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DELAWARE COUNTY ASSESSOR

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DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL NO. 16 - PROJECT NO. L-C-04(01)--73-28, PART OF THE NW 1/4-SW 1/4, AND PART OF THE SW 1/4-NW 1/4, SEC. 2, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

SURVEYED ON: OCTOBER-DECEMBER 2003

SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

PROPRIETORS: *OLIVE M. WHITE*

SCALE: 1"=250'
DATE: 6/1/2004
DRAWN BY: RLR
CHECKED BY: JDG
REVISED 1/18/2005
SHEET 1 OF 2

PROJECT NO. 03-92

SEC. 3, T88N, R4W &
NE CORNER SE 1/4-NE 1/4
SEC. 3, T88N, R4W
SET 1/2" REBAR W/ORANGE CAP #8419

LEGEND

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

TRACT	EXIST ROW	NEW ROW	TOTAL
NW-SW SEC. 2	1.00	2.19	3.19
SW-NW SEC. 2	0.76	1.11	1.87
TOTAL	1.76	3.30	5.06

NUMBER	DIRECTION	DISTANCE
L39	N 06°18'27" W	141.39'
L40	S 44°06'50" E	196.37'
L41	N 89°47'12" W	121.16'
L42	N 02°30'28" W	61.80'
L43	S 89°47'09" E	82.84'
L44	N 02°30'28" W	66.72'
L45	S 89°46'53" E	91.68'
L46	S 89°46'53" E	44.59'
L47	S 10°04'41" E	60.16'
L48	N 10°04'41" W	165.52'

SE 1/4-NE 1/4 - SEC. 3
OLIVE M. WHITE
c/p JOHN L. WHITE

CORNERS NOTED AS "SET" TO BE PLACED BY COMPLETION OF CONSTRUCTION

E 1/4 CORNER
SEC. 3, T88N, R4W
W 1/4 CORNER
SEC. 2, T88N, R4W
FD. RAIL
BK. 1999, PG. 4074
POINT OF BEGINNING
PARCEL 16

PARCEL A
PLAT BK. 6, PG. 137
DELBERT P. & DIANE ALDRICH

NE 1/4-SE 1/4 - SEC. 3

SW 1/4-NW 1/4 - SEC. 2
OLIVE M. WHITE

SOUTH 3/4 OF NW 1/4-NW 1/4 SEC. 2
OLIVE M. WHITE

NW 1/4-SW 1/4 - SEC. 2
OLIVE M. WHITE

CEDAR VALLEY MOTORSPORTS PARK, LTD.
N 1/4 SW 1/4-NW 1/4

260th AVENUE

L45 L46 L47 L48 L44 L43 L42 L41 L40 L39

N 00°11'15" W 1318.25'
N 05°42'07" E 656.35'
N 03°47'35" E 1320.79'
991.48'
262.04' N 03°47'35" E
336.70' N 00°11'15" W
329.30'
434.11' S 02°08'58" W
83.05' S 89°43'39" E
73.42' S 02°08'58" W
85'
150.75' S 09°30'13" W
70'
250.00' S 03°47'35" W
70'
202.24' S 04°44'16" E
100'
100.00' S 03°47'35" W
100'
298.13' S 10°34'30" W
203.96' S 11°11'04" E
66.0'
S 00°07'31" W 700.00'
N 00°07'31" E 915.25'
S 00°07'31" W 1319.38' (R-S 0°00' W 1319.31')
(R-N 44°16' W 1039.95')
80.0' 100.0'
220.94' N 24°09'48" E
352.03' S 13°00'36" E
170'
33.00'
0.99
154.16' S 89°47'12" E
180.00' S 89°46'45" E
(R-S 89°52' E 758.90')

TIMOTHY J. QUAGLIANO

250 0 250
Scale: 1" = 250'

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 3/4/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

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

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LEGAL DESCRIPTON:

PARCEL NO. 16, *PROJECT NO. L-G-04(01)--73-28, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼), AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWO (2), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total 5.06 acres, including 1.76 acres of existing public road right of way, subject to easements of record, and more particularly described as follows;

BEGINNING at the West Quarter Corner of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the centerline of 260th Avenue, formerly known as Robinson Road North Extension, North 03° 47' 35" East, to the Northerly Line of the South Three Quarters (S ¾) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Two (2), 991.48 feet;

THENCE along the Northerly Line of the South Three Quarters (S ¾) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Two (2), South 89° 43' 39" East, 83.05 feet;

THENCE South 02° 08' 58" West, 73.42 feet;

THENCE South 09° 30' 13" West, 150.75 feet;

THENCE South 03° 47' 35" West, 250.00 feet;

THENCE South 04° 44' 16" East, 202.24 feet;

THENCE South 03° 47' 35" West, 100.00 feet;

THENCE South 10° 34' 30" West, 298.13 feet;

THENCE South 11° 11' 04" East, 203.96 feet;

THENCE South 00° 07' 31" West, 700.00 feet;

THENCE South 13° 00' 36" East, to the Southerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Two (2), 352.03 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Two (2), North 89° 46' 45" West, to the Westerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Two (2), 180.00 feet;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Two (2), North 00° 07' 31" East, 1319.38 feet to the **POINT OF BEGINNING**;

Containing a total 5.06 acres, including 1.76 acres of existing public road right of way, subject to easements of record.

The Westerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW 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° 07' 31" East.