DELAWARE COUNTY IOWA
FILED
✓
2003 DE -1 PM 4:21
2003 PAGE 5570
DEBORAH L. PEYTON
DELAWARE CO RECORDER
16.00

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
DEC 1 2003

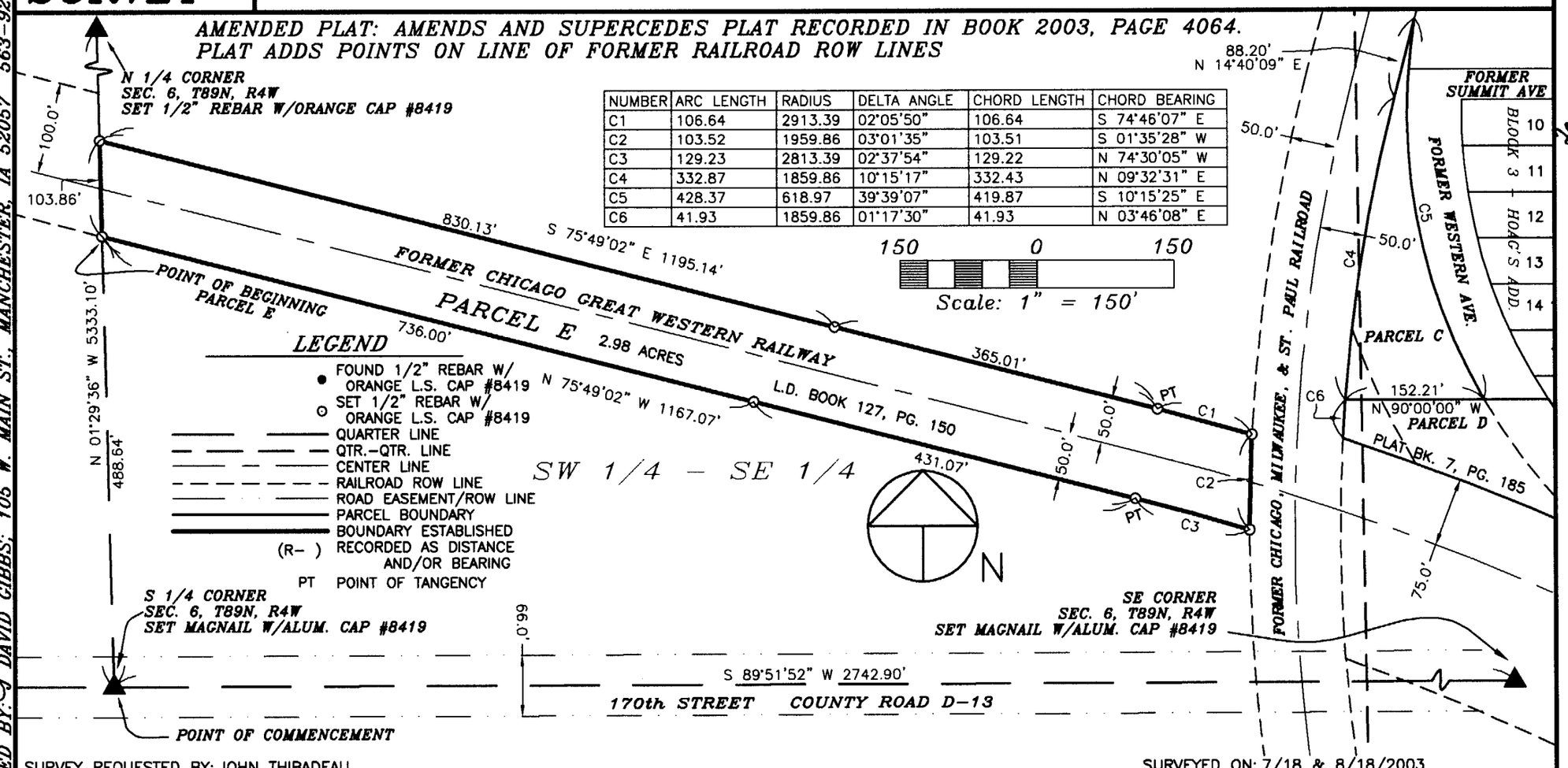
DEC 1 2003

PLAT OF SURVEY

PARCEL E; PART OF THE FORMER CHICAGO GREAT WESTERN RAILWAY IN THE SW 1/4 – SE 1/4 SEC. 6, T89N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

AMENDED PLAT: AMENDS AND SUPERCEDES PLAT RECORDED IN BOOK 2003, PAGE 4064.
PLAT ADDS POINTS ON LINE OF FORMER RAILROAD ROW LINES

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	106.64	2913.39	02°05'50"	106.64	S 74°46'07" E
C2	103.52	1959.86	03°01'35"	103.51	S 01°35'28" W
C3	129.23	2813.39	02°37'54"	129.22	N 74°30'05" W
C4	332.87	1859.86	10°15'17"	332.43	N 09°32'31" E
C5	428.37	618.97	39°39'07"	419.87	S 10°15'25" E
C6	41.93	1859.86	01°17'30"	41.93	N 03°46'08" E



SURVEY REQUESTED BY: JOHN THIBADEAU
SURVEYED ON: 7/18 & 8/18/2003

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

BOOK 2003 PAGE 5570

SCALE: 1"=150'	
DATE: 7/7/2003	
DRAWN BY: RLR	
CHECKED BY: JDG	
FIELD BK: D.L.	
REVISED 11/26/2003	
SHEET 1 OF 2	

PROPRIETORS:
DONALD BENNETT & GENEROSE BENNETT

PROJECT NO. 03-57

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 11/26/03

J. DAVID GIBBS, P.E., L.S. LICENSE #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

LEGAL DESCRIPTION:

***PARCEL E**; PART OF THE FORMER CHICAGO GREAT WESTERN RAILWAY IN THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION SIX (6), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA;* containing a total of 2.98 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the South Quarter Corner of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Six (6), North 01° 29' 36" West, to the Southerly Line of the Former Chicago Great Western Railway, 488.64 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Six (6), North 01° 29' 36" West, to the Northerly Line of the Former Chicago Great Western Railway, 103.86 feet;

THENCE along the Northerly Line of the Former Chicago Great Western Railway, South 75° 49' 02" East, 1195.14 feet;

THENCE continuing along the Northerly Line of the Former Chicago Great Western Railway along a circular curve concave Southwesterly for an arc length of 106.64 feet, said circular curve having a radius of 2913.39 feet, a central angle of 02° 05' 50", a chord length of 106.64 feet, and a chord bearing of South 74° 46' 07" East to the Westerly Line of the Former Chicago, Milwaukee, and St. Paul Railroad;

THENCE along the Westerly Line of the Former Chicago, Milwaukee, and St. Paul Railroad along a circular curve concave Easterly for an arc length of 103.52 feet, said circular curve having a radius of 1959.86 feet, a central angle of 03° 01' 35", a chord length of 103.51 feet, and a chord bearing of South 01° 35' 28" West to the Southerly Line of the Former Chicago Great Western Railway;

THENCE along the Southerly Line of the Former Chicago Great Western Railway along a circular curve concave Southwesterly for an arc length of 129.23 feet, said circular curve having a radius of 2813.39 feet, a central angle of 02° 37' 54", a chord length of 129.22 feet, and a chord bearing of North 74° 30' 05" West;

THENCE continuing along the Southerly Line of the Former Chicago Great Western Railway, North 75° 49' 02" West, 1167.07 feet to the **POINT OF BEGINNING**;

Containing a total of 2.98 acres and subject to easements of record.

The Southerly Line of the Southeast Quarter (SE ¼) of Section Six (6), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 51' 52" West.

The above Legal Description and attached Plat amends and supercedes Plat and Legal Description recorded in Book 2003, Page 4064 in the Office of the Delaware County Recorder.