FILED
Date 2-21-2003
County Assessor

FEB 21 2003

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

BOOK 303 PAGE 805
DEBORAH L. PEYTON
DELAWARE CO RECORDER
11.00

2003 FE 21 PM 4:14

DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

200 0 200
Scale: 1" = 200'

PARCEL G
PART OF THE FORMER RAILROAD RIGHT OF WAY,
IN THE NE 1/4-NW 1/4, SEC. 32, T89N, R4W
OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGEND
- ● FOUND I.D.O.T. ROW MONUMENT
- ■ 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
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SW CORNER NE 1/4 - NW 1/4
SEC. 32, T89N, R4W
FD. 1/2" IRON ROD CAP #6505

SW 1/4 - NW 1/4

SUB. OF THE S 1/2 - NW 1/4
PLAT BOOK A, PAGE 62

PARCEL D (AMENDED)

POINT OF BEGINNING PARCEL C

PARCEL G
0.43 ACRES

NE 1/4 - NW 1/4

FD. RAIL 1.78' NORTH OF CORNER

NE CORNER - SE 1/4 - NW 1/4
SEC. 32, T89N, R4W
FD. 1/2" IRON ROD W/CAP #10165

POINT OF BEGINNING PARCEL F

LOT 1
LOT 2
LOT 3
LOT 4

STATE HIGHWAY #38

SE 1/4 - NW 1/4

FD. 1/2" IRON ROD W/CAP #10165

CENTER OF SECTION
SEC. 32, T89N, R4W

LINE	DIRECTION	DISTANCE	RECORDED AS
L1	N 23°57'40" E	324.08'	S 23°41'03" W
L2	S 00°28'17" W	35.94'	S 00°11'40" W
L3	S 00°17'42" W	213.44'	N 00°46'30" E
L4	S 00°17'42" W	261.19'	N 00°46'30" E
L5	S 23°57'40" W	52.08'	S 23°57'40" W
L6	N 89°34'21" W	109.07'	N 89°50'42" W

PARCEL F
7.33 ACRES TOTAL - SE 1/4-NW 1/4
0.46 ACRES ROW - SE 1/4-NW 1/4
4.62 ACRES - SW 1/4-NW 1/4
0.35 ACRES - NE 1/4-SW 1/4
0.80 ACRES - NW 1/4-SW 1/4
13.10 ACRES TOTAL W/ROW

FORMER CHICAGO, MILWAUKEE, ST PAUL & PACIFIC RAILROAD ROW

W 1/4 CORNER
SEC. 32, T89N, R4W
FD. CONCRETE MONUMENT

ROOT STREET

VACATED - MISC. BK H, PG. 407

CHICAGO CENTRAL & PACIFIC RAILROAD

L.D. BK. 128, PG. 130

L.D. BK. 118, PG. 281

L.D. BK. 63, PG. 62

L.D. BK. 63, PG. 74

SURVEY REQUESTED BY: ~~MARK~~ NAHRA, DELAWARE CO. ENGINEER

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

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 2/21/03

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

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

PROJECT NO. 03-04
SCALE: 1"=200'
DATE: 1/10/2003
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

LEGAL DESCRIPTION:

***PARCEL G**, PART OF THE FORMER RAILROAD RIGHT OF WAY IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼), 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 0.43 acres, 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 Southerly Line of the Northeast Quarter (NE 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, 124.59 feet, the **POINT OF BEGINNING**;

THENCE along the Westerly Line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad, North 23° 57' 40" East, to the Westerly Line of State Highway #38, 324.08 feet;

THENCE along the Westerly Line of State Highway #38, South 00° 28' 17" West, 35.94 feet;

THENCE continuing along the Westerly Line of State Highway #38, South 00° 17' 42" West, to the Easterly line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad, 213.44 feet;

THENCE along the Easterly line of the former Chicago, Milwaukee, St. Paul & Pacific Railroad, South 23° 57' 40" West, to the Southerly line of the Northeast Quarter (NE ¼) of said Northwest Quarter (NW ¼), 52.08 feet;

THENCE along the Southerly line of the Northeast Quarter (NE ¼) of said Northwest Quarter (NW ¼), North 89° 34' 21" West, 109.07 feet to the **POINT OF BEGINNING**;

Containing a total of 0.43 acres and 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.