DELAWARE COUNTY IOWA
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DEBORAH L. KEYTON
DELAWARE CO. RECORDER
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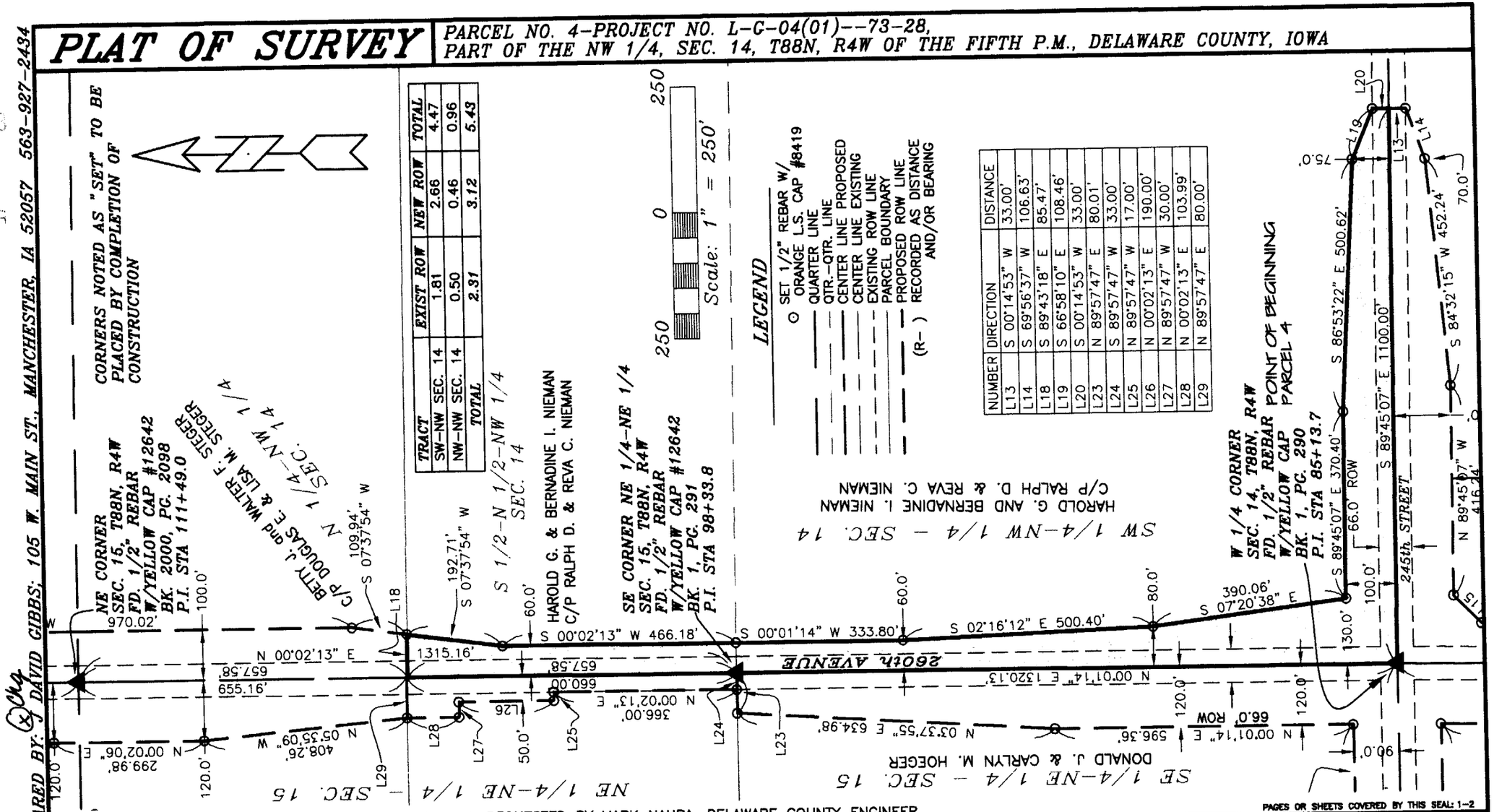
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PLAT OF SURVEY

PARCEL NO. 4–PROJECT NO. L–G–04(01)--73–28,
PART OF THE NW 1/4, SEC. 14, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



TRACT	EXIST ROW	NEW ROW	TOTAL
SW–NW SEC. 14	1.81	2.66	4.47
NW–NW SEC. 14	0.50	0.46	0.96
TOTAL	2.31	3.12	5.43

LEGEND

- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE PROPOSED
- CENTER LINE EXISTING
- EXISTING ROW LINE
- PARCEL BOUNDARY
- PROPOSED ROW LINE
- (R–) RECORDED AS DISTANCE AND/OR BEARING

NUMBER	DIRECTION	DISTANCE
L13	S 00°14'53" W	33.00'
L14	S 69°56'37" W	106.63'
L18	S 89°43'18" E	85.47'
L19	S 66°58'10" E	108.46'
L20	S 00°14'53" W	33.00'
L23	N 89°57'47" E	80.01'
L24	S 89°57'47" W	33.00'
L25	N 89°57'47" W	17.00'
L26	N 00°02'13" E	190.00'
L27	N 89°57'47" W	30.00'
L28	N 00°02'13" E	103.99'
L29	N 89°57'47" E	80.00'

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

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

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

SCALE: 1"=250'	PROPRIETORS: HAROLD G. NIEMAN & BERNADINE I. NIEMAN c/p RALPH D. NIEMAN & REVA C. NIEMAN
DATE: 3/2/2004	PROJECT NO. 03–92
DRAWN BY: RLR	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.
CHECKED BY: JDG	J. David Gibbs 1/31/05
REVISED 1/18/2005	J. DAVID GIBBS, P.E., L.S. LICENSE #8419 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006
SHEET 1 OF 2	GIBBS ENGINEERING & SURVEYING 105 WEST MAIN STREET, MANCHESTER, IA 52057

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

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LEGAL DESCRIPTON:

PARCEL NO. 4, *PROJECT NO. L-G-04(01)--73-28, PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total 5.43 acres, including 2.31 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 Westerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), North 00° 01' 14" East, to the Southwest Corner of Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), 1320.13 feet;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), North 00° 02' 13" East, to the Northerly Line of the South One-half (S ½) of the North One-half (N ½) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), 657.58 feet;

THENCE along the Northerly Line of the South One-half (S ½) of the North One-half (N ½) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), South 89° 43' 18" East, 85.47 feet;

THENCE South 07° 37' 54" West, 192.71 feet;

THENCE South 00° 02' 13" West, 466.18 feet;

THENCE South 00° 01' 14" West, 333.80 feet;

THENCE South 02° 16' 12" East, 500.40 feet;

THENCE South 07° 20' 38" East, 390.06 feet;

THENCE South 89° 45' 07" East, 370.40 feet;

THENCE South 86° 53' 22" East, 500.62 feet;

THENCE South 66° 58' 10" East, to the Northerly Line of 245th Street, 108.46 feet;

THENCE South 00° 14' 53" West, to the Southerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), 33.00 feet;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), North 89° 45' 07" West, 1100.00 feet to the **POINT OF BEGINNING**;

Containing a total 5.43 acres, including 2.31 acres of existing public road right of way.

The Westerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section fourteen (14), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 01' 14" East.