DELAWARE COUNTY IOWA
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2004 SEP 15 PM 4:04
BOOK 2004 PAGE 3546
DEBORAH L. IDELTON
DELAWARE CO. RECORDER
17.00

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

SEP 15 2004

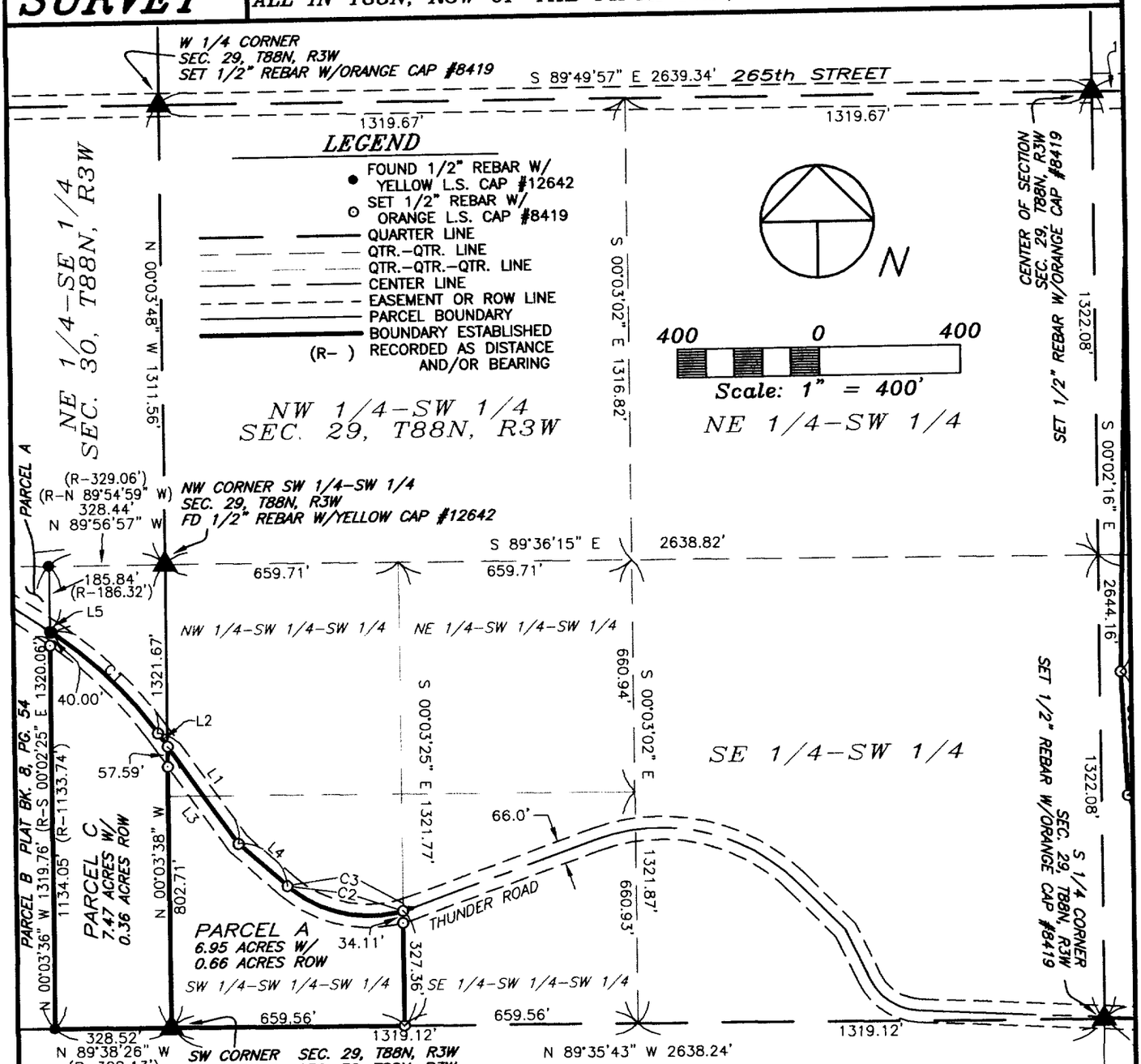
FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

SEP 15 2004

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

PLAT OF SURVEY

PARCEL A, PART OF THE SW 1/4-SW 1/4, SEC. 29;
PARCEL C, PART OF THE SE 1/4-SE 1/4, SEC. 30;
ALL IN T88N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	419.50	1145.92	20°58'30"	417.16	S 45°32'02" E
C2	349.34	350.00	57°11'15"	335.02	S 76°46'47" E
C3	375.32	350.00	61°26'29"	357.60	S 78°54'23" E

NUMBER	DIRECTION	DISTANCE
L1	S 35°02'47" E	390.00'
L2	S 35°02'47" E	46.79'
L3	S 35°02'47" E	343.21'
L4	S 48°11'09" E	183.60'
L5	S 56°01'17" E	5.16'

SURVEY REQUESTED BY: DONALD KNIPPER

SURVEYED ON: 8/26 & 9/8/2004

PROPRIETORS: TERRY L. KNIPPER

PROJECT NO. 04-63

SCALE: 1"=400'

DATE: 8/30/2004

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 3

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

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 DATE 9/15/04

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

BOOK 2004 PAGE 3546

LEGAL DESCRIPTION:

***PARCEL A**, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 6.95 acres, including 0.66 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of Section Twenty-nine (29), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of said Section Twenty-nine (29), North 00° 03' 38" West, to the centerline of Thunder Road, 802.71 feet;

THENCE along the centerline of Thunder Road, South 35° 02' 47" East, 343.21 feet;

THENCE continuing along the centerline of Thunder Road, South 48° 11' 09" East, 183.60 feet;

THENCE continuing along the centerline of Thunder Road along a circular curve concave Northeasterly for an arc length of 349.34 feet, said circular curve having a radius of 350.00 feet, a central angle of 57° 11' 15", a chord length of 335.02 feet, and a chord bearing of South 76° 46' 47" East, to the Easterly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-nine (29);

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-nine (29), South 00° 03' 25" East, to the Southerly Line of the Southwest Quarter (SW ¼) of said Section Twenty-nine (29), 327.36 feet;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of said Section Twenty-nine (29), North 89° 35' 43" West, 659.56 feet to the **POINT OF BEGINNING**;

Containing a total of 6.95 acres, including 0.66 acres of public road right of way, subject to easements of record.

The Easterly Line of the Southwest Quarter (SW ¼) of Section Twenty-nine (29), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 00° 02' 16" East.

LEGAL DESCRIPTION:

***PARCEL C**, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 7.47 acres, including 0.36 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of Section Thirty (30), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Thirty (30), North 89° 38' 26" West, to the Southeast Corner of Parcel B, as recorded in Book 8 of Plats, Page 54 in the Office of the Delaware County Recorder, 328.52 feet;

THENCE along the Easterly Line of said Parcel B, North 00° 03' 36" West, to the centerline of Thunder Road, 1134.05 feet;

THENCE along the centerline of Thunder Road, South 56° 01' 17" East, 5.16 feet;

THENCE continuing along the centerline of Thunder Road, along a circular curve concave Southwesterly for an arc length of 419.50 feet, said circular curve having a radius of 1145.92 feet, a central angle of 20° 58' 30", a chord length of 417.16 feet, and a chord bearing of South 45° 32' 02" East;

THENCE continuing along the centerline of Thunder Road, South 35° 02' 47" East, to the Westerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-nine (29), 46.79 feet;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-nine (29), South 00° 03' 38" East, 802.71 feet to the **POINT OF BEGINNING**;

Containing a total of 7.47 acres, including 0.36 acres of public road right of way, and subject to easements of record.

The Easterly Line of the Southwest Quarter (SW ¼) of Section Twenty-nine (29), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 00° 02' 16" East.