SEP 11 2003

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

SFP 11 2003

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SHARON McCRABB
DELAWARE COUNTY AUDITOR

BOOK 3 PAGE 4416
DEBORAH L. PEYTON
DELAWARE COUNTY RECORDER
26.00

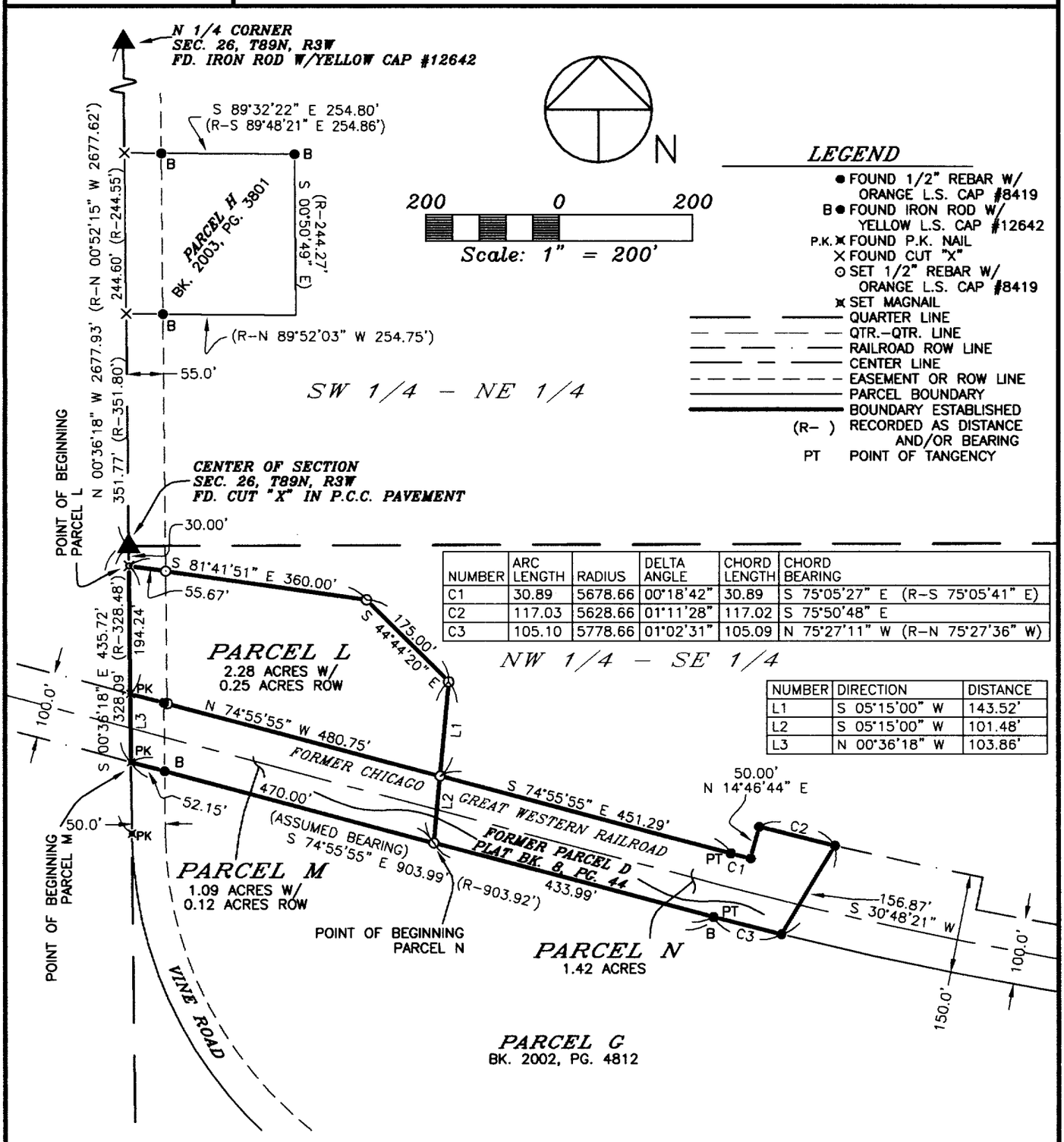
2003 SP 11 A 11: 20

DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

PARCEL L, PART OF THE NW 1/4 – SE 1/4;
PARCEL M, & PARCEL N, PART OF PARCEL D IN THE NW 1/4–SE 1/4;
SEC. 26, T89N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	30.89	5678.66	00°18'42"	30.89	S 75°05'27" E (R–S 75°05'41" E)
C2	117.03	5628.66	01°11'28"	117.02	S 75°50'48" E
C3	105.10	5778.66	01°02'31"	105.09	N 75°27'11" W (R–N 75°27'36" W)

NUMBER	DIRECTION	DISTANCE
L1	S 05°15'00" W	143.52'
L2	S 05°15'00" W	101.48'
L3	N 00°36'18" W	103.86'

SURVEY REQUESTED BY: ROBERT STEGER

SURVEYED ON: 8/25 & 9/8/2003

J. DAVID GIBBS 8419 LICENSED LAND SURVEYOR IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–4

PROPRIETORS:
ROBERT J. STEGER & LILLIAN R. STEGER

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 9/9/03

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. 03–68
SCALE: 1"=200'
DATE: 8/26/2003
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 4

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LEGAL DESCRIPTION:

***PARCEL L**; PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 2.28 acres, including 0.25 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMMENCING at the Center of Section Twenty-Six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Twenty-Six (26), South 00° 36' 18" East, 30.00 feet, the **POINT OF BEGINNING**;

THENCE South 81° 41' 51" East, 360.00 feet;

THENCE South 44° 44' 20" East, 175.00 feet;

THENCE South 05° 15' 00" West, to the Northerly Line of the Former Chicago Great Western Railroad, 143.52 feet;

THENCE along the Northerly Line of the Former Chicago Great Western Railroad, North 74° 55' 55" West, to the Westerly Line of the Southeast Quarter (SE ¼) of said Section Twenty-Six (26), 480.75 feet;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Twenty-Six (26), North 00° 36' 18" West, 194.24 feet, to the **POINT OF BEGINNING**;

Containing a total of 2.28 acres, including 0.25 acres of public road right of way, and subject to easements of record.

Part of the Southerly Line of the Former Chicago Great Western Railroad from the Westerly Line of the Southeast Quarter (SE ¼) of Section Twenty-Six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa to a point 903.99 feet Southeasterly is assumed to bear South 74° 55'55" East.

LEGAL DESCRIPTION:

***PARCEL M**; PART OF PARCEL D, BEING PART OF THE FORMER CHICAGO GREAT WESTERN RAILROAD, SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 1.09 acres, including 0.12 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMMENCING at the Center of Section Twenty-Six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Twenty-Six (26), South 00° 36' 18" East, to the Southerly Line of the Former Chicago Great Western Railroad, 328.09 feet, the **POINT OF BEGINNING**;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Twenty-Six (26), North 00° 36' 18" West, to the Northerly Line of the Former Chicago Great Western Railroad, 103.86 feet;

THENCE along the Northerly Line of the Former Chicago Great Western Railroad, South 74° 55' 55" East, 480.75 feet;

THENCE South 05° 15' 00" West, to the Southerly Line of the Former Chicago Great Western Railroad, 101.48 feet;

THENCE along the Southerly Line of the Former Chicago Great Western Railroad, North 74° 55' 55" West, 470.00 feet to the **POINT OF BEGINNING**;

Containing a total of 1.09 acres, including 0.12 acres of public road right of way, subject to easements of record.

Part of the Southerly Line of the Former Chicago Great Western Railroad from the Westerly Line of the Southeast Quarter (SE ¼) of Section Twenty-Six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa to a point 903.99 feet Southeasterly is assumed to bear South 74° 55'55" East.

LEGAL DESCRIPTION:

***PARCEL N**; PART OF PARCEL D IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼), BEING PART OF THE FORMER CHICAGO GREAT WESTERN RAILROAD, SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 1.42 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMMENCING at the Center of Section Twenty-Six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Twenty-Six (26), South 00° 36' 18" East, to the Southerly Line of the Former Chicago Great Western Railroad, 328.09 feet;

THENCE along the Southerly Line of the Former Chicago Great Western Railroad, South 74° 55' 55" East, 470.00 feet to the **POINT OF BEGINNING**;

THENCE North 05° 15' 00" East, to the Northerly Line of the Former Chicago Great Western Railroad, 101.48 feet;

THENCE along said Northerly Line of the Former Chicago Great Western Railroad, South 74° 55' 55" East to a Point of Tangency, 451.29 feet;

THENCE continuing along said Northerly Line along a circular curve concave Northeasterly for an Arc Length of 30.89 feet, said circular curve having a Radius of 5678.66 feet, a Central Angle of 00° 18' 42", a Chord Bearing of South 75° 05' 27" East, and a Chord Length of 30.89 feet;

THENCE continuing along said Northerly Line North 14° 46' 44" East 50.00 feet;

THENCE continuing along said Northerly Line along a circular curve concave Northeasterly for an Arc Length of 117.03 feet said circular curve having a Radius of 5628.66 feet, a Central Angle of 01° 11' 28", a Chord Bearing of South 75° 50' 48" East, and a Chord Length of 117.02 feet;

THENCE South 30° 48' 21" West to the Southerly Line of the Former Chicago Great Western Railroad, 156.87 feet;

THENCE along said Southerly Line along a circular curve concave Northeasterly for an Arc Length of 105.10 feet said circular curve having a Radius of 5778.66 feet, a Central Angle of 01° 02' 31", a Chord Bearing of North 75° 27' 11" West, and a Chord Length of 105.09 feet, to a Point of Tangency;

THENCE continuing along said Southerly Line, North 74° 55' 55" West, 433.99 feet to the **POINT OF BEGINNING**;

Containing a total of 1.42 acres, and subject to easements of record.

Part of the Southerly Line of the Former Chicago Great Western Railroad from the Westerly Line of the Southeast Quarter (SE ¼) of Section Twenty-Six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa to a point 903.99 feet Southeasterly is assumed to bear South 74° 55'55" East.