DELAWARE COUNTY IOWA
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2003 APR -4 PM 2:30

BOOK 3 PAGE 1550
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
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SHARON McCRABB
DELAWARE COUNTY AUDITOR

APR 4 2003

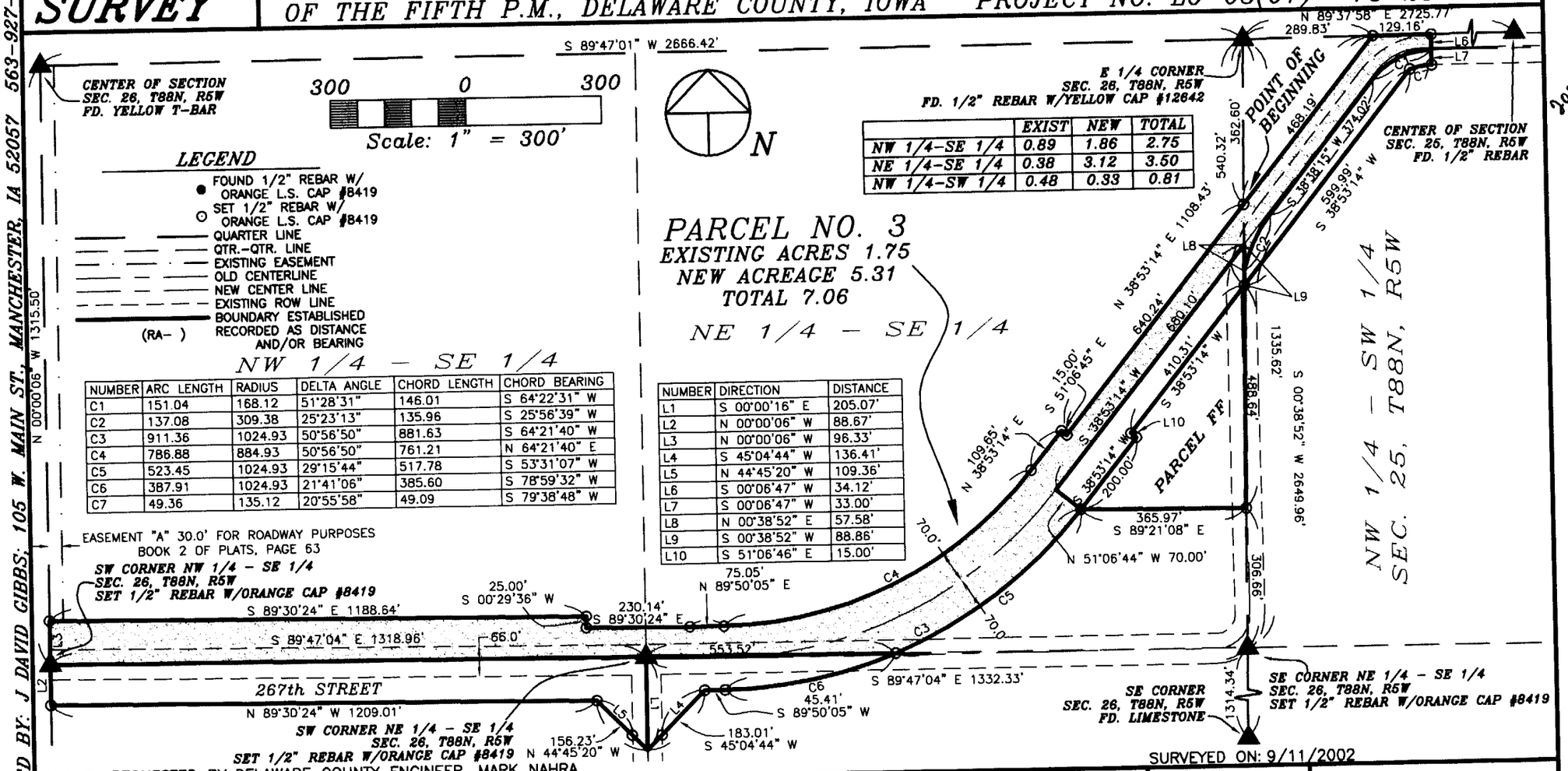
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JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

APR 4 2003

2003 BOOK 3 PAGE 1550

PLAT OF SURVEY

PARCEL NO. 3, PART OF THE NW 1/4–SE 1/4, & PART OF THE NE 1/4–SE 1/4 OF SEC. 26, & PART OF THE NW 1/4–SW 1/4 OF SEC. 25, ALL IN T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA PROJECT NO. LG-03(01)--73-28



	EXIST	NEW	TOTAL
NW 1/4–SE 1/4	0.89	1.86	2.75
NE 1/4–SE 1/4	0.38	3.12	3.50
NW 1/4–SW 1/4	0.48	0.33	0.81

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	151.04	168.12	51°28'31"	146.01	S 64°22'31" W
C2	137.08	309.38	25°23'13"	135.96	S 25°56'39" W
C3	911.36	1024.93	50°56'50"	881.63	S 64°21'40" W
C4	786.88	884.93	50°56'50"	761.21	N 64°21'40" E
C5	523.45	1024.93	29°15'44"	517.78	S 53°31'07" W
C6	387.91	1024.93	21°41'06"	385.60	S 78°59'32" W
C7	49.36	135.12	20°55'58"	49.09	S 79°38'48" W

NUMBER	DIRECTION	DISTANCE
L1	S 00°00'16" E	205.07'
L2	N 00°00'06" W	88.67'
L3	N 00°00'06" W	96.33'
L4	S 45°04'44" W	136.41'
L5	N 44°45'20" W	109.36'
L6	S 00°06'47" W	34.12'
L7	S 00°06'47" W	33.00'
L8	N 00°38'52" E	57.58'
L9	S 00°38'52" W	88.86'
L10	S 51°06'46" E	15.00'

SURVEY REQUESTED BY: DELAWARE COUNTY ENGINEER, MARK NAHRA

SURVEYED ON: 9/11/2002

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

c46 v

SCALE: 1"=300'	PROPRIETORS: ALLAN L. BOGE & RUTH M. BOGE
DATE: 2/24/2003	PROJECT NO. 02-51
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 DATE 4/4/03

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

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

LEGAL DESCRIPTION:

PARCEL NO. 3; *PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SIX (26), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-FIVE (25), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 7.06 acres, including 1.75 acres of existing public road right of way, and more particularly described as follows;

COMMENCING at the East Quarter Corner of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼), South 00° 38' 52" West, 362.60 feet to the **POINT OF BEGINNING**;

THENCE North 38° 53' 14" East, to the Northerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, 468.19 feet;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of said Southwest Quarter (SW ¼), North 89° 37' 58" East, 129.16 feet;

THENCE South 00° 06' 47" West, to the centerline of 267th Street, 34.12 feet;

THENCE along the existing centerline of 267th Street along a circular curve concave Southeasterly for an arc length of 151.04 feet, said circular curve having a radius of 168.12 feet, a central angle of 51° 28' 31", a chord length of 146.01 feet, and a chord bearing of South 64° 22' 31" West to a point of tangency;

THENCE continuing along the existing centerline of 267th Street, South 38° 38' 15" West, 374.02 feet to a point of tangency;

THENCE continuing along the existing centerline of 267th Street along a circular curve concave Southeasterly for an arc length of 137.08 feet, said circular curve having a radius of 309.38 feet, a central angle of 25° 23' 13", a chord length of 135.96 feet, and a chord bearing of South 25° 56' 39" West to the Easterly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26) to a point of tangency;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), North 00° 38' 52" East, to the Northwesterly Line of Parcel FF, 57.58 feet;

THENCE along the Northwesterly Line of Parcel FF, South 38° 53' 14" West, 680.10 feet to a point of tangency;

THENCE South 51° 06' 44" East, 70.00 feet;

THENCE along a circular curve concave Northwesterly for an arc length of 523.45 feet, said circular curve having a radius of 1024.93 feet, a central angle of 29° 15' 44", a chord length of 517.78 feet, and a chord bearing of South 53° 31' 07" West to the Southerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26);

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of said Southeast Quarter (SE ¼), North 89° 47' 04" West, to the Southwest Corner of the Northeast Quarter (NE ¼) of said Southeast Quarter (SE ¼), 553.52 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), North 89° 47' 04" West, to the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), 1318.96 feet;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), North 00° 00' 06" West, 96.33 feet;

THENCE South 89° 30' 24" East, 1188.64 feet;

THENCE South 00° 29' 36" West, 25.00 feet;

THENCE South 89° 30' 24" East, 230.14 feet;

THENCE North 89° 50' 05" East, 75.05 feet;

THENCE along a circular curve concave Northwesterly for an arc length of 786.88 feet, said circular curve having a radius of 884.93 feet, a central angle of 50° 56' 50", a chord length of 761.21 feet, and a chord bearing of North 64° 21' 40" East to a point of tangency;

THENCE North 38° 53' 14" East, 109.65 feet;

THENCE South 51° 06' 45" East, 15.00 feet;

THENCE North 38° 53' 14" East, 640.24 feet to the **POINT OF BEGINNING**;

Containing a total of 7.06 acres including 1.75 acres of existing public road right of way.

The Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the Southerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 47' 04" East.