DELAWARE COUNTY IOWA
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DEBORAH L. HEYTON
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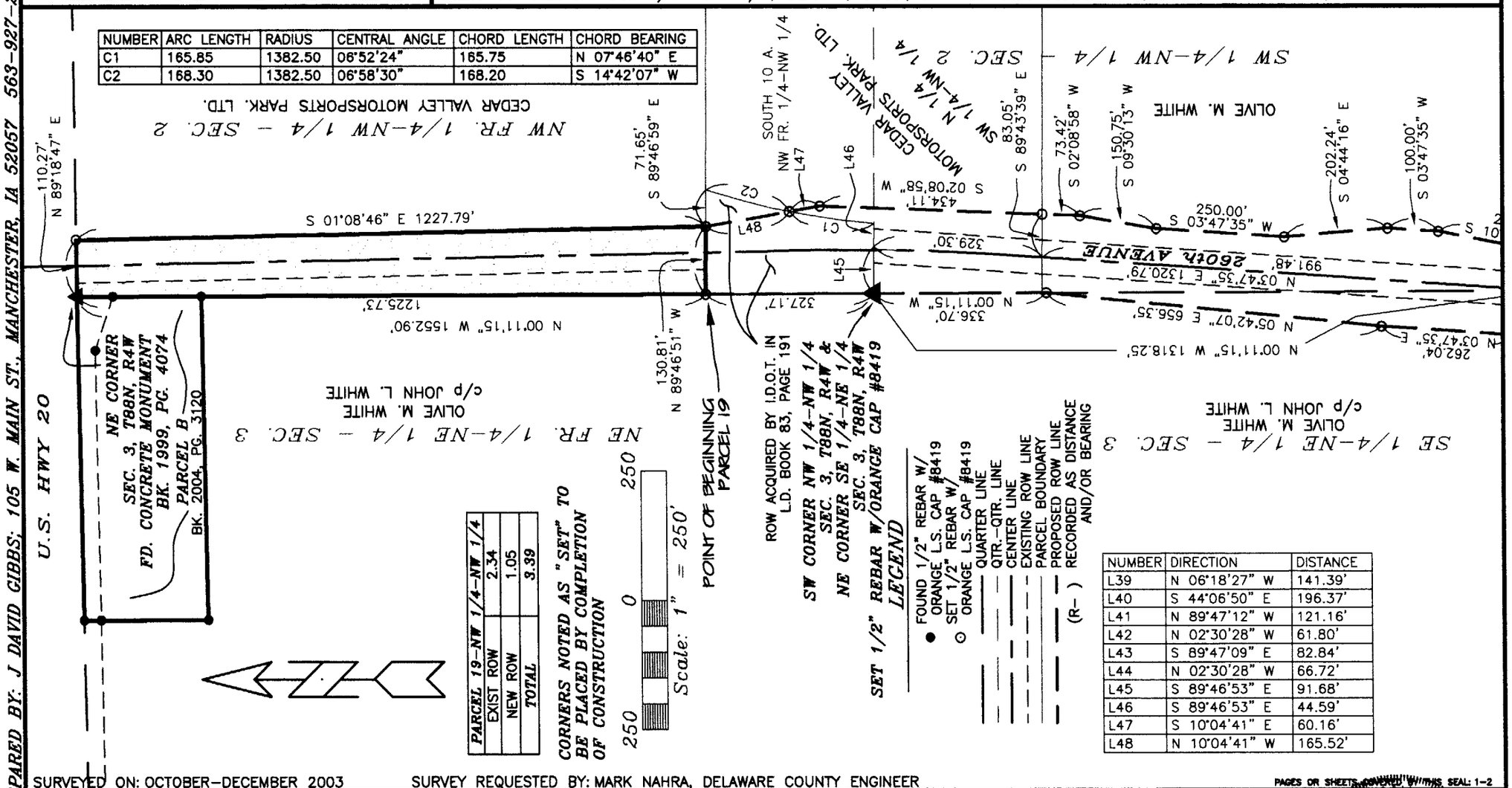
FILED
JOHN R. KLAUS
COUNTY ASSESSOR

JAN 12, 2005

PLAT OF SURVEY

PARCEL NO. 19 – PROJECT NO. L-G-04(01)--73-28,
PART OF THE NW FR. 1/4– NW 1/4, SEC. 2, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	165.85	1382.50	06°52'24"	165.75	N 07°46'40" E
C2	168.30	1382.50	06°58'30"	168.20	S 14°42'07" W



NUMBER	DIRECTION	DISTANCE
L39	N 06°18'27" W	141.39'
L40	S 44°06'50" E	196.37'
L41	N 89°47'12" W	121.16'
L42	N 02°30'28" W	61.80'
L43	S 89°47'09" E	82.84'
L44	N 02°30'28" W	66.72'
L45	S 89°46'53" E	91.68'
L46	S 89°46'53" E	44.59'
L47	S 10°04'41" E	60.16'
L48	N 10°04'41" W	165.52'

SURVEYED ON: OCTOBER–DECEMBER 2003 SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

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

SCALE: 1"=250'	
DATE: 6/1/2004	
DRAWN BY: RLR	
CHECKED BY: JDG	
REVISED	
SHEET 1 OF 2	

PROPRIETORS: CEDAR VALLEY MOTORSPORTS, LTD.

PROJECT NO. 03-92

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 1/12/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

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

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LEGAL DESCRIPTION:

***PARCEL NO. 19**, PROJECT NO. L-G-04(01)—73-28, PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FR. ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWO (2), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 3.39 acres, including 2.34 acres of existing public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of the Northwest Fractional Quarter (NW FR. ¼) of the Northwest Quarter (NW ¼) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of said Section Two (2), North 00° 11' 15" West, to the Northerly Line of the South Ten (10) Acres of the Northwest Fractional Quarter (NW FR. ¼) of the Northwest Quarter (NW ¼) of Section Two (2), 327.17 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the Northwest Quarter (NW ¼) of said Section Two (2), North 00° 11' 15" West, to the Northwest Corner of said Section Two (2), 1225.73 feet;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of said Section Two (2), North 89° 18' 47" East, to the Easterly Line of a Delaware County Road Easement as recorded in Misc. Book 6, Page 114 in the Office of the Delaware County Recorder, 110.27 feet;

THENCE along the Easterly Line of said Delaware County Road Easement, South 01° 08' 46" East, to the Northerly Line of the South Ten (10) Acres of the Northwest Fractional Quarter (NW FR. ¼) of the Northwest Quarter (NW ¼) of said Section Two (2), 1227.79 feet;

THENCE along the Northerly Line of the South Ten (10) Acres of the Northwest Fractional Quarter (NW FR. ¼) of the Northwest Quarter (NW ¼) of said Section Two (2), North 89° 46' 51" West, 130.81 feet to the **POINT OF BEGINNING**;

Containing a total of 3.39 acres, including 2.34 acres of existing public road right of way.

The Westerly Line of the Northwest Quarter (NW ¼) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 11' 15" West.