FEB 16 2004

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FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

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DELAWARE COUNTY IOWA
FILED

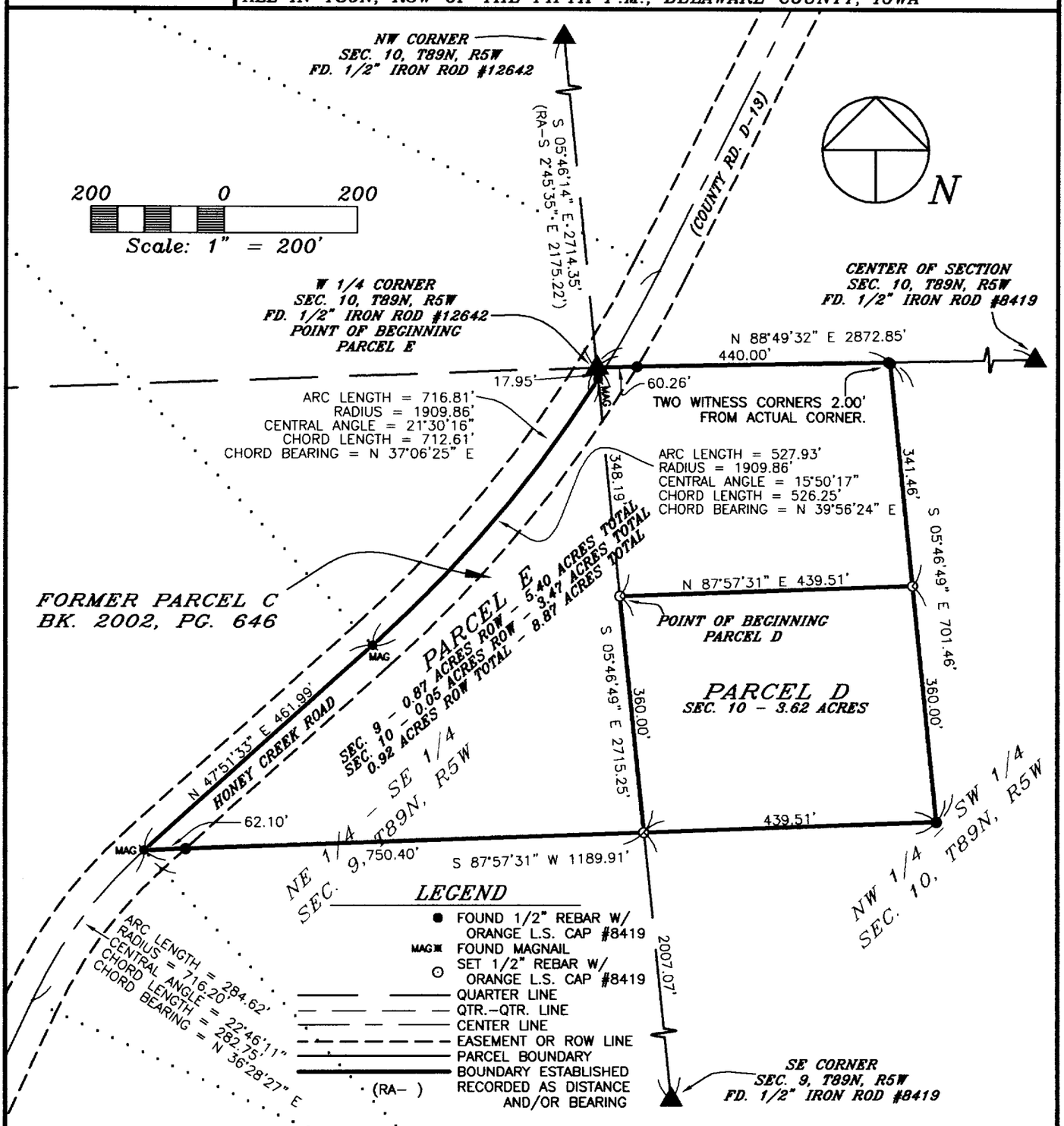
2004 FEB 16 PM 12:00

DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

PARCEL D; PART OF PARCEL C IN THE NW 1/4-SW 1/4, SEC. 10
PARCEL E; PART OF PARCEL C IN THE NW 1/4-SW 1/4, SEC. 10 & PART OF PARCEL C IN THE NE 1/4-SE 1/4, SEC. 9;
ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: ROBERT SOPPE

SURVEYED ON: 2/4/2004

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

PROPRIETORS:
ROBERT P. SOPPE & ALICE M. SOPPE

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 2/16/04

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. 04-03
SCALE: 1"=200'
DATE: 1/27/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

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LEGAL DESCRIPTION:

***PARCEL D**, PART OF PARCEL C IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TEN (10), IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA;* containing 3.62 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

COMMENCING at the West Quarter Corner of Section Ten (10), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northwesterly Most Corner of former Parcel C as recorded in Book 2002, Page 646 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of said Section Ten (10), South 05° 46' 49" East, 348.19 feet to the **POINT OF BEGINNING**;

THENCE North 87° 57' 31" East, to the Easterly Line of said former Parcel C, 439.51 feet;

THENCE along the Easterly Line of said former Parcel C, South 05° 46' 49" East, to the Southeast Corner of said former Parcel C, 360.00 feet;

THENCE along the Southerly Line of said former Parcel C, South 87° 57' 31" West, to the Westerly Line of the Southwest Quarter (SW ¼) of said Section Ten (10), 439.51 feet;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of said Section Ten (10), North 05° 46' 49" West, 360.00 feet to the **POINT OF BEGINNING**;

Containing a 3.62 acres and subject to easements of record.

The Northerly Line of the Southwest Quarter (SW ¼) of Section Ten (10), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 49' 32" East.

LEGAL DESCRIPTION:

***PARCEL E**, PART OF PARCEL C IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TEN (10), AND PART OF PARCEL C IN THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION NINE (9), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA;* containing a total of 8.87 acres, including 0.92 acres of public road right of way, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the West Quarter Corner of Section Ten (10), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northwest Corner of Parcel C, as recorded in Book 2002, Page 646 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of said Section Ten (10), also being the Northerly Line of said Parcel C, North 88° 49' 32" East, to the Northeast Corner of said Parcel C, 440.00 feet;

THENCE along the Easterly Line of said Parcel C, South 05° 46' 49" East, 341.46 feet;

THENCE South 87° 57' 31" West, to the Westerly Line of the Southwest Quarter (SW ¼) of said Section Ten (10), 439.51 feet;

THENCE along the Westerly Line of Southwest Quarter (SW ¼) of said Section Ten (10), South 05° 46' 49" East, to the Southerly Line of said former Parcel C, 360.00 feet;

THENCE along the Southerly Line of said Parcel C, South 87° 57' 31" West, to the centerline of Honey Creek Road, 750.40 feet;

THENCE along the centerline of Honey Creek Road, North 47° 51' 33" East, 461.99 feet;

THENCE along the centerline of Honey Creek Road along a circular curve concave Northwesterly for an arc length of 527.93 feet, said circular curve having a radius of 1909.86 feet, a central angle of 15° 50' 17", a chord length of 526.25 feet, and a chord bearing of North 39° 56' 24" East to the Westerly Line of the Southwest Quarter (SW ¼) of said Section Ten (10);

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of said Section Ten (10), North 05° 46' 49" West, 17.95 feet to the **POINT OF BEGINNING**;

Containing a total of 8.87 acres, including 0.92 acres of public road right of way and subject to easements of record.

The Northerly Line of the Southwest Quarter (SW ¼) of Section Ten (10), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 49' 32" East.