DELAWARE COUNTY IOWA
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DEBORAH L. PEYTON
DELAWARE CO. RECORDER
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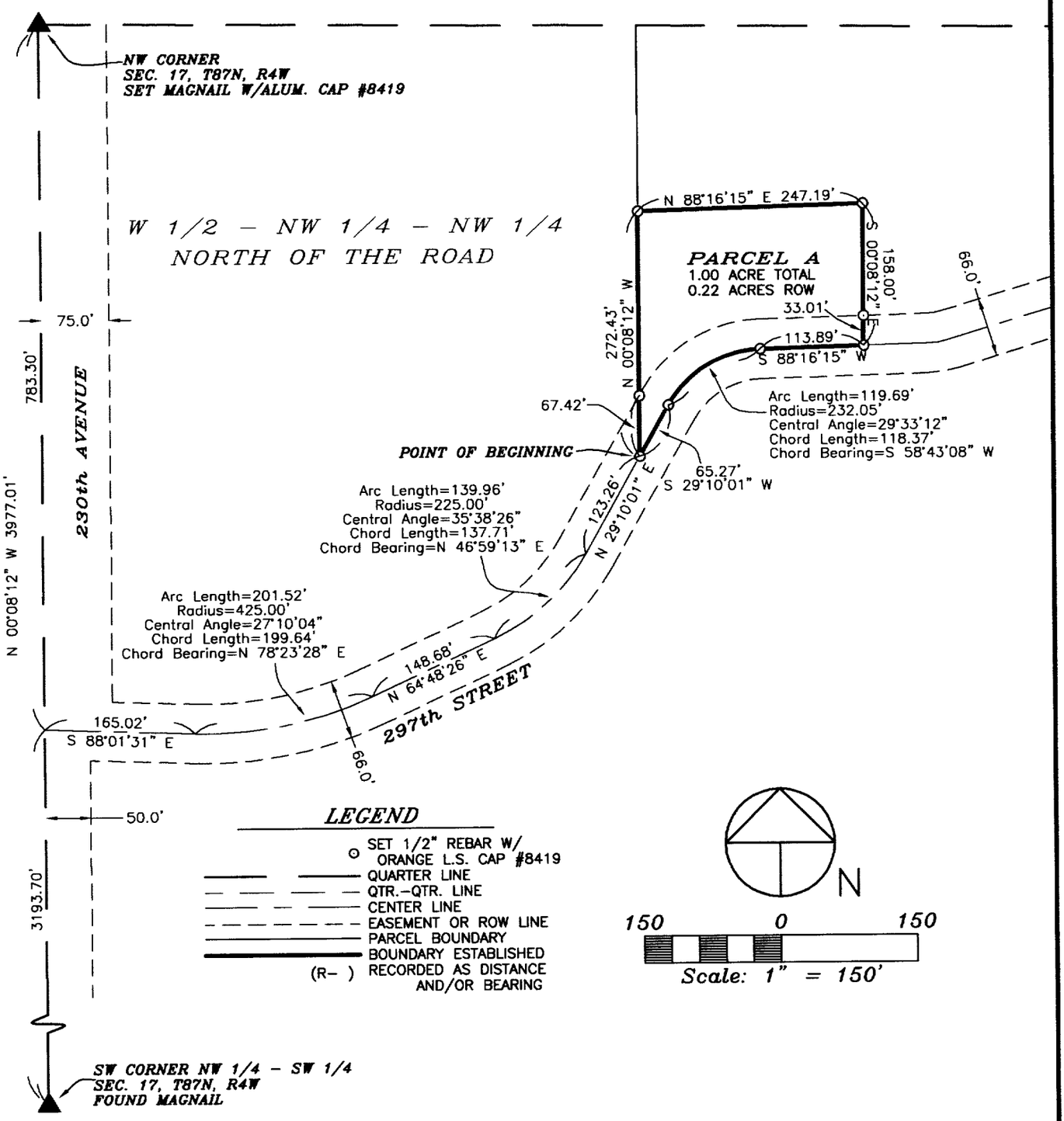
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JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
JUL 7 2003

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

PLAT OF SURVEY

PARCEL A, PART OF THE E 1/2 OF THE NW 1/4-NW 1/4
SEC. 17, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: MIKE FLANNAGAN

SURVEYED ON: 6/24 & 6/26/2003

PROPRIETORS: JAY J. FLANNAGAN

PROJECT NO. 03-47

SCALE: 1"=100'

DATE: 6/26/2003

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 2

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

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. LIC. #8419 DATE 7/7/03

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

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

BOOK 2003 PAGE 3357

LEGAL DESCRIPTION:

***PARCEL A**, PART OF THE EAST ONE-HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA*, containing a total of 1.00 acre, including 0.22 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 SW Corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Seventeen (17), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and the Northwest Quarter (NW ¼) of said Section Seventeen (17), North 00° 08' 12" West, to the centerline of 297th Street, 3193.70 feet;

THENCE along the centerline of 297th Street, South 88° 01' 31" East, 165.02 feet;

THENCE continuing along the centerline of 297th Street along a circular curve concave Northwesterly for an arc length of 201.52 feet, said circular curve having a radius of 425.00 feet, a central angle of 27° 10' 04", a chord length of 199.64 feet, and a chord bearing of North 78° 23' 28" East;

THENCE continuing along the centerline of 297th Street, North 64° 48' 26" East, 148.68 feet;

THENCE continuing along the centerline of 297th Street along a circular curve concave Northwesterly for an arc length of 139.96 feet, said circular curve having a radius of 225.00 feet, a central angle of 35° 38' 26", a chord length of 137.71 feet, and a chord bearing of North 46° 59' 13" East;

THENCE continuing along the centerline of 297th Street, North 29° 10' 01" East, 123.26 feet to the **POINT OF BEGINNING**;

THENCE North 00° 08' 12" West, 272.43 feet

THENCE North 88° 16' 15" East, 247.19 feet;

THENCE South 00° 08' 12" East, to the centerline of 297th Street, 158.00 feet;

THENCE along the centerline of 297th Street, South 88° 16' 15" West, 113.89 feet

THENCE continuing along the centerline of 297th Street along a circular curve concave Southeasterly for an arc length of 119.69 feet, said circular curve having a radius of 232.05 feet, a central angle of 29° 33' 12", a chord length of 118.37 feet, and a chord bearing of South 58° 43' 08" West;

THENCE continuing along the centerline of 297th Street, South 29° 10' 01" West, 65.27 feet to the **POINT OF BEGINNING**;

Containing a total of 1.00 acre, including 0.22 acres of public road right of way and subject to easements of record.

The Westerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and the Northwest Quarter (NW ¼) of Section Seventeen (17), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 08' 12" West.