DELAWARE CO. AUDITOR

Ralph D. & Reva C. Nieman
to
Delaware County

Entered for taxation 17th day of March A.D. 2005
Sharon McCauley Auditor
By Deputy

88-69; 88-69; 88-77

Book 2005 Page 851
Document 2005 851 Type 03 06 Pages 9
Date 3/14/2005 Time 8:14 AM
Rec Amt $.00

DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

THIS DOCUMENT WAS PREPARED BY MARK NAHRA, DELAWARE COUNTY ENGINEER'S OFFICE, 2139 HIGHWAY 38, DELAWARE, IA 52036, 563-927-3505

2005-339 & 340 & 350

EASEMENT FOR PUBLIC HIGHWAY

KNOWN ALL PERSONS BY THESE PRESENTS THAT:

Ralph D. and Reva C. Nieman

In consideration of the lump sum of fifty six thousand four hundred five & no/100 DOLLARS ($56,405.00), in hand paid by Delaware County, hereby grants unto said Delaware County a permanent easement upon sellers real estate, hereafter referred to as the premises, for the purpose of highway construction and maintenance. Said premises is situated in the County of Delaware, State of Iowa, to-wit:

1) Property as described net acquired right of way and shown on the attached plat and legal description of parcel number 3 for project number L-G-04(01)—73-28. Said plat is part of the Section 15, Section 14, and Section 23, all in T88N, R4W of the Fifth P.M., Delaware County, and is fully described on the aforementioned plat.

2) Property as described net acquired right of way and shown on the attached plat and legal description of parcel number 4 for project number L-G-04(01)—73-28. Said plat is part of the NW ¼, Section 14, T88N, R4W of the Fifth P.M., Delaware County, and is fully described on the aforementioned plat.

3) Property as described net acquired right of way and shown on the attached plat and legal description of parcel number 24 for project number L-G-04(01)—73-28. Said plat is part of the NW1/4-NW1/4, Section 23, T88N, R4W of the Fifth P.M., Delaware County, and is fully described on the aforementioned plat.

and **Ralph D. and Reva C. Nieman** hereby covenant with the said Delaware County that **Ralph D. and Reva C. Nieman** are lawfully seized of said premises; that said premises are free from encumbrance, that there are no known wells, solid waste disposal sites, hazardous wastes, underground storage tanks, or any other similar hazardous conditions adversely affecting the environment, that **Ralph D. and Reva C. Nieman** have good and lawful authority to sell and convey the same, and **Ralph D. and Reva C. Nieman** hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Signed on this 21st day of January A.D. 2005

STATE OF IOWA)
Delaware County)s.s
)

Ralph D Nieman

Reva C. Nieman

Landowner(s) of Record

On this 21st day of January A.D. 2005, before me, the undersigned Notary Public, personally appeared to me known **Ralph D. and Reva C. Nieman** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Ralph D. and Reva C. Nieman** executed the same as a voluntary act and deed.

Mark J. Nahra
COMMISSION NUMBER 165627
MY COMMISSION EXPIRES
2-2-2007

Seal or Stamp above

Mark J. Nahra
Notary Public in and for said County

JAN 31 2005

JAN 31 2005

FILED
KEVIN KLAUS
DELAWARE COUNTY ASSESSOR

BOOK 2005 PAGE 339
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

2005 JA 31 PM 2:52

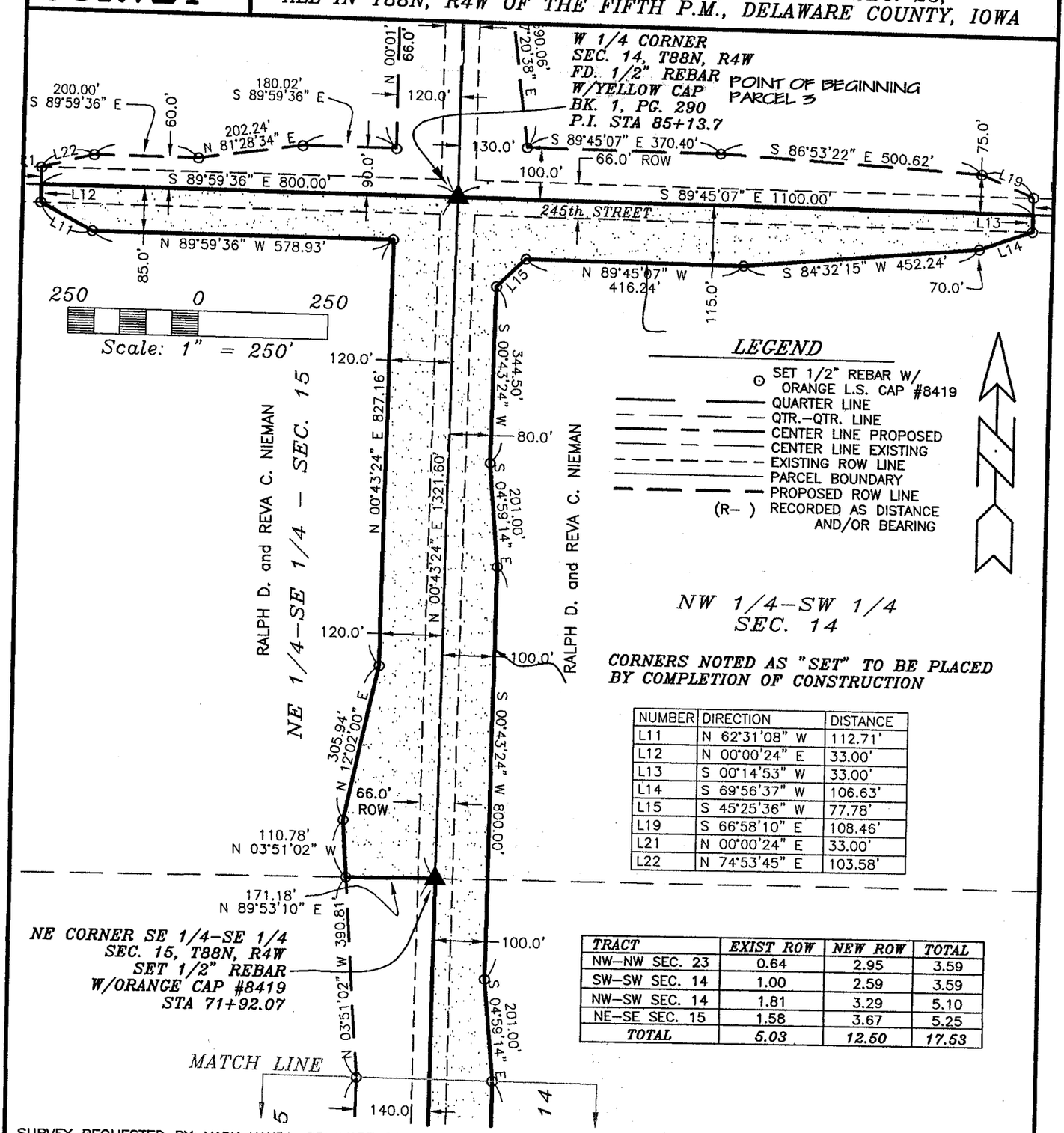
DELAWARE COUNTY IOWA
FILED

(x) Chg

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

PLAT OF SURVEY

PARCEL NO. 3–PROJECT NO. L–G–04(01)––73–28,
PART OF SEC. 15, PART OF SEC. 14, & PART OF SEC. 23,
ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



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

NUMBER	DIRECTION	DISTANCE
L11	N 62°31'08" W	112.71'
L12	N 00°00'24" E	33.00'
L13	S 00°14'53" W	33.00'
L14	S 69°56'37" W	106.63'
L15	S 45°25'36" W	77.78'
L19	S 66°58'10" E	108.46'
L21	N 00°00'24" E	33.00'
L22	N 74°53'45" E	103.58'

TRACT	EXIST ROW	NEW ROW	TOTAL
NW–NW SEC. 23	0.64	2.95	3.59
SW–SW SEC. 14	1.00	2.59	3.59
NW–SW SEC. 14	1.81	3.29	5.10
NE–SE SEC. 15	1.58	3.67	5.25
TOTAL	5.03	12.50	17.53

SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

SURVEYED ON: OCTOBER–DECEMBER 2003

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

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 — 1/31/05 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL: 1–4

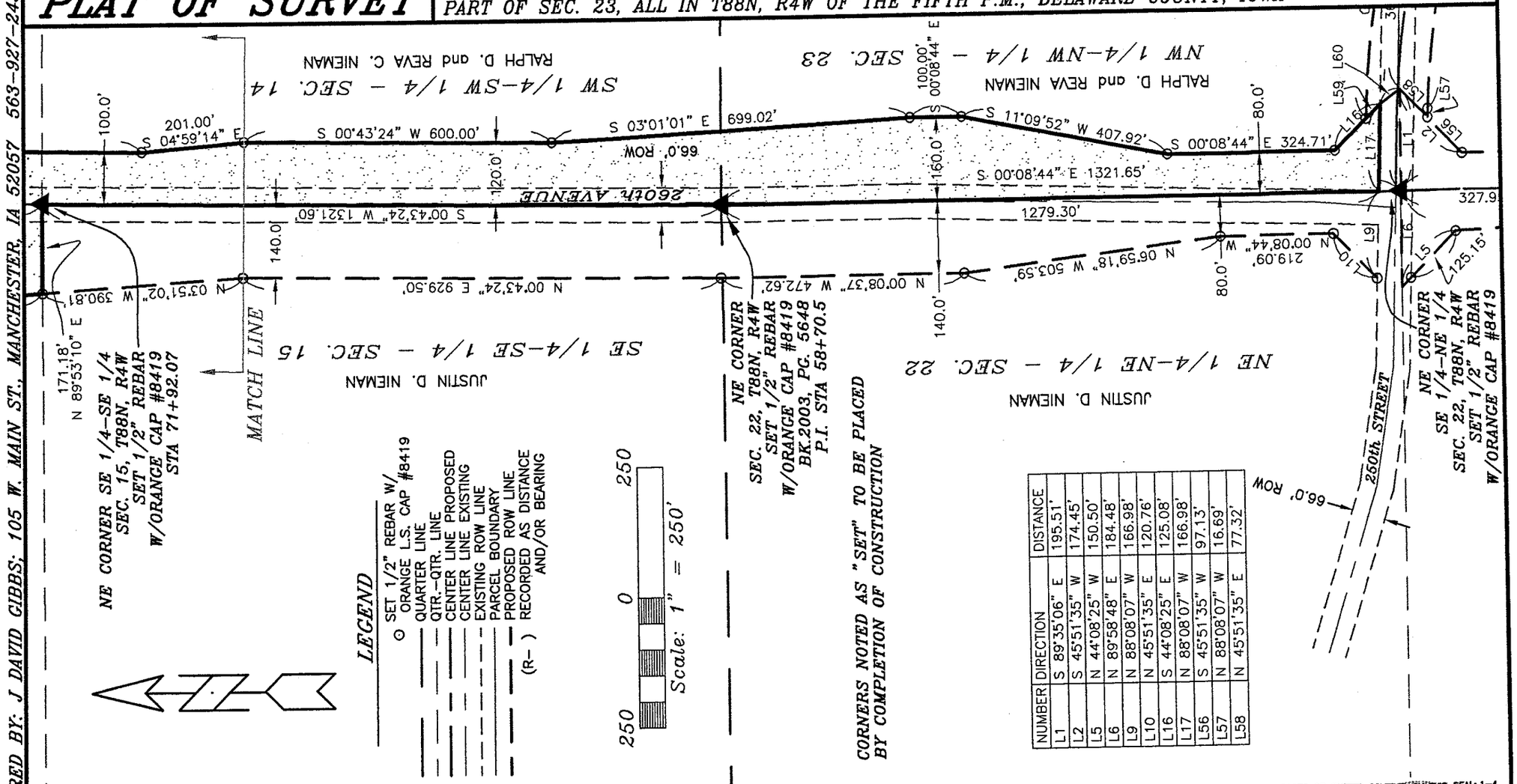
GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

PROJECT NO. 03–92
SCALE: 1"=250'
DATE: 3/9/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED 1/18/2005
SHEET 1 OF 4

BOOK 2005 PAGE 339

PLAT OF SURVEY

PARCEL NO. 3–PROJECT NO. L–C–04(01)––73–28, PART OF SEC. 15, PART OF SEC. 14, & PART OF SEC. 23, ALL IN 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'

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: 1–4

SCALE: 1"=250'

DATE: 3/9/2004

DRAWN BY: RLR

CHECKED BY: JDG

REVISED 1/18/2005

SHEET 2 OF 4

PROPRIETORS: RALPH D. NIEMAN & REVA C. 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 1/31/05

J. DAVID GIBBS, P.E., L.S. LICENSE #8419 DATE

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. 3, *PROJECT NO. L-G-04(01)--73-28, PART OF SECTION FIFTEEN (15), PART OF SECTION FOUREEN (14), AND PART OF SECTION TWENTY-THREE (23), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total 17.53 acres, including 5.03 acres of existing public road right of way, and more particularly described as follows;

BEGINNING at the West Quarter Corner of Section Fourteen (14), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being the intersection of 260th Avenue and 245th Street;

THENCE along the centerline of 245th Street, South 89° 45' 07" East, 1100.00 feet;

THENCE South 00° 14' 53" West, to the Southerly Line of 245th Street, 33.00 feet;

THENCE South 69° 56' 37" West, 106.63 feet;

THENCE South 84° 32' 15" West, 452.24 feet;

THENCE North 89° 45' 07" West, 416.24 feet;

THENCE South 45° 25' 36" West, 77.78 feet;

THENCE South 00° 43' 24" West, 344.50 feet;

THENCE South 04° 59' 14" East, 201.00 feet;

THENCE South 00° 43' 24" West, 800.00 feet;

THENCE South 04° 59' 14" East, 201.00 feet;

THENCE South 00° 43' 24" West, 600.00 feet;

THENCE South 03° 01' 01" East, 699.02 feet;

THENCE South 00° 08' 44" East, 100.00 feet;

THENCE South 11° 09' 52" West, 407.92 feet;

THENCE South 00° 08' 44" East, 324.71 feet;

THENCE South 44° 08' 25" East, to the Northerly Line of 250th Street, 125.08 feet;

THENCE along the Northerly Line of 250th Street, North 88° 08' 07" West, to the Westerly Line 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, 166.98 feet;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-three (23), North 00° 08' 44" West, to the Southwest Corner of Section Fourteen (14), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, 1279.30 feet;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Fourteen (14), North 00° 43' 24" East, to the Southeast Corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, 1321.60 feet;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Fifteen (15), South 89° 53' 10" West, 171.18 feet;

THENCE North 03° 51' 02" West, 110.78 feet;

THENCE North 12° 02' 00" East, 305.94 feet;

THENCE North 00° 43' 24" East, 827.16 feet;

THENCE North 89° 59' 36" West, 578.93 feet;

THENCE North 62° 31' 08" West, to the Southerly Line of 245th Street, 112.71 feet;

THENCE North 00° 00' 24" East, to the Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Fifteen (15), 33.00 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Fifteen (15), South 89° 59' 36" East, 800.00 feet to the **POINT OF BEGINNING**;

Containing 17.53 acres, including 5.03 acres of existing public road right of way.

The Easterly Line of the Northeast Quarter (NE 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 is assumed to bear North 00° 08' 44" West.

DELAWARE COUNTY IOWA
FILED ✓

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BOOK 2005 PAGE 340
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
12.00

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JAN 31 2005

FILED
SHARON K.
RECORDER

JAN 31 2005

BOOK 2005 PAGE 340

PLAT OF SURVEY

PARCEL NO. 4–PROJECT NO. L–G–04(01)––73–28,
PART OF THE NW 1/4, SEC. 14, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

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

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

TRACT	EXIST ROW	NEW ROW	TOTAL
SW–NW SEC. 14	1.81	2.66	4.47
NW–NW SEC. 14	0.50	0.46	0.96
TOTAL	2.31	3.12	5.43

Scale: 1" = 250'

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

NUMBER	DIRECTION	DISTANCE
L13	S 00°14'53" W	33.00'
L14	S 69°56'37" W	106.63'
L18	S 89°43'18" E	85.47'
L19	S 66°58'10" E	108.46'
L20	S 00°14'53" W	33.00'
L23	N 89°57'47" E	80.01'
L24	S 89°57'47" W	33.00'
L25	N 89°57'47" W	17.00'
L26	N 00°02'13" E	190.00'
L27	N 89°57'47" W	30.00'
L28	N 00°02'13" E	103.99'
L29	N 89°57'47" E	80.00'

NE CORNER SEC. 15, T88N, R4W FD. 1/2" REBAR W/YELLOW CAP #12642 BK. 2000, PG. 2098 P.I. STA 111+49.0

SE CORNER NE 1/4–NE 1/4 SEC. 15, T88N, R4W FD. 1/2" REBAR W/YELLOW CAP #12642 BK. 1, PG. 291 P.I. STA 98+33.8

W 1/4 CORNER SEC. 14, T88N, R4W FD. 1/2" REBAR W/YELLOW CAP BK. 1, PG. 290 P.I. STA 85+13.7

POINT OF BEGINNING PARCEL 4

N 1/4–NW 1/4 SEC. 14 — BETTY J. and WALTER F. STEGER & DOUGLAS E. & LISA M. STEGER C/P

S 1/2–N 1/2–NW 1/4 SEC. 14 — HAROLD G. & BERNADINE I. NIEMAN C/P RALPH D. & REVA C. NIEMAN

SW 1/4–NW 1/4 – SEC. 14 — HAROLD G. AND BERNADINE I. NIEMAN C/P RALPH D. & REVA C. NIEMAN

NE 1/4–NE 1/4 – SEC. 15 — DONALD J. & CARLYN M. HOEGER

SE 1/4–NE 1/4 – SEC. 15 — DONALD J. & CARLYN M. HOEGER

260th AVENUE

245th STREET

66.0' ROW

SURVEYED ON: OCTOBER–DECEMBER 2003

SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

SCALE: 1"=250'	PROPRIETORS: HAROLD G. NIEMAN & BERNADINE I. NIEMAN c/p RALPH D. NIEMAN & REVA C. NIEMAN
DATE: 3/2/2004	PROJECT NO. 03–92
DRAWN BY: RLR	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.
CHECKED BY: JDG	J. DAVID GIBBS, P.E./L.S. LICENSE #8419 — 1/31/05 DATE — MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006
REVISED 1/18/2005	
SHEET 1 OF 2	GIBBS ENGINEERING & SURVEYING 105 WEST MAIN STREET, MANCHESTER, IA 52057

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

BOOK 2005 PAGE 340

LEGAL DESCRIPTON:

PARCEL NO. 4, *PROJECT NO. L-G-04(01)--73-28, PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total 5.43 acres, including 2.31 acres of existing public road right of way, and more particularly described as follows;

BEGINNING at the West Quarter Corner of Section Fourteen (14), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being the intersection of 260th Avenue and 245th Street;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), North 00° 01' 14" East, to the Southwest Corner of Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), 1320.13 feet;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), North 00° 02' 13" East, to the Northerly Line of the South One-half (S ½) of the North One-half (N ½) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), 657.58 feet;

THENCE along the Northerly Line of the South One-half (S ½) of the North One-half (N ½) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), South 89° 43' 18" East, 85.47 feet;

THENCE South 07° 37' 54" West, 192.71 feet;

THENCE South 00° 02' 13" West, 466.18 feet;

THENCE South 00° 01' 14" West, 333.80 feet;

THENCE South 02° 16' 12" East, 500.40 feet;

THENCE South 07° 20' 38" East, 390.06 feet;

THENCE South 89° 45' 07" East, 370.40 feet;

THENCE South 86° 53' 22" East, 500.62 feet;

THENCE South 66° 58' 10" East, to the Northerly Line of 245th Street, 108.46 feet;

THENCE South 00° 14' 53" West, to the Southerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), 33.00 feet;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Fourteen (14), North 89° 45' 07" West, 1100.00 feet to the **POINT OF BEGINNING**;

Containing a total 5.43 acres, including 2.31 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 fourteen (14), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 01' 14" East.

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
JAN 31 2005

FILED
SHARON K.
DELAWARE CO.
JAN 31 2005

BOOK 2005 PAGE 350
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
12.00

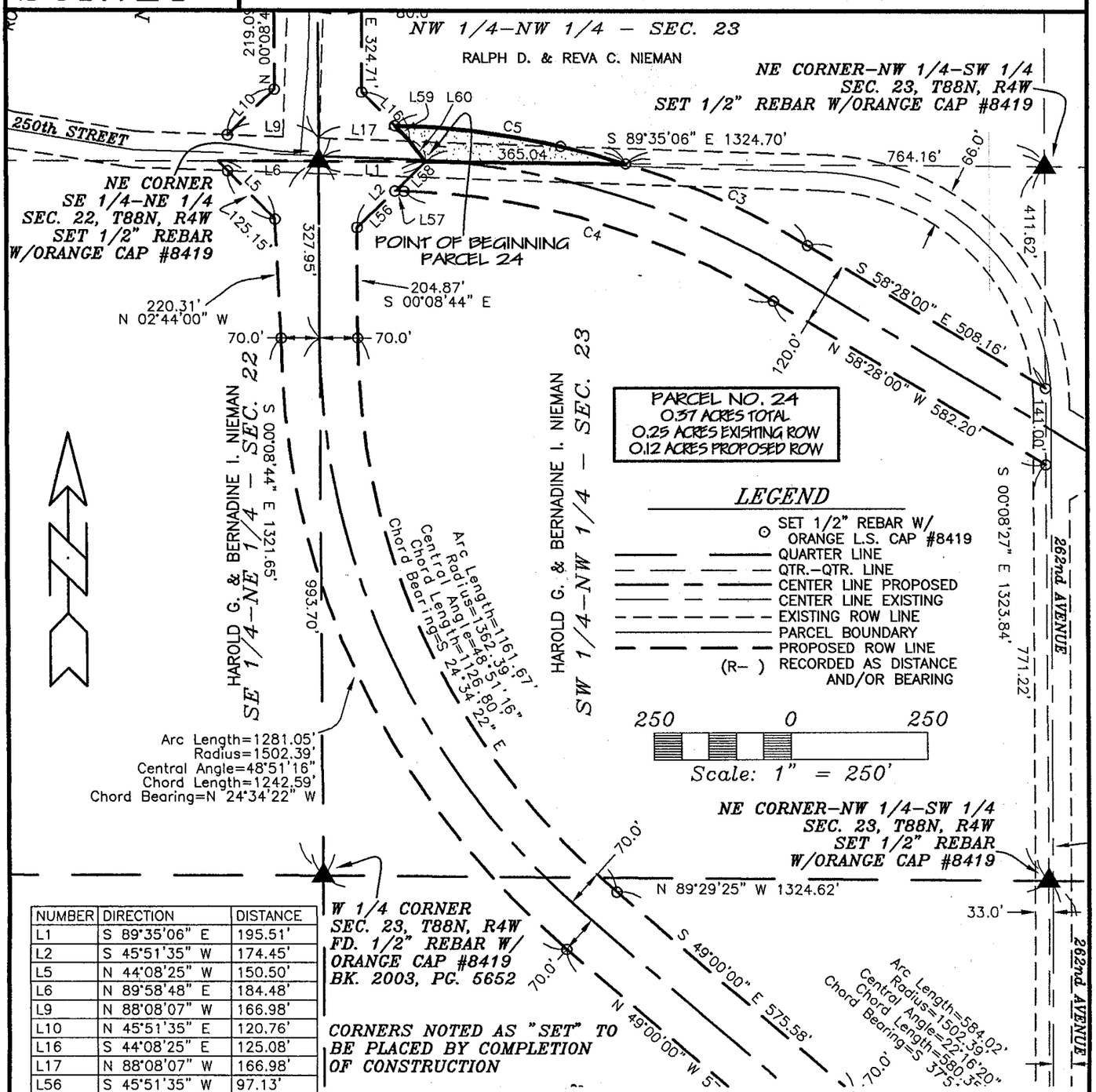
DELAWARE COUNTY IOWA
FILED
2005 JA 31 PM 3:0

Chq

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

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

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

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

BOOK 2005 PAGE 350

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.