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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. 17 - PROJECT NO. L-C-04(01)--73-28, PART OF THE SW 1/4-NW 1/4 SECTION 2, AND PART OF THE SE 1/4 - NE 1/4, SEC. 3, ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

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
SW-NW SEC. 2	0.81	0.58	1.39
SE-NE SEC. 3	0.18	0.91	1.09
TOTAL	0.99	1.49	2.48

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

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

NE 1/4-SE 1/4 - SEC. 3
OLIVE M. WHITE

CEDAR VALLEY MOTORSPORTS PARK, LTD
N 1/4 SW 1/4-NW 1/4 SEC. 2

260th AVENUE

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 17

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

TIMOTHY J. QUAGLIANO

250 0 250
Scale: 1" = 250'

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

PROPRIETORS: OLIVE M. WHITE c/p JOHN L. WHITE

PROJECT NO. 03-92

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

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

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

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LEGAL DESCRIPTON:

PARCEL NO. 17, *PROJECT NO. L-G-04(01)--73-28, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWO (2), AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) SECTION THREE (3), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total 2.48 acres, including 0.99 acres of existing public road right of way, subject to easements of record, and more particularly described as follows;

BEGINNING at the East Quarter Corner of Section Three (3), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Three (3), North 89° 47' 09" West, 82.84 feet;

THENCE North 02° 30' 28" West, 66.72 feet;

THENCE North 03° 47' 35" East, 262.04 feet;

THENCE North 05° 42' 07" East, to the Easterly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Three (3), 656.35 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Three (3), North 00° 11' 15" West, to the Northeast Corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Three (3), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, 336.70 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW¼) of said Section Two (2), South 89° 46' 53" East, to the centerline of the former Robinson Road North Extension, 91.68 feet;

THENCE along the centerline of the former Robinson Road North Extension, South 03° 47' 35" West, 1320.79 feet to the **POINT OF BEGINNING**;

Containing a total 2.48 acres, including 0.99 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.