DELAWARE COUNTY IOWA
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2003 DEC 30 AM 9:25

2003 5909
BOOK PAGE
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
21.00

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JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

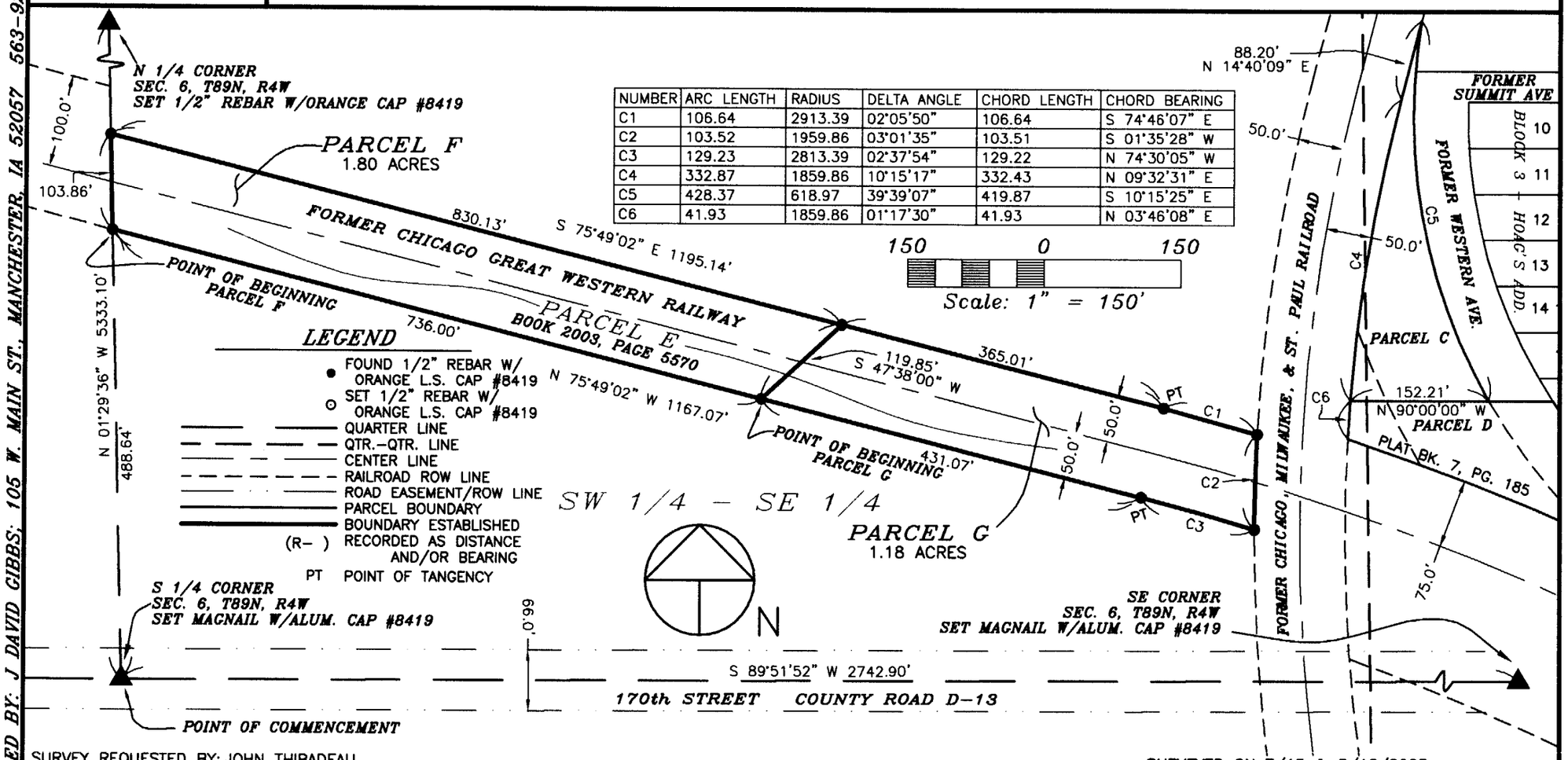
DEC 30 2003

DEC 30 2003

PLAT OF SURVEY

PARCEL F & PARCEL G; PART OF PARCEL E, BEING 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

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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

SCALE: 1"=150'	
DATE: 7/7/2003	
DRAWN BY: RLR	
CHECKED BY: JDG	
FIELD BK: D.L.	
REVISED 12/12/2003	
SHEET 1 OF 3	

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, P.E., L.S. LICENSE #8419 DATE 12/26/03
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 F**; PART OF PARCEL E, BEING 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 1.80 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, being the Southwest Corner of Parcel E as recorded in Book 2003, Page 5570 in the Office of the Delaware County Recorder, 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, 830.13 feet;

THENCE South 47° 38' 00" West, to the Southerly Line of the Former Chicago Great Western Railway, 119.85 feet;

THENCE along the Southerly Line of the Former Chicago Great Western Railway, North 75° 49' 02" West, 736.00 feet to the **POINT OF BEGINNING**;

Containing a total of 1.80 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 is a division of the amended Plat of Parcel E as recorded in Book 2003, Page 5570 in the Office of the Delaware County Recorder.

LEGAL DESCRIPTION:

***PARCEL G**; PART OF PARCEL E, BEING 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 1.18 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, being the Southwest Corner of Parcel E as recorded in Book 2003, Page 5570 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of the Former Chicago Great Western Railway, and said Parcel E, South 75° 49' 02" East, 736.00 feet to the **POINT OF BEGINNING;**

THENCE North 47° 38' 00" East, to the Northerly Line of the Former Chicago Great Western Railway, 119.85 feet;

THENCE along the Northerly Line of the Former Chicago Great Western Railway, South 75° 49' 02" East, 365.01 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, 431.07 feet to the **POINT OF BEGINNING**;

Containing a total of 1.18 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 is a division of the amended Plat of Parcel E as recorded in Book 2003, Page 5570 in the Office of the Delaware County Recorder.