FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

JAN 15 2004

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JAN 15 2004

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DELAWARE COUNTY IOWA
FILED

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DEBORAH PERKINS
DELAWARE COUNTY, IOWA

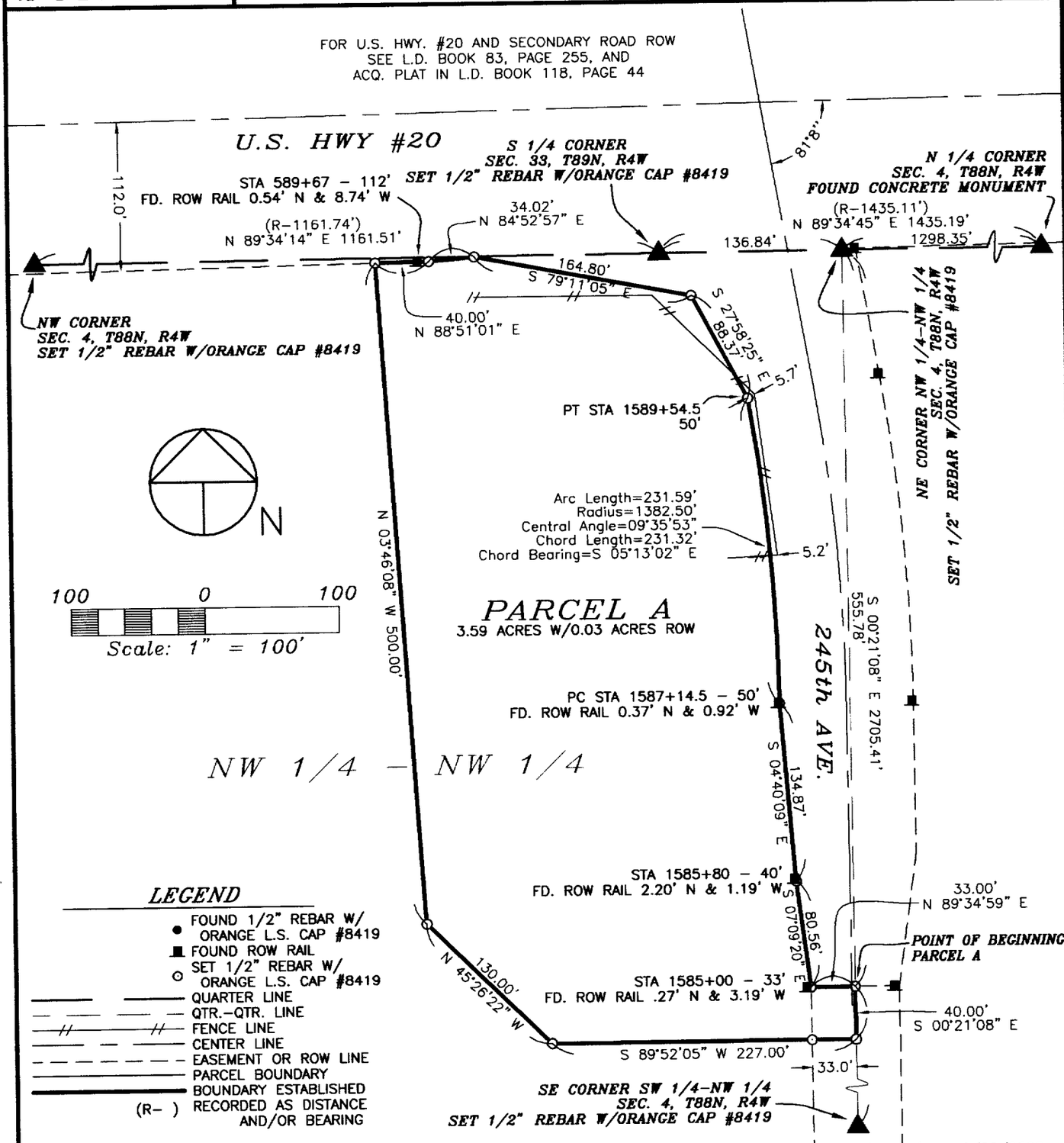
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CH6

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

PLAT OF SURVEY

PARCEL A, PART OF THE NW FR. 1/4 – NW 1/4, SEC. 4, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: ARNOLD BOCKENSTEDT

SURVEYED ON: 12/4, 12/17, 12/22/2003

PROPRIETORS:
ARNOLD R. BOCKENSTEDT, JR. & SANDRA SUE BOCKENSTEDT

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 — 1/15/04 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

PROJECT NO. 03–91
SCALE: 1"=100'
DATE: 1/2/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

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LEGAL DESCRIPTION:

***PARCEL A**; PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FR. ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION FOUR (4), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 3.59 acres, including 0.03 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 South Quarter Corner of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southeast Quarter of said Section Thirty-three (33), North 89° 34' 45" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Four (4), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, 136.84 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Four (4), South 00° 21' 08" East, to the Southerly Line of a parcel of road right of way acquired by the State of Iowa in L.D. Book 83, Page 255 in the Office of the Delaware County Recorder, for a secondary road connection to U.S. Highway #20, 555.78 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Four (4), South 00° 21' 08" East, 40.00 feet;

THENCE South 89° 52' 05" West, 227.00 feet;

THENCE North 45° 26' 22" West, 130.00 feet;

THENCE North 03° 46' 08" West, to the Southerly Line of U.S. Hwy #20, as recorded in L.D. Book 83, Page 255 in the Office of the Delaware County Recorder, 500.00 feet;

THENCE along the Southerly Line of said U.S. Hwy #20, North 88° 51' 01" East, 40.00 feet;

THENCE continuing along the Southerly Line of U.S. Highway #20, North 84° 52' 57" East, 34.02 feet;

THENCE continuing along the Southerly Line of U.S. Highway #20, South 79° 11' 05" East, to the Westerly Line of 245th Avenue, 164.80 feet;

THENCE along the Westerly Line of 245th Avenue, South 27° 58' 25" East, 88.37 feet;

THENCE continuing along the Westerly Line of 245th Avenue along a circular curve concave Southwesterly for an arc length of 231.62 feet, said circular curve having a radius of 1382.50 feet, a central angle of 09° 35' 57", a chord length of 231.35 feet, and a chord bearing of South 05° 13' 00" East;

THENCE continuing along the Westerly Line of 245th Avenue, South 04° 40' 09" East, 134.87 feet;

THENCE continuing along the Westerly Line of 245th Avenue, South 07° 09' 20" East, to the Southerly Line of said parcel of road right of way, 80.56 feet;

THENCE along the Southerly Line of said parcel of road right of way, North 89° 34' 59" East, 33.00 feet to the **POINT OF BEGINNING**;

Containing a total of 3.59 acres, including 0.03 acres of public road right of way and subject to easements of record.

The Township Line between the Northwest Corner of Section Four (4), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa and the South Quarter Corner of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 34' 14" East.