JAN 10 2005

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FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

BOOK 2005 PAGE 113
DEBORAH L. BYRON
DELAWARE CO. RECORDER
27.00

2005 JA 10 AM 9:32

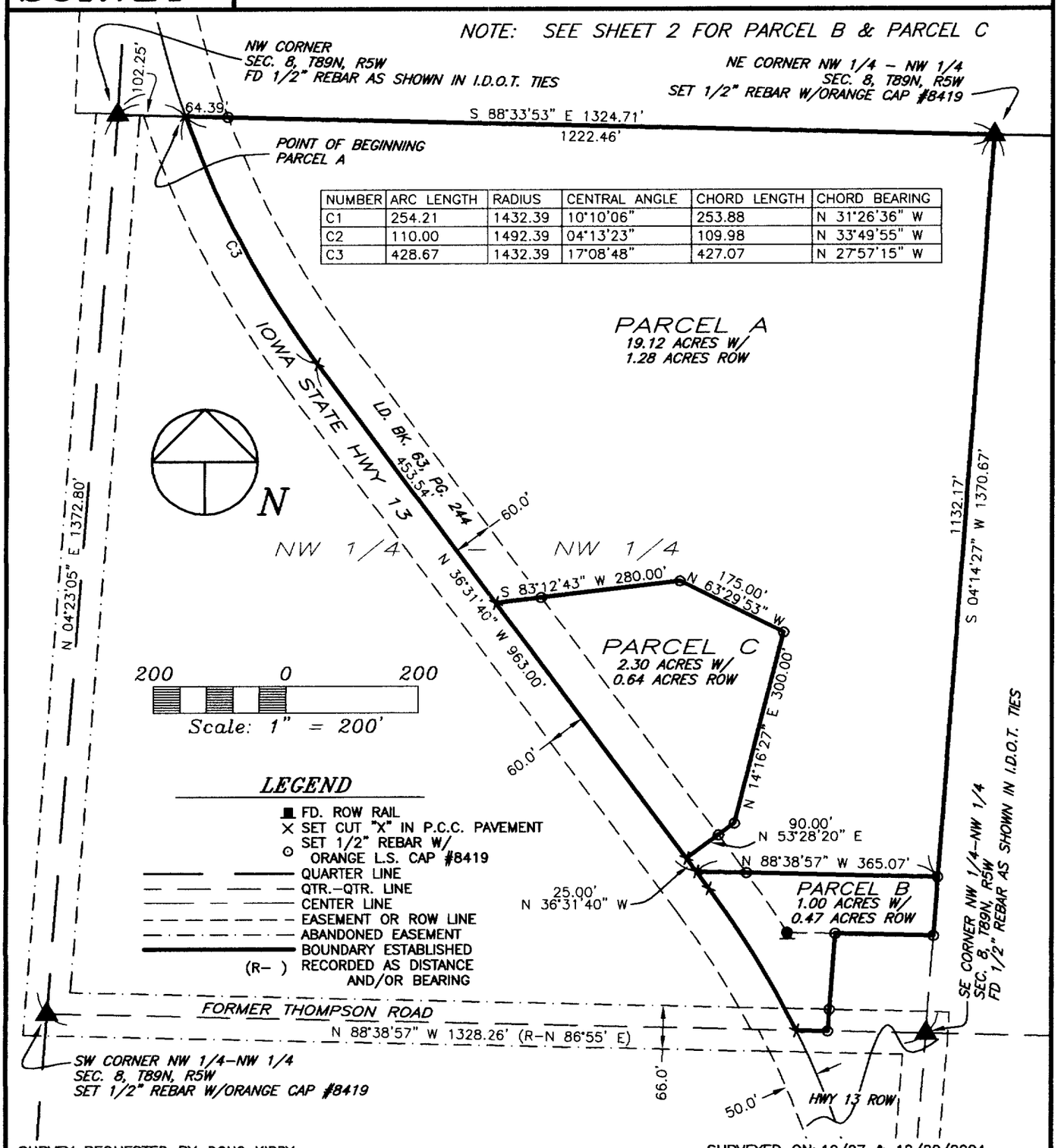
DELAWARE COUNTY, IOWA
FILED

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

PLAT OF SURVEY

PARCEL A, PARCEL B, & PARCEL C, PARTS OF THE NW 1/4 – NW 1/4 SEC. 8, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NOTE: SEE SHEET 2 FOR PARCEL B & PARCEL C



NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	254.21	1432.39	10°10'06"	253.88	N 31°26'36" W
C2	110.00	1492.39	04°13'23"	109.98	N 33°49'55" W
C3	428.67	1432.39	17°08'48"	427.07	N 27°57'15" W

LEGEND

- FD. ROW RAIL
- × SET CUT "X" IN P.C.C. PAVEMENT
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- ABANDONED EASEMENT
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: DOUG KIRBY

SURVEYED ON: 10/27 & 12/20/2004

PROPRIETORS: *L.P.L. ENTERPRISES, INC.*

PROJECT NO. 7

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 1/10/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

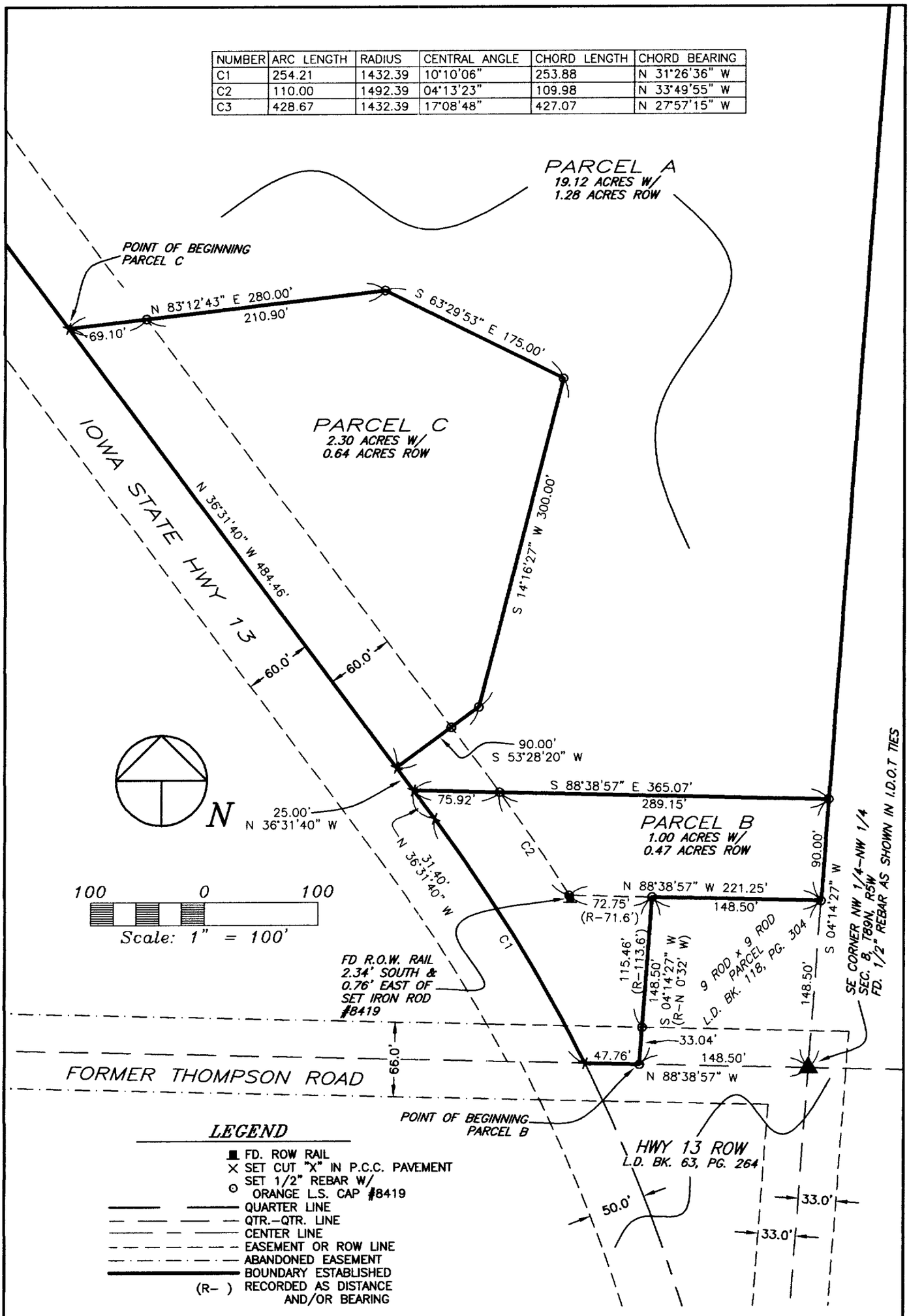
PAGES OR SHEETS COVERED BY THIS SEAL: 1–5

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

SCALE: 1"=200'
DATE: 12/29/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 5

BOOK 2005 PAGE 113

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	254.21	1432.39	10°10'06"	253.88	N 31°26'36" W
C2	110.00	1492.39	04°13'23"	109.98	N 33°49'55" W
C3	428.67	1432.39	17°08'48"	427.07	N 27°57'15" W



LEGEND

- ■ FD. ROW RAIL
- X SET CUT "X" IN P.C.C. PAVEMENT
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
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- EASEMENT OR ROW LINE
- ABANDONED EASEMENT
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

GIBBS ENGINEERING & SURVEYING

105 West Main, Manchester, Iowa 52057 (563) 927–2434 www.gibbseng.com

SCALE 1"=100'
SHEET 2 OF 5

LEGAL DESCRIPTION:

***PARCEL A**, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION EIGHT (8), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 19.12 acres, including 1.28 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 Northwest Corner of Section Eight (8), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of said Section Eight (8), South 88° 33' 53" East, to the centerline of Iowa State Highway #13, 102.25 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of the Northwest Quarter (NW ¼) of said Section Eight (8), South 88° 33' 53" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Eight (8), 1222.46 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Eight (8), South 04° 14' 27" West, 1132.17 feet;

THENCE North 88° 38' 57" West, to the centerline of Iowa State Highway #13, 365.07 feet;

THENCE along the centerline of Iowa State Highway #13, North 36° 31' 40" West, 25.00 feet;

THENCE North 53° 28' 20" East, 90.00 feet;

THENCE North 14° 16' 27" East, 300.00 feet;

THENCE North 63° 29' 53" West, 175.00 feet;

THENCE South 83° 12' 43" West, to the centerline of Iowa State Highway #13, 280.00 feet;

THENCE along the centerline of Iowa State Highway #13, North 36° 31' 40" West, 453.54 feet;

THENCE continuing along the centerline of Iowa State Highway #13 along a circular curve concave Northeasterly for an arc length of 428.67 feet, said circular curve having a radius of 1432.39 feet, a central angle of 17° 08' 48", a chord length of 427.07 feet, and a chord bearing of North 27° 57' 15" West, to the **POINT OF BEGINNING**;

Containing a total of 19.12 acres, including 1.28 acres of public road right of way, and subject to easements of record.

The Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Eight (8), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 04° 14' 27" West.

LEGAL DESCRIPTION:

***PARCEL B**, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION EIGHT (8), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 1.00 acres, including 0.47 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 Southeast Corner of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Eight (8), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Eight (8), North 88° 38' 57" West, to the Southwest Corner of a Nine (9) Rod by Nine (9) Rod Parcel, as recorded in L.D. Book 118, Page 304 in the Office of the Delaware County Recorder, 148.50 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Southerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Eight (8), North 88° 38' 57" West, to the centerline of Iowa State Highway #13, 47.76 feet;

THENCE along the centerline of Iowa State Highway #13 along a circular curve concave Southwesterly for an arc length of 254.21 feet, said circular curve having a radius of 1432.39 feet, a central angle of 10° 10' 06", a chord length of 253.88 feet, and a chord bearing of North 31° 26' 36" West;

THENCE continuing along the centerline of Iowa State Highway #13, North 36° 31' 40" West, 31.40 feet;

THENCE South 88° 38' 57" East, to the Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Eight (8), 365.07 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Eight (8), South 04° 14' 27" West, to the Northerly Line of said Nine (9) Rod by Nine (9) Rod Parcel, 90.00 feet;

THENCE along the Northerly Line of a Nine (9) Rod by Nine (9) Rod Parcel, North 88° 38' 57" West, to the Northwest Corner of said Nine (9) Rod by Nine (9) Rod Parcel, 148.50 feet;

THENCE along the Westerly Line of said Nine (9) Rod by Nine (9) Rod Parcel, South 04° 14' 27" West, 148.50 feet to the **POINT OF BEGINNING**;

Containing a total of 1.00 acres, including 0.47 acres of public road right of way, subject to easements of record.

The Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Eight (8), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 04° 14' 27" West.

LEGAL DESCRIPTION:

***PARCEL C**, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION EIGHT (8), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 2.30 acres, including 0.64 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 Northwest Corner of Section Eight (8), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of said Section Eight (8), South 88° 33' 53" East, to the centerline of Iowa State Highway #13, 102.25 feet;

THENCE along the centerline of Iowa State Highway #13 along a along a circular curve concave Northeasterly for an arc length of 428.67 feet, said circular curve having a radius of 1432.39 feet, a central angle of 17° 08' 48", a chord length of 427.07 feet, and a chord bearing of South 27° 57' 15" East;

THENCE continuing along the centerline of Iowa State Highway #13, South 36° 31' 40" East, 453.54 feet to the **POINT OF BEGINNING**;

THENCE North 83° 12' 43" East, 280.00 feet;

THENCE South 63° 29' 53" East, 175.00 feet;

THENCE South 14° 16' 27" West, 300.00 feet;

THENCE South 53° 28' 20" West, to the centerline of Iowa State Highway #13, 90.00 feet;

THENCE along the centerline of Iowa State Highway #13, North 36° 31' 40" West, 484.46 feet to the **POINT OF BEGINNING**;

Containing a total of 2.30 acres, including 0.64 acres of public road right of way, and subject to easements of record.

The Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Eight (8), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 04° 14' 27" West.