FILED
Date 2-21-2003
County Assessor
& CHG.

FEB 21 2003

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

BOOK 203 PAGE 806
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$ 11.00

2003 FE 21 PM 4:15

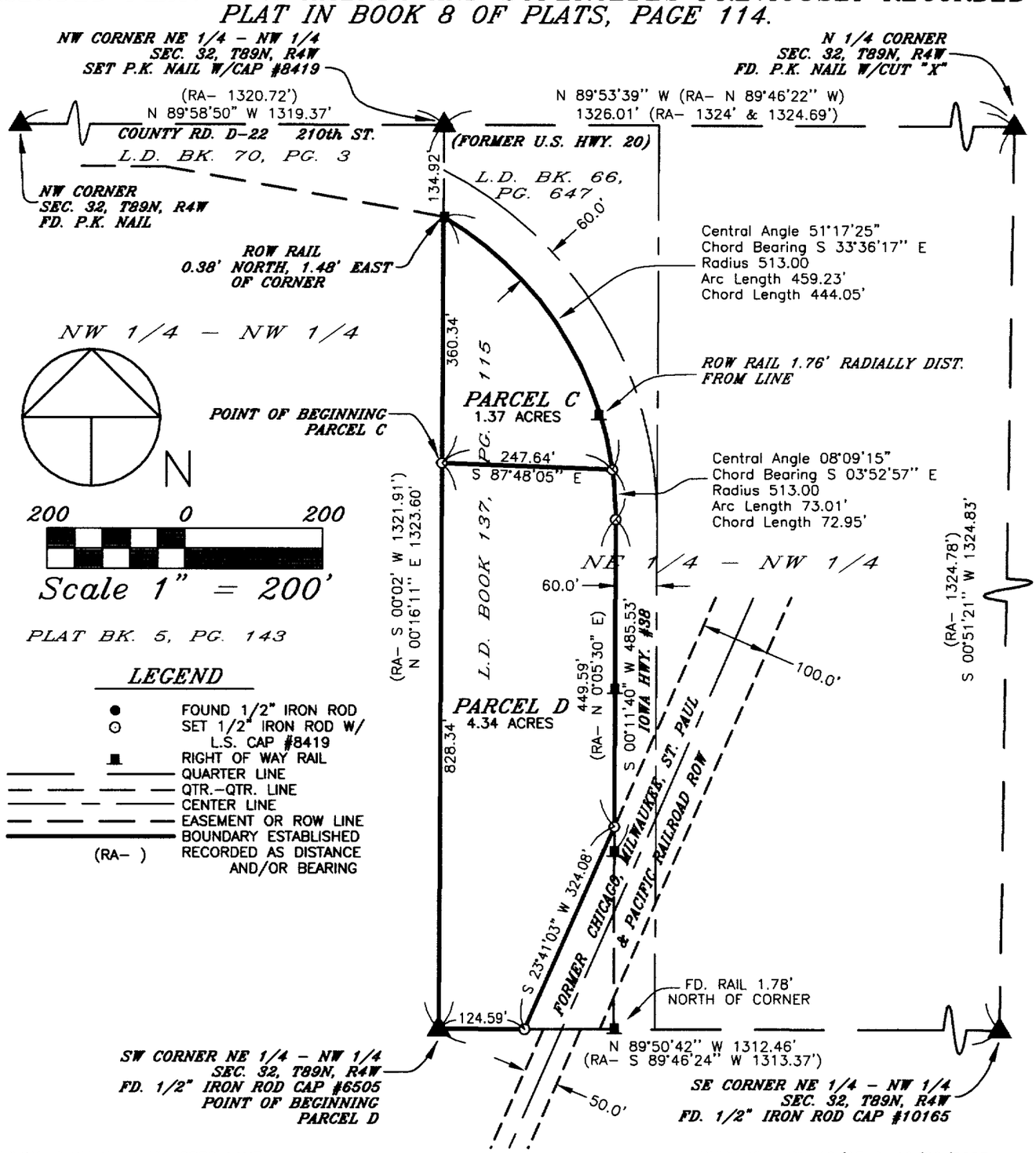
DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

PARCEL C & PARCEL D – BEING PART OF THE NE 1/4 – NW 1/4 OF SEC. 32, T89N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

AMENDED PLAT: PLAT AMENDS AND SUPERCEDES PREVIOUSLY RECORDED PLAT IN BOOK 8 OF PLATS, PAGE 114.



LEGEND

- ● FOUND 1/2" IRON ROD
- ○ SET 1/2" IRON ROD W/ L.S. CAP #8419
- ■ RIGHT OF WAY RAIL
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- (RA–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: GREG LAHR

SURVEYED ON: 12/13 & 12/26/2003

PROPRIETORS: GREGORY J. LAHR & LINDA J. LAHR

PROJECT NO. 98-23

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 2/21/03

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

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

SCALE: 1"=200'

DATE: 4/14/1998

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED 1/10/2003

SHEET 1 OF 2

LEGAL DESCRIPTION:

PARCEL C; PART 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, containing 1.37 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;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-two (32), North 00° 16' 11" East, 828.34 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-two (32), North 00° 16' 11" East, to the Westerly Line of Iowa Highway 38, 360.34 feet;

THENCE along Westerly Line of Iowa Highway 38 along a curve concave Southwesterly and having a Central Angle of 51° 17' 25", a Radius of 513.00 feet, an Arc Length of 459.23 feet, a Chord Bearing of South 33° 36' 17" East, and a Chord Length of 444.05 feet;

THENCE North 87° 48' 05" West, 247.64 feet to the **POINT OF BEGINNING**;

Containing a total of 1.37 acres and subject to easements of record.

The Northerly Line 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 is assumed to bear North 89° 53' 39" West.

LEGAL DESCRIPTION:

PARCEL D; PART 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 containing 4.34 acres, subject to easements of record and more particularly described by metes and bounds as follows:

BEGINNING 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;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-two (32), North 00° 16' 11" East, 828.34 feet;

THENCE South 87° 48' 05" East, to the Westerly Line of Iowa Highway 38, 247.64 feet;

THENCE along the Westerly Line of Iowa Highway 38 along a curve concave Southwesterly and having a Central Angle of 08° 09' 15", a Radius of 513.00 feet, an Arc Length of 73.01 feet, a Chord Bearing of South 03° 52' 57" East, and a Chord Length of 72.95 feet;

THENCE continuing along the Westerly Line of Iowa Highway 38, South 00° 11' 40" West to the Westerly Line of the former Chicago, Milwaukee, St. Paul, and Pacific Railroad right of way, 449.59 feet;

THENCE along the Westerly Line of said Railroad right of way, South 23° 41' 03" West to the Southerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-two (32), 324.08 feet;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-two (32), North 89° 50' 42" West, 124.59 feet to the **POINT OF BEGINNING**;

Containing a total of 4.34 acres and subject to easements of record.

The Northerly Line 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 is assumed to bear North 89° 53' 39" West.