JAN 31 2005

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FILED
JOHN R. KLAUS
COUNTY ASSESSOR

BOOK 2005 PAGE 349
DEBORAH L. PEYTON
DELAWARE CO RECORDER
13.00

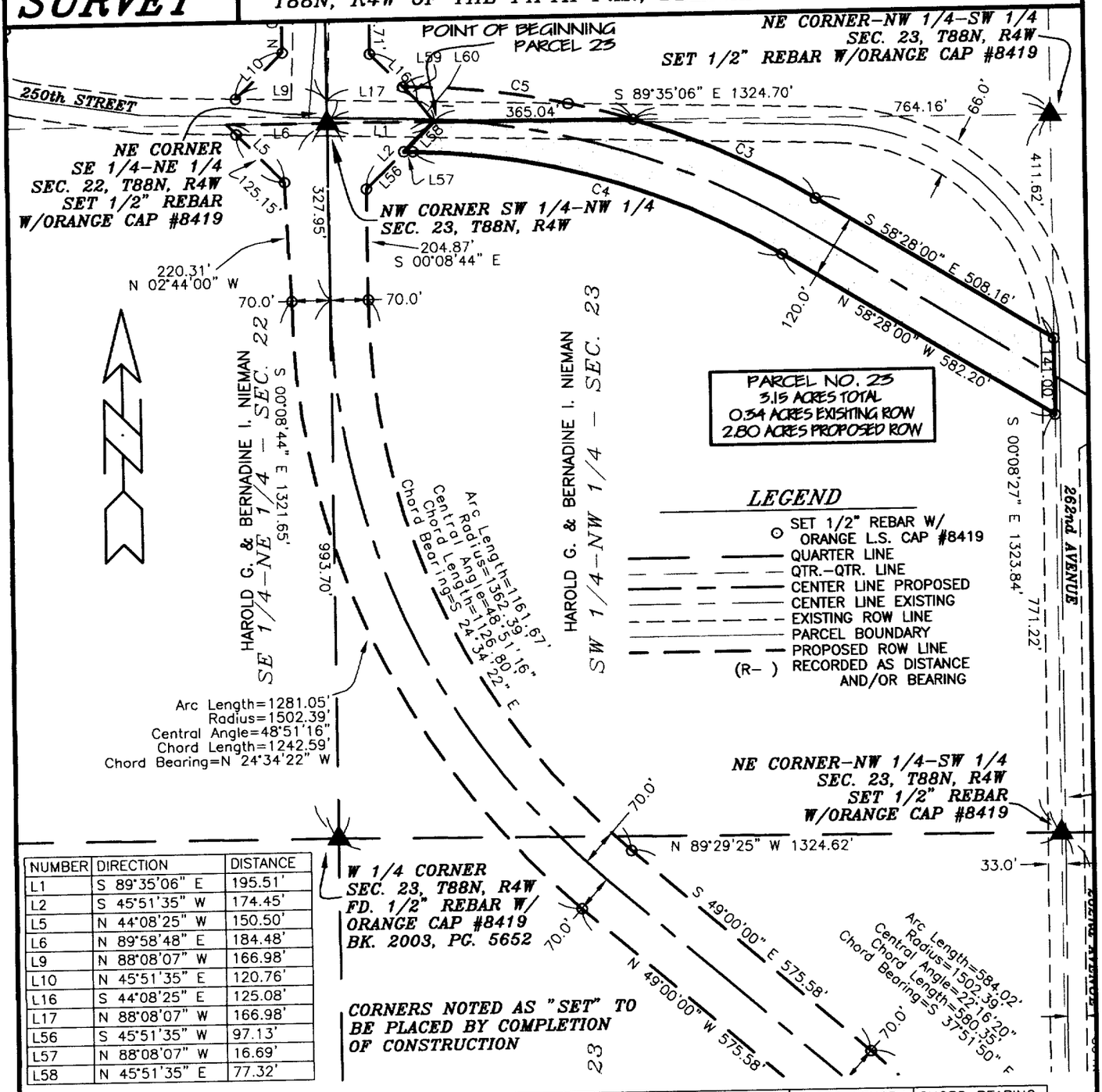
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DELAWARE COUNTY IOWA
FILED ✓

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

PLAT OF SURVEY

PARCEL NO. 23-PROJECT NO. L-G-04(01)--73-28,
PART OF SW 1/4-NW 1/4, SEC. 23,
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'

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C3	365.82	1492.39	14°02'41"	364.91	S 65°29'20" E
C4	710.65	1372.39	29°40'07"	702.73	N 73°18'03" W
C5	427.71	1492.39	16°25'15"	426.25	N 80°43'18" W

250 0 250

Scale: 1" = 250'

SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

SURVEYED ON: OCTOBER-DECEMBER 2003

PROPRIETORS:
HAROLD G. NIEMAN & BERNADINE I. NIEMAN

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: 1-2

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

PROJECT NO.	03-92
SCALE:	1"=250'
DATE:	8/10/2004
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	1/18/2005
SHEET	1 OF 2

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LEGAL DESCRIPTON:

PARCEL NO. 23, *PROJECT NO. L-G-04(01)--73-28, PART OF THE SOUTHWEST QUARTER (SW 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,* containing a total 3.15 acres, including 0.34 acres of existing public road right of way, and more particularly described as follows;

COMMENCING at the Northwest Corner of the Southwest Quarter (SW 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;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-three (23), South 89° 35' 06" East, 195.51 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-three (23), South 89° 35' 06" East, 365.04 feet;

THENCE along a circular curve concave Southwesterly for an arc length of 365.82 feet, said circular curve having a radius of 1492.39 feet, a central angle of 14° 02' 41", a chord length of 364.91 feet, and a chord bearing of South 65° 29' 20" East;

THENCE South 58° 28' 00" East, to the Easterly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-three (23), 508.16 feet;

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-three (23), South 00° 08' 27" East, 141.00 feet;

THENCE North 58° 28' 00" West, 582.20 feet;

THENCE along a circular curve concave Southwesterly for an arc length of 710.65 feet, said circular curve having a radius of 1372.39 feet, a central angle of 29° 40' 07", a chord length of 702.73 feet, and a chord bearing of North 73° 18' 03" West;

THENCE North 88° 08' 07" West, 16.69 feet;

THENCE North 45° 51' 35" East, 77.32 feet to the **POINT OF BEGINNING**;

Containing a total 3.15 acres, including 0.34 acres of existing public road right of way.

The Easterly Line of the Southwest Quarter (SW 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 is assumed to bear South 00° 08' 27" East.