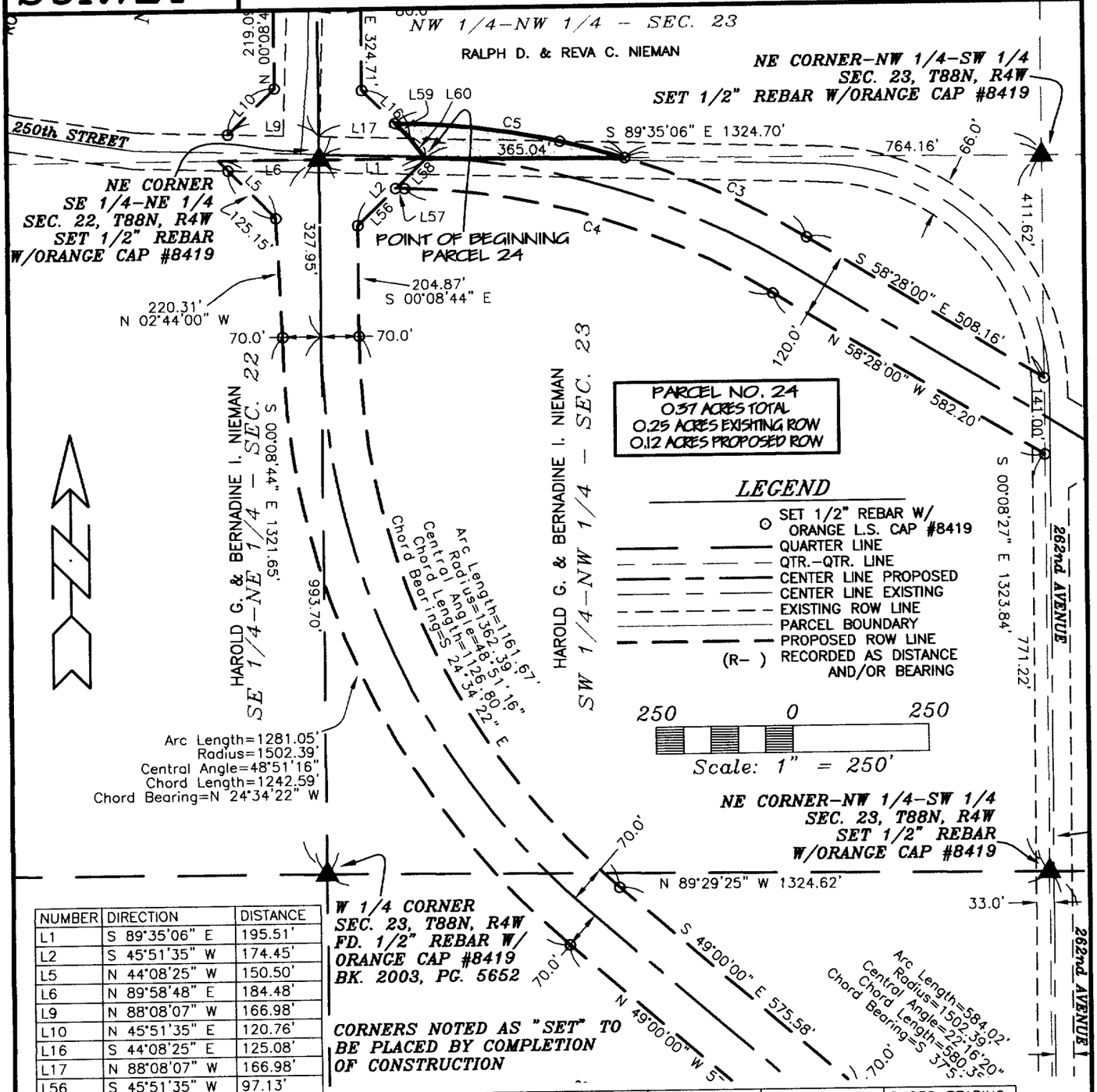
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KAREN R. KLAUS
COUNTY ASSESSOR
BOOK 2005 PAGE 350
DELAWARE CO RECORDER
2005 JA 31 PM 3:0
DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

PARCEL NO. 24–PROJECT NO. L–G–04(01)--73–28,
PART OF NW 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'
L59	S 44°08'25" E	38.66'
L60	S 36°50'23" E	47.90'

NUMBER	ARC LENGTH	RADIUS	DELTA 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

SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

SURVEYED ON: OCTOBER–DECEMBER 2003

PROPRIETORS: RALPH D. NIEMAN & REVA C. 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:	8/26/2004
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	1/18/2005
SHEET	1 OF 2

LEGAL DESCRIPTON:

PARCEL NO. 24, *PROJECT NO. L-G-04(01)--73-28, PART 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,* containing a total 0.37 acres, including 0.25 acres of existing public road right of way, and more particularly described as follows;

COMMENCING at the Southwest Corner 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;

THENCE along the Southerly Line of the Northwest Quarter (NW 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 427.71 feet, said circular curve having a radius of 1492.39 feet, a central angle of 16° 25' 15", a chord length of 426.25 feet, and a chord bearing of North 80° 43' 18" West;

THENCE South 44° 08' 25" East, to the Northerly Line of 250th Street, 38.66 feet;

THENCE South 36° 50' 23" East, 47.90 feet to the **POINT OF BEGINNING**;

Containing a total 0.37 acres, including 0.25 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.