DELAWARE COUNTY IOWA
FILED
2005 FEB -3 PM 3:58
BOOK 2005 PAGE 415
DEBORAH L. PETSON
DELAWARE CO. RECORDER
12.00

FEB 3 2005

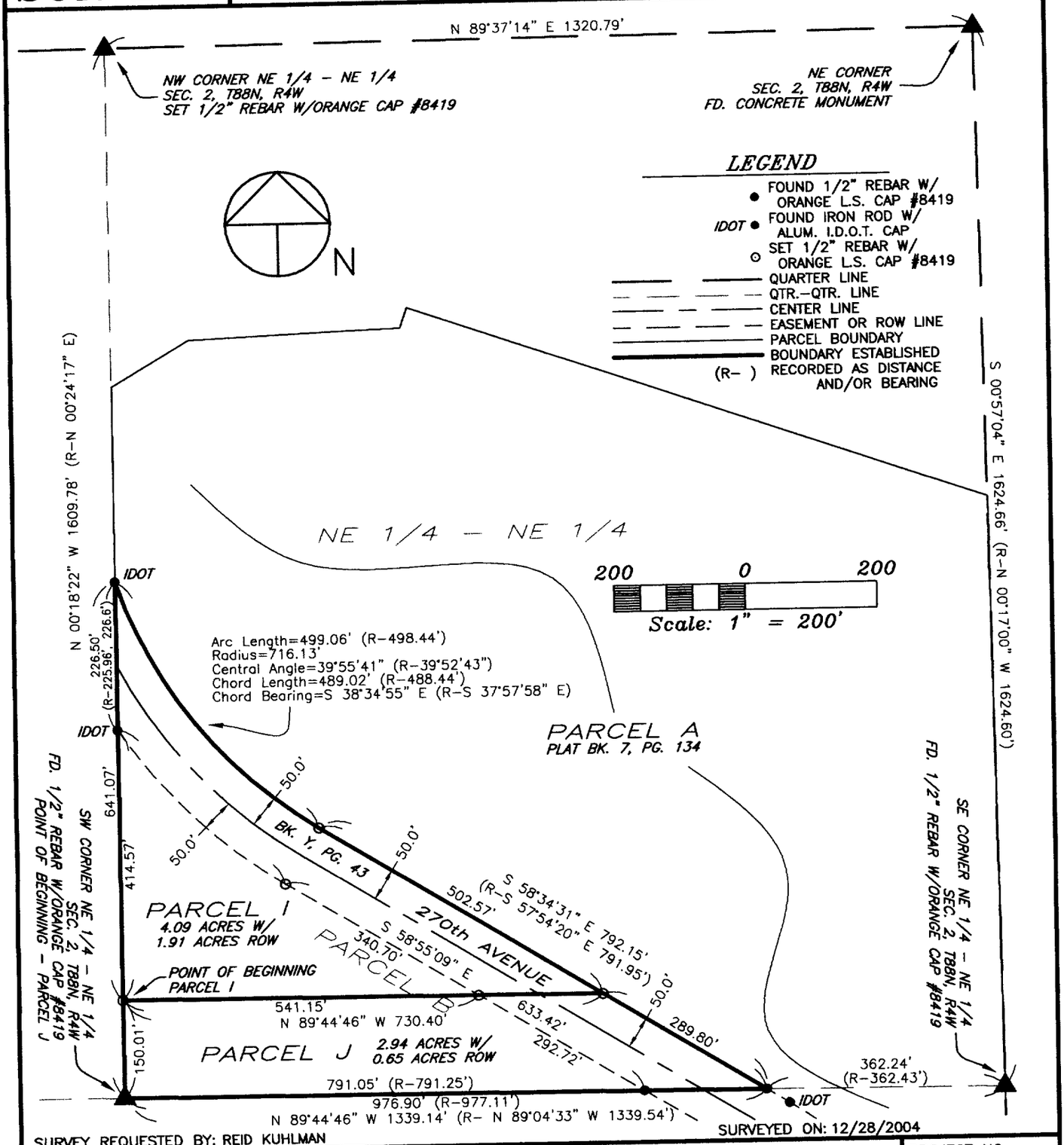
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

FEB 3 2005

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

PLAT OF SURVEY

PARCEL I, PART OF PARCEL B
PARCEL J, PART OF PARCEL B
SEC. 2, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: REID KUHLMAN

SURVEYED ON: 12/28/2004

PROPRIETORS: DARYLD LEWIN

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 2/2/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

LICENSED J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

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

PROJECT NO.	04–87/03–43
SCALE:	1"=200'
DATE:	1/5/2004
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 3

BOOK 2005 PAGE 415

LEGAL DESCRIPTION:

***PARCEL I**, PART OF PARCEL B IN SECTION TWO (2), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 4.09 acres, including 1.91 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Southwest Corner of Parcel B, as recorded in Book 1999, Page 4052 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Two (2), being the Westerly Line of said Parcel B, North 00° 18' 22" West, 150.01 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Two (2), being the Westerly Line of said Parcel B, North 00° 18' 22" West, to the Northeasterly Line of 270th Avenue, 641.07 feet;

THENCE along the Northeasterly Line of 270th Avenue, also being the Northeasterly Line of said Parcel B, along a circular curve concave Northeasterly for an arc length of 499.06 feet, said circular curve having a radius of 716.13 feet, a central angle of 39° 55' 41", a chord length of 489.02 feet, and a chord bearing of South 38° 34' 55" East;

THENCE continuing along the Northeasterly Line of 270th Avenue, also being the Northeasterly Line of said Parcel B, South 58° 34' 31" East, 502.57 feet;

THENCE North 89° 44' 46" West, 730.40 feet to the **POINT OF BEGINNING**;

Containing a total of 4.09 acres, including 1.91 acres of public road right of way, and subject to easements of record.

The Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 18' 22" West.

The original bearing assumption of Parcel B had the Easterly Line of the Fractional Northeast Quarter (NE ¼) of Section Two (2), ... , being North 00° 17' 00" West. Due to subsequent surveying in the area, Parcel B, and following Parcel I has a different rotation.

LEGAL DESCRIPTION:

***PARCEL J**, PART OF PARCEL B IN SECTION TWO (2), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 2.94 acres, including 0.65 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Southwest Corner of Parcel B, as recorded in Book 1999, Page 4052 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Two (2), being the Westerly Line of said Parcel B, North 00° 18' 22" West, 150.01 feet;

THENCE South 89° 44' 46" East, to the Northeasterly Line of 270th Avenue, also being the Northeasterly Line of said Parcel B, 730.40 feet;

THENCE along the Northeasterly Line of 270th Avenue, also being the Northeasterly Line of said Parcel B, South 58° 34' 31" East, to the Southerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Two (2), being the Southerly Line of said Parcel B, 289.80 feet;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Two (2), being the Southerly Line of said Parcel B, North 89° 44' 46" West, 976.90 feet to the **POINT OF BEGINNING**;

Containing a total of 2.94 acres, including 0.65 acres of public road right of way, and subject to easements of record.

The Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 18' 22" West.

The original bearing assumption of Parcel B had the Easterly Line of the Fractional Northeast Quarter (NE ¼) of Section Two (2), ... , being North 00° 17' 00" West. Due to subsequent surveying in the area, Parcel B, and following Parcel J has a different rotation.