DELAWARE COUNTY IOWA
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BOOK 2005 PAGE 339
DEBORAH L. HEYDON
DELAWARE CO. RECORDER
10.00

JAN 31 2005
AUDITOR
COUNTY ASSESSOR

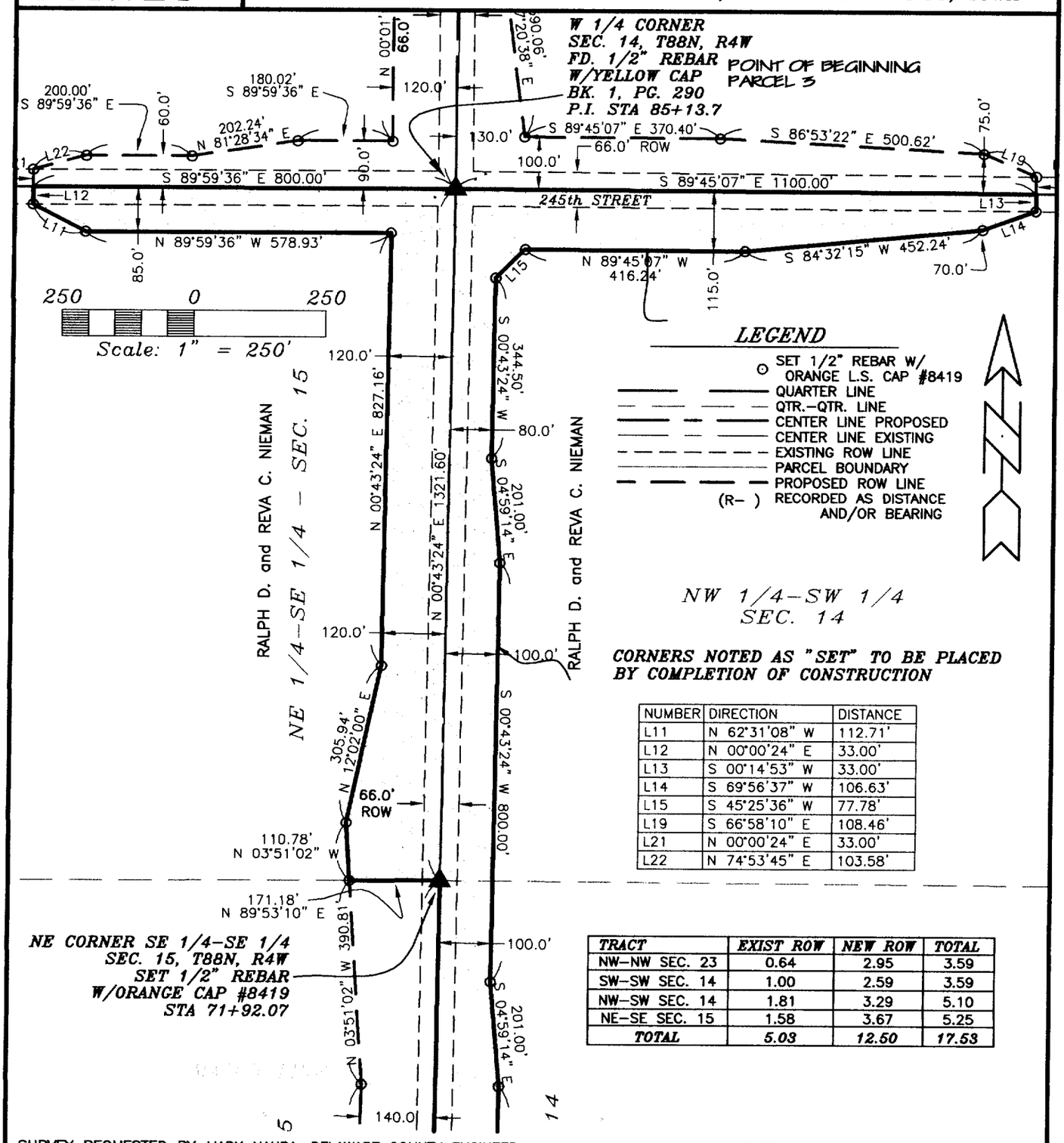
JAN 31 2005

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

PLAT OF SURVEY

PARCEL NO. 3–PROJECT NO. L–G–04(01)--73–28,
PART OF SEC. 15, PART OF SEC. 14, & PART OF SEC. 23,
ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



CORNERS NOTED AS "SET" TO BE PLACED BY COMPLETION OF CONSTRUCTION

NUMBER	DIRECTION	DISTANCE
L11	N 62°31'08" W	112.71'
L12	N 00°00'24" E	33.00'
L13	S 00°14'53" W	33.00'
L14	S 69°56'37" W	106.63'
L15	S 45°25'36" W	77.78'
L19	S 66°58'10" E	108.46'
L21	N 00°00'24" E	33.00'
L22	N 74°53'45" E	103.58'

TRACT	EXIST ROW	NEW ROW	TOTAL
NW–NW SEC. 23	0.64	2.95	3.59
SW–SW SEC. 14	1.00	2.59	3.59
NW–SW SEC. 14	1.81	3.29	5.10
NE–SE SEC. 15	1.58	3.67	5.25
TOTAL	5.03	12.50	17.53

SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

SURVEYED ON: OCTOBER–DECEMBER 2003

PROPRIETORS: RALPH D. NIEMAN & REVA C. NIEMAN

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. LIC. #8419 DATE 1/31/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–4

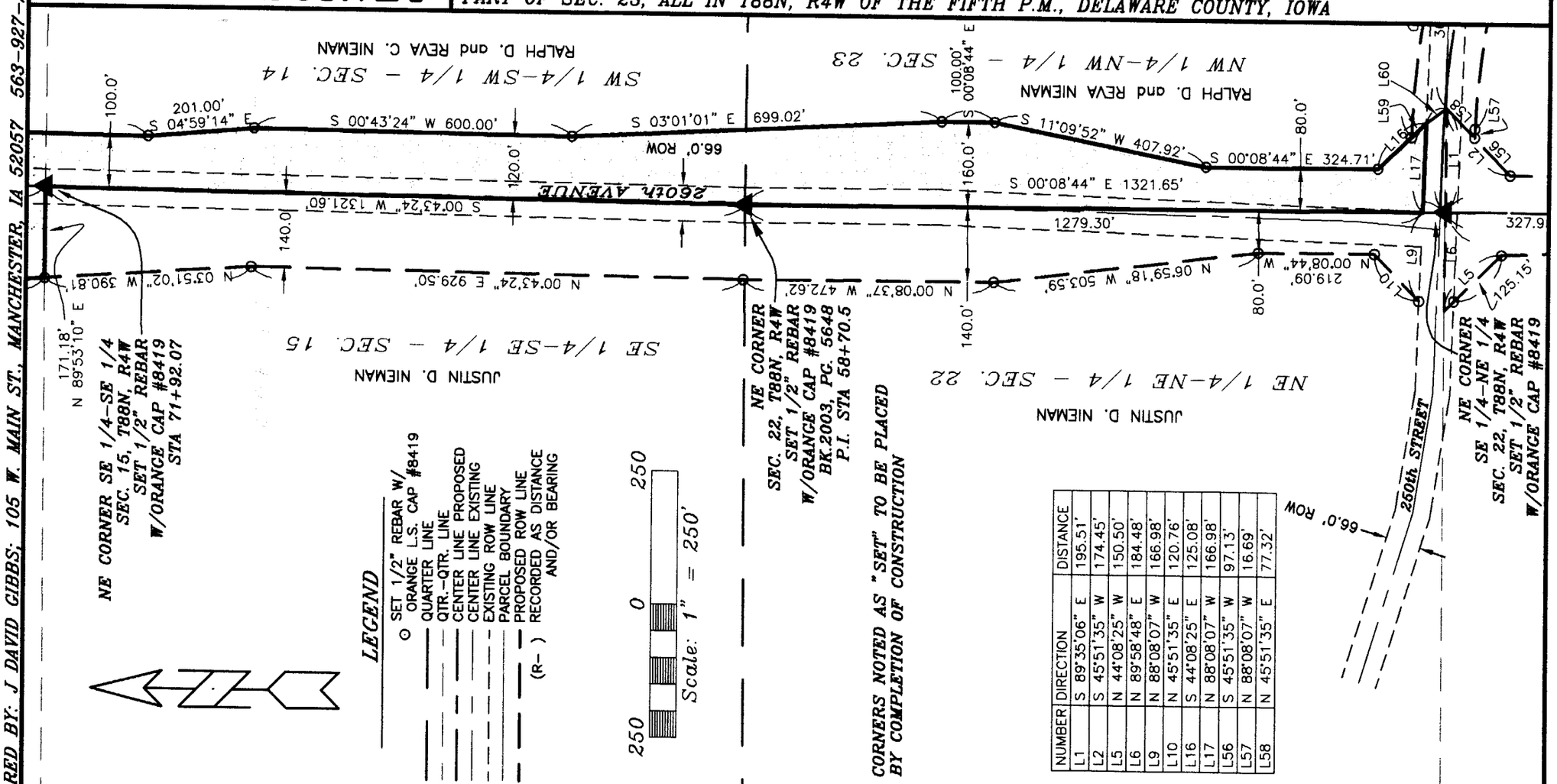
GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

SCALE: 1"=250'
DATE: 3/9/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED 1/18/2005
SHEET 1 OF 4

BOOK 2005 PAGE 339

PLAT OF SURVEY

PARCEL NO. 3–PROJECT NO. L–G–04(01)––73–28, PART OF SEC. 15, PART OF SEC. 14, & PART OF SEC. 23, ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



NUMBER	DIRECTION	DISTANCE
L1	S 89°35'06" E	195.51'
L2	S 45°51'35" W	174.45'
L5	N 44°08'25" W	150.50'
L6	N 89°58'48" E	184.48'
L9	N 88°08'07" W	166.98'
L10	N 45°51'35" E	120.76'
L16	S 44°08'25" E	125.08'
L17	N 88°08'07" W	166.98'
L56	S 45°51'35" W	97.13'
L57	N 88°08'07" W	16.69'
L58	N 45°51'35" E	77.32'

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

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

SCALE: 1"=250'
DATE: 3/9/2004
DRAWN BY: RLR
CHECKED BY: JDG
REVISED 1/18/2005
SHEET 2 OF 4

PROPRIETORS:
RALPH D. NIEMAN & REVA C. NIEMAN

PROJECT NO. 03–92

PAGES OR SHEETS COVERED BY THIS SEAL: 1–4

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 1/31/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

J. DAVID GIBBS 8419

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

LEGAL DESCRIPTON:

PARCEL NO. 3, *PROJECT NO. L-G-04(01)--73-28, PART OF SECTION FIFTEEN (15), PART OF SECTION FOUREEN (14), AND PART OF SECTION TWENTY-THREE (23), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total 17.53 acres, including 5.03 acres of existing public road right of way, and more particularly described as follows;

BEGINNING at the West Quarter Corner of Section Fourteen (14), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being the intersection of 260th Avenue and 245th Street;

THENCE along the centerline of 245th Street, South 89° 45' 07" East, 1100.00 feet;

THENCE South 00° 14' 53" West, to the Southerly Line of 245th Street, 33.00 feet;

THENCE South 69° 56' 37" West, 106.63 feet;

THENCE South 84° 32' 15" West, 452.24 feet;

THENCE North 89° 45' 07" West, 416.24 feet;

THENCE South 45° 25' 36" West, 77.78 feet;

THENCE South 00° 43' 24" West, 344.50 feet;

THENCE South 04° 59' 14" East, 201.00 feet;

THENCE South 00° 43' 24" West, 800.00 feet;

THENCE South 04° 59' 14" East, 201.00 feet;

THENCE South 00° 43' 24" West, 600.00 feet;

THENCE South 03° 01' 01" East, 699.02 feet;

THENCE South 00° 08' 44" East, 100.00 feet;

THENCE South 11° 09' 52" West, 407.92 feet;

THENCE South 00° 08' 44" East, 324.71 feet;

THENCE South 44° 08' 25" East, to the Northerly Line of 250th Street, 125.08 feet;

THENCE along the Northerly Line of 250th Street, North 88° 08' 07" West, to the Westerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, 166.98 feet;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-three (23), North 00° 08' 44" West, to the Southwest Corner of Section Fourteen (14), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, 1279.30 feet;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Fourteen (14), North 00° 43' 24" East, to the Southeast Corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, 1321.60 feet;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Fifteen (15), South 89° 53' 10" West, 171.18 feet;

THENCE North 03° 51' 02" West, 110.78 feet;

THENCE North 12° 02' 00" East, 305.94 feet;

THENCE North 00° 43' 24" East, 827.16 feet;

THENCE North 89° 59' 36" West, 578.93 feet;

THENCE North 62° 31' 08" West, to the Southerly Line of 245th Street, 112.71 feet;

THENCE North 00° 00' 24" East, to the Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Fifteen (15), 33.00 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Fifteen (15), South 89° 59' 36" East, 800.00 feet to the **POINT OF BEGINNING**;

Containing 17.53 acres, including 5.03 acres of existing public road right of way.

The Easterly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Twenty-two (22), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 08' 44" West.