DELAWARE COUNTY IOWA
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BOOK 2005 PAGE 385
DEBORAH L PETON
DELAWARE CO AUDITOR

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
FEB 1 2005

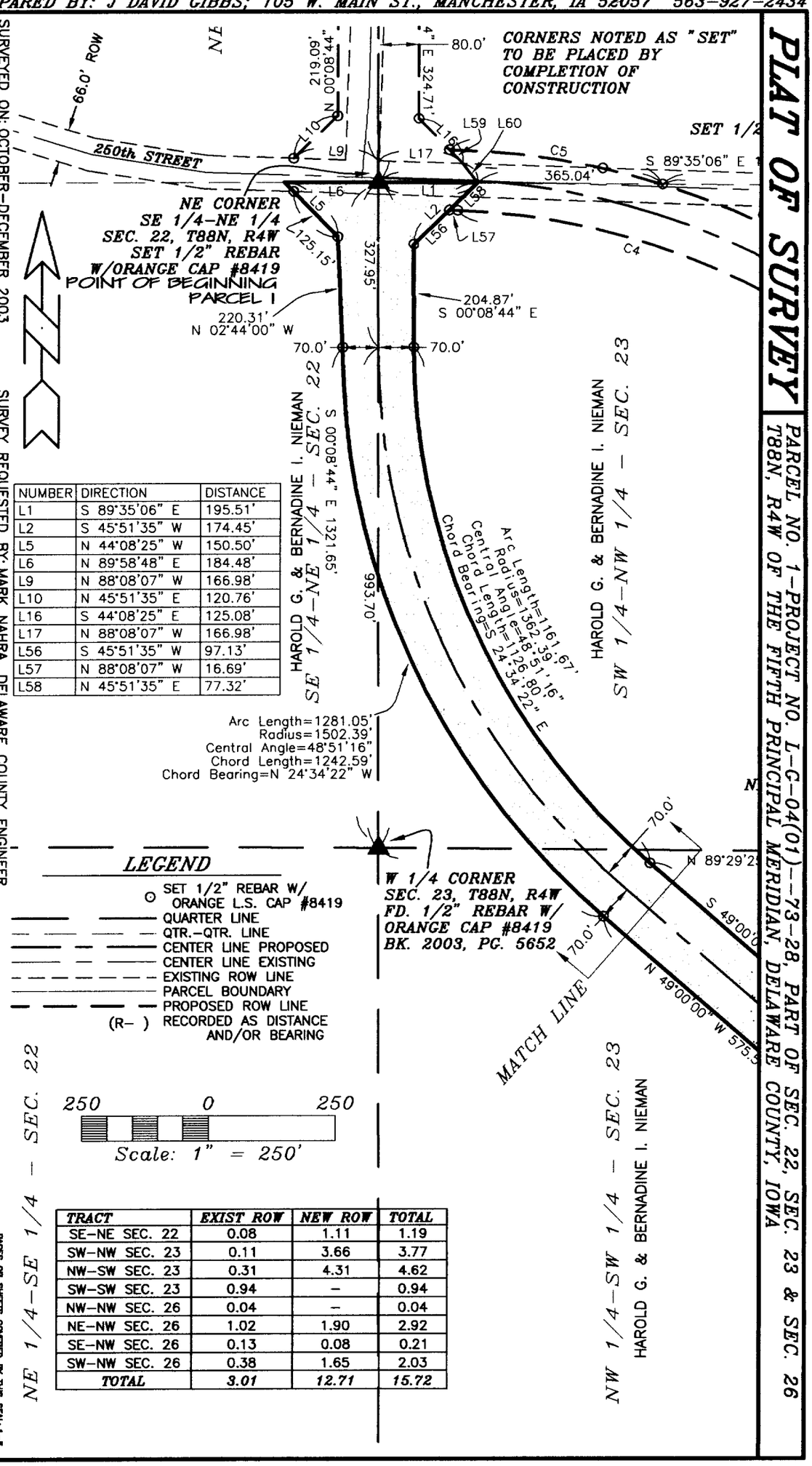
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JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
FEB 1 2005

CHG (X)

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

# PLAT OF SURVEY

PARCEL NO. 1-PROJECT NO. L-C-04(01)--73-28, PART OF SEC. 22, SEC. 23 & SEC. 26 T88N, R4W OF THE FIFTH PRINCIPAL MERIDIAN, 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' |

## 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

| TRACT | EXIST ROW | NEW ROW | TOTAL |
|---|---|---|---|
| SE-NE SEC. 22 | 0.08 | 1.11 | 1.19 |
| SW-NW SEC. 23 | 0.11 | 3.66 | 3.77 |
| NW-SW SEC. 23 | 0.31 | 4.31 | 4.62 |
| SW-SW SEC. 23 | 0.94 | - | 0.94 |
| NW-NW SEC. 26 | 0.04 | - | 0.04 |
| NE-NW SEC. 26 | 1.02 | 1.90 | 2.92 |
| SE-NW SEC. 26 | 0.13 | 0.08 | 0.21 |
| SW-NW SEC. 26 | 0.38 | 1.65 | 2.03 |
| TOTAL | 3.01 | 12.71 | 15.72 |

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

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. LICENSE #8419 DATE 1/31/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL: 1-5

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PROJECT NO. 03-92

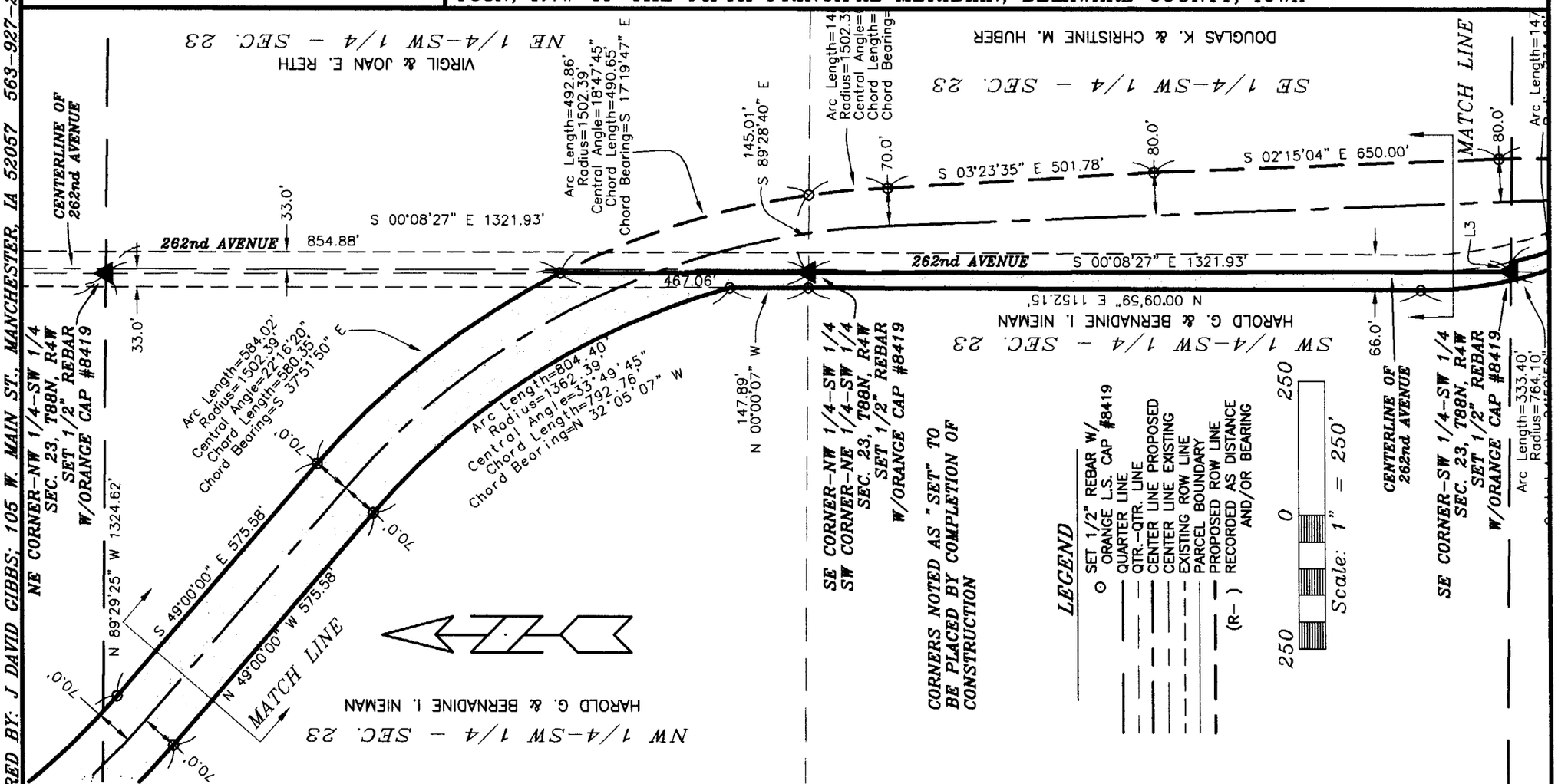
SCALE: 1"=250'
DATE: 3/9/2004
DRAWN BY: RLR
CHECKED BY: JDG
REVISED 1/18/2005
SHEET 1 OF 5

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

BOOK 2005 PAGE 385

# PLAT OF SURVEY

PARCEL NO. 1–PROJECT NO. L–G–04(01)––73–28, PART OF SEC. 22, SEC. 23 & SEC. 26 T88N, R4W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA




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

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

PAGES OR SHEETS COVERED BY THIS SEAL: 1–5

| | |
|---|---|
| SCALE: 1"=250' | PROPRIETORS: HAROLD G. NIEMAN & BERNADINE I. NIEMAN |
| DATE: 3/9/2004 | PROJECT NO. 03–92 |
| DRAWN BY: RLR | |
| CHECKED BY: JDG | |
| REVISED 1/18/2005 | |
| SHEET 2 OF 5 | |

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

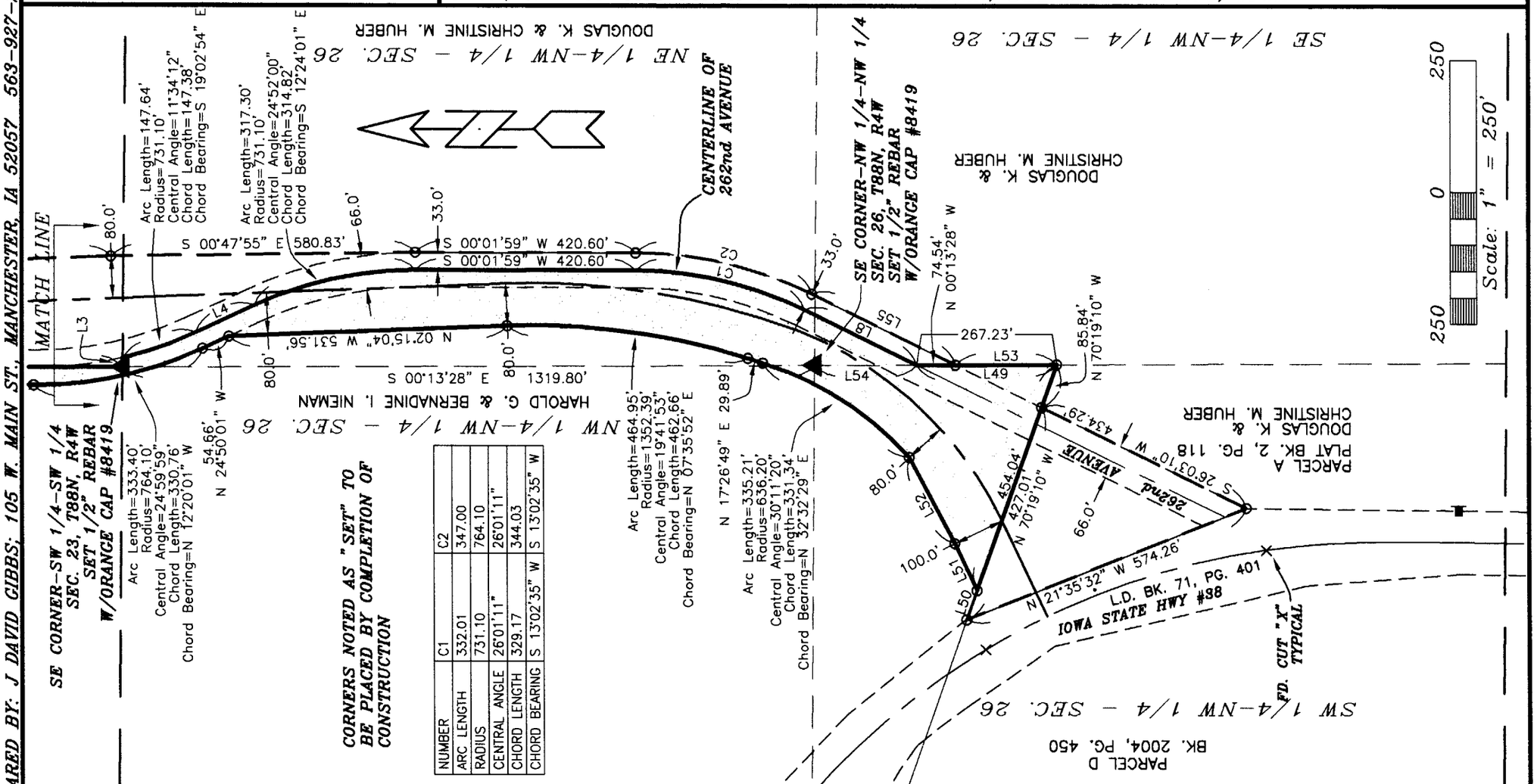
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

J. DAVID GIBBS 8419

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

# PLAT OF SURVEY

PARCEL NO. 1–PROJECT NO. L–G–04(01)––73–28, PART OF SEC. 22, SEC. 23 & SEC. 26 T88N, R4W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA




| NUMBER | C1 | C2 |
|---|---|---|
| ARC LENGTH | 332.01 | 347.00 |
| RADIUS | 731.10 | 764.10 |
| CENTRAL ANGLE | 26°01'11" | 26°01'11" |
| CHORD LENGTH | 329.17 | 344.03 |
| CHORD BEARING | S 13°02'35" W | S 13°02'35" W |

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

PAGES OR SHEETS COVERED BY THIS SEAL: 1–5

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

BOOK 2005 PAGE 385

SCALE: 1"=250'
DATE: 3/9/2004
DRAWN BY: RLR
CHECKED BY: JDG
REVISED 1/18/2005
SHEET 3 OF 5

PROPRIETORS: HAROLD G. NIEMAN & BERNADINE I. 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. LICENSE #8419 DATE 1/31/05

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

## LEGAL DESCRIPTON:

**PARCEL NO. 1**, *PROJECT NO. L-G-04(01)--73-28, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-TWO (22), PART OF THE SOUTHWEST QUARTER (SW ¼) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY-THREE (23), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY-SIX (26), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total 15.72 acres, including 3.01 acres of existing public road right of way, and more particularly described as follows;

**BEGINNING** 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;

**THENCE** South 45° 51' 35" West, 174.45 feet;

**THENCE** South 00° 08' 44" East, 204.87 feet;

**THENCE** along a circular curve concave Northeasterly for an arc length of 1161.67 feet said circular curve having a radius of 1362.39 feet, a central angle of 48° 51' 16", a chord length of 1126.80 feet, and a chord bearing of South 24° 34' 22" East;

**THENCE** South 49° 00' 00" East, 575.58 feet;

**THENCE** along a circular curve concave Southwesterly for an arc length of 584.02 feet said, circular curve having a radius of 1502.39 feet, a central angle of 22° 16' 20", a chord length of 580.35 feet, and a chord bearing of South 37° 51' 50" East, to the Easterly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-three (23);

**THENCE** along the Easterly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-three (23) South 00° 08' 27" East, to the Northeast Corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-three (23), 467.06 feet;

**THENCE** along the Easterly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-three (23), South 00° 08' 27" East, to the Southeast Corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-three (23), 1321.93 feet;

**THENCE** along the Northerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa, South 89° 27' 56" East, to the centerline of 262nd Avenue, 17.81 feet;

**THENCE** along the centerline of 262nd Avenue along a circular curve concave Easterly for an arc length of 147.64 feet, said circular curve having a radius of 731.10 feet, a central angle of 11° 34' 12", a chord length of 147.38 feet, and a chord bearing of South 19° 02' 54" East;

**THENCE** continuing along the centerline of 262nd Avenue, South 24° 50' 01" East, 123.30 feet;

**THENCE** continuing along the centerline of 262nd Avenue along a circular curve concave Westerly for an arc length of 317.30 feet, said circular curve having a radius of 731.10 feet, a central angle of 24° 52' 00", a chord length of 314.82 feet, and a chord bearing of South 12° 24' 01" East;

**THENCE** continuing along the centerline of 262nd Avenue, South 00° 01' 59" West, 420.60 feet;

**THENCE** continuing along the centerline of 262nd Avenue along a circular curve concave Westerly for an arc length of 332.01 feet, said circular curve having a radius of 731.10 feet, a central angle of 26° 01' 11", a chord length of 329.17 feet, and a chord bearing of South 13° 02' 35" West;

**THENCE** continuing along the centerline of 262nd Avenue, South 26° 03' 10" West, to the Easterly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-six (26), 238.69 feet;

**THENCE** along the Easterly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-six (26), South 00° 13' 28" East, 267.23 feet;

**THENCE** North 70° 19' 10" West, 454.04 feet;

**THENCE** North 64° 29' 54" East, 98.13 feet;

**THENCE** North 62° 12' 58" East, 184.69 feet;

**THENCE** along a circular curve concave Northwesterly for an arc length of 335.21 feet, said circular curve having a radius of 636.20 feet, a central angle of 30° 11' 20", a chord length of 331.34 feet, and a chord bearing of North 32° 32' 29" East;

**THENCE** North 17° 26' 49" East, 29.89 feet;

**THENCE** along a circular curve concave Westerly for an arc length of 464.95 feet, said circular curve having a radius of 1352.39 feet, a central angle of 19° 41' 53", a chord length of 462.66 feet, and a chord bearing of North 07° 35' 52" East;

**THENCE** North 02° 15' 04" West, to the Westerly Line of 262nd Avenue, 531.56 feet;

**THENCE** along the Westerly Line of 262nd Avenue, North 24° 50' 01" West, 54.66 feet;

**THENCE** continuing along the Westerly Line of 262nd Avenue along a circular curve concave Easterly for an arc length of 333.40 feet, said circular curve having a radius of 764.10 feet, a central angle of 24° 59' 59", a chord length of 330.76 feet, and a chord bearing of North 12° 20' 01" West;

**THENCE** continuing along the Westerly Line of 262nd Avenue, North 00° 09' 59" East, to the Northerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-three (23), 1152.15 feet;

**THENCE** continuing along the Westerly Line of 262nd Avenue, North 00° 00' 07" West, 147.89 feet;

**THENCE** along a circular curve concave Southwesterly for an arc length of 804.40, feet said circular curve having a radius of 1362.39 feet, a central angle of 33° 49' 45", a chord length of 792.76 feet, and a chord bearing of North 32° 05' 07" West;

**THENCE** North 49° 00' 00" West, 575.58 feet;

**THENCE** along a circular curve concave Northeasterly for an arc length of 1281.05, feet said circular curve having a radius of 1502.39 feet, a central angle of 48° 51' 16", a chord length of 1242.59 feet, and a chord bearing of North 24° 34' 22" West;

**THENCE** North 02° 44' 00" West, 220.31 feet;

**THENCE** North 44° 08' 25" West, to the Northerly Line of the Southeast Quarter (SE 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, 150.50 feet;

**THENCE** along the Northerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-two (22), North 89° 58' 48" East, 184.48 feet to the **POINT OF BEGINNING**;

Containing a total 15.72 acres, including 3.01 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 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' 44" East.