acres, and subject to easements, restrictions, and reservations of record.

The centerline of the Chicago Central & Pacific Railroad is assumed to bear South 89° 53' 18" West.