FEB 5 2003

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FILED
Date 2-5-03
Cheryl Stufflebeam
Dep County Assessor

BOOK 3 PAGE 549
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
11.00

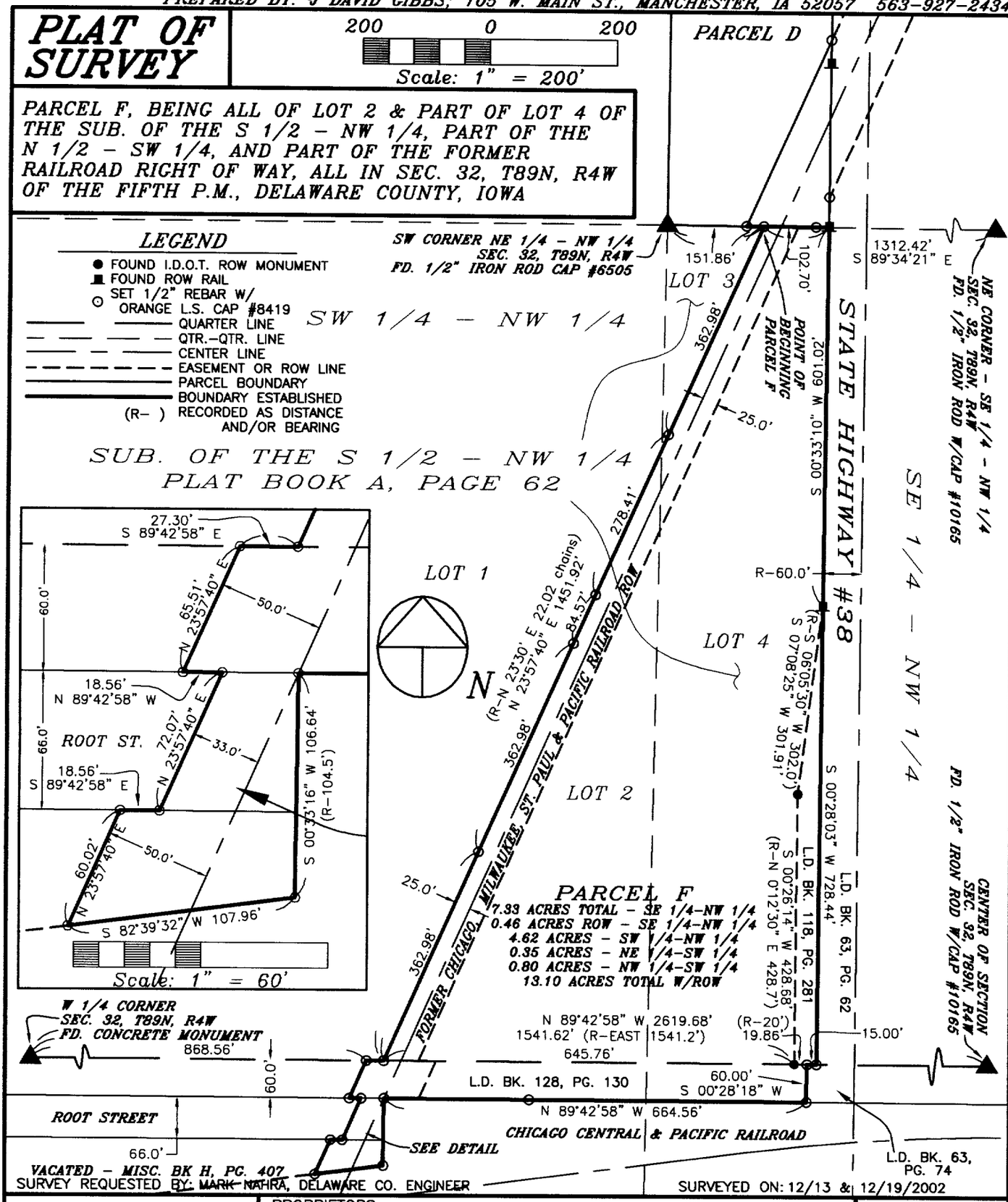
2003 FE -5 PM 2:54
DELAWARE COUNTY IOWA
FILED

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

# PLAT OF SURVEY

200 0 200
Scale: 1" = 200'

PARCEL F, BEING ALL OF LOT 2 & PART OF LOT 4 OF THE SUB. OF THE S 1/2 – NW 1/4, PART OF THE N 1/2 – SW 1/4, AND PART OF THE FORMER RAILROAD RIGHT OF WAY, ALL IN SEC. 32, T89N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA




SURVEY REQUESTED BY: MARK NAHRA, DELAWARE CO. ENGINEER

SURVEYED ON: 12/13 & 12/19/2002

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

PROPRIETORS:
COUNTY OF DELAWARE, 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 2/5/03

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004


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


| |
|---|
| PROJECT NO. 02–74 |
| SCALE: 1"=200' |
| DATE: 1/10/2003 |
| DRAWN BY: RLR |
| CHECKED BY: JDG |
| FIELD BK: D.L. |
| REVISED |
| SHEET 1 OF 3 |

BOOK 2003 PAGE 549

## LEGAL DESCRIPTION:

***PARCEL F,*** *BEING ALL OF LOT 2, AND PART OF LOT 4 OF THE SUBDIVISION OF THE SOUTH ONE-HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼), PART OF THE NORTH ONE-HALF (N ½) OF THE SOUTHWEST QUARTER (SW ¼), AND PART OF THE FORMER RAILROAD RIGHT OF WAY, ALL IN SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 13.10 acres, including 0.46 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the Southwest Corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**THENCE** along the Northerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-Two (32), South 89° 34' 21" East, to the Westerly Line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad, 151.86 feet, the **POINT OF BEGINNING**;

**THENCE** continuing along the Northerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-Two (32), South 89° 34' 21" East, to the Westerly Line of State Highway #38, 102.70 feet;

**THENCE** along the Westerly Line of State Highway #38, South 00° 33' 10" West, 601.02 feet;

**THENCE** continuing along the Westerly Line of State Highway #38, South 00° 28' 03" West, to the Northerly Line of the North One-Half (N ½) of the Southwest Quarter (SW ¼) of said Section Thirty-Two (32), 728.44 feet;

**THENCE** along the Northerly Line of the North One-Half (N ½) of the Southwest Quarter (SW ¼) of said Section Thirty-Two (32), North 89° 42' 58" West, to the Westerly Line of State Highway #38, 15.00 feet;

**THENCE** along the Westerly Line of State Highway #38, South 00° 28' 18" West, to the Northerly Line of the Chicago Central and Pacific Railroad, 60.00 feet;

**THENCE** along the Northerly Line of the Chicago Central and Pacific Railroad, North 89° 42' 58" West, 664.56 feet;

**THENCE** continuing along the Northerly Line of the Chicago Central and Pacific Railroad, South 00° 33' 16" West, 106.64 feet;

**THENCE** continuing along the Northerly Line of the Chicago Central and Pacific Railroad, South 82° 39' 32" West, to the Westerly Line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad, 107.96 feet;

**THENCE** along the Westerly Line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad, North 23° 57' 40" East, to the Southerly Line of vacated Root Street, 60.02 feet;

**THENCE** along the Southerly Line of vacated Root Street and the Westerly Line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad, South 89° 42' 58" East, 18.56 feet;

**THENCE** continuing along the Westerly Line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad, North 23° 57' 40" East, to the Northerly Line of vacated Root Street, 72.07 feet;

**THENCE** continuing along the Westerly Line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad and the Northerly Line of vacated Root Street, North 89° 42' 58" West, 18.56 feet;

**THENCE** continuing along the Westerly Line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad, North 23° 57' 40" East, to the Northerly Line of the North One-Half (N ½) of the Southwest Quarter (SW ¼) of said Section Thirty-Two (32), 65.51 feet;

**THENCE** continuing along the Westerly Line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad and the Northerly Line of the North One-Half (N ½) of the Southwest Quarter (SW ¼) of said Section Thirty-Two (32), South 89° 42' 58" East, 27.30 feet;

**THENCE** continuing along the Westerly Line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad, North 23° 57' 40" East, 1451.92 feet to the **POINT OF BEGINNING**;

Containing a total of 13.10 acres, including 0.46 acres of public road right of way, subject to easements of record.

The centerline of the former Chicago, Milwaukee, St. Paul & Pacific Railroad is assumed to bear North 23° 57' 40" East.