Book 2005 Page 2612
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DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JUL 29 2005

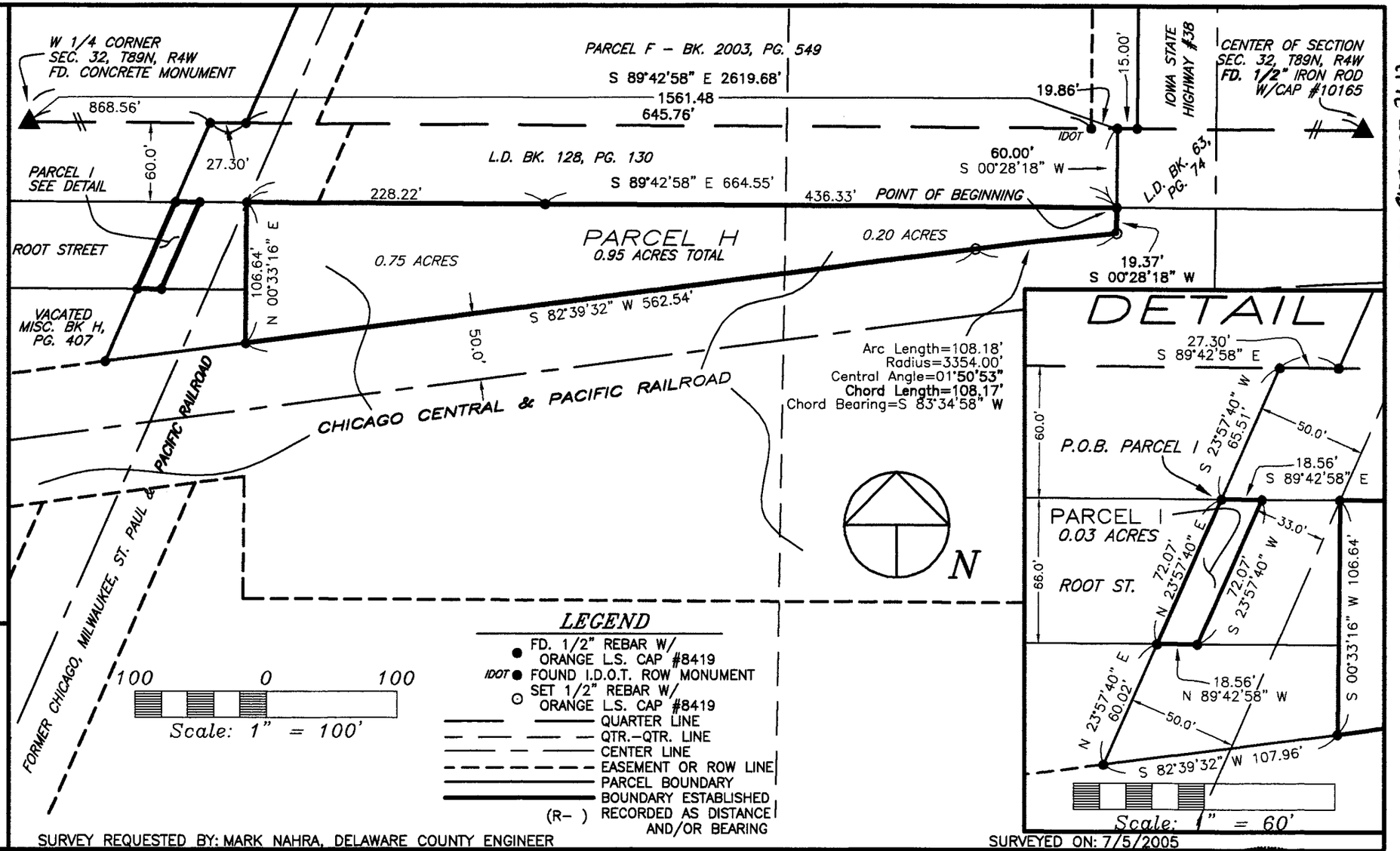
FILED
SHARON
DELAWARE COUNTY

JUL 29 2005

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

PARCEL H & PARCEL I; PART OF THE SW 1/4, SEC. 32, T89N, R4W OF THE FIFTH P.M. TOWN OF DELAWARE, DELAWARE COUNTY, IOWA

PLAT OF SURVEY



LEGEND

- FD. 1/2" REBAR W/ ORANGE L.S. CAP #8419
- IDOT FOUND I.D.O.T. ROW MONUMENT
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

SURVEYED ON: 7/5/2005

SCALE: 1"=100'	PROPRIETORS: *PARCEL I; CHARLES E. FISCHER & DARLENE M. FISCHER*
DATE: 7/15/2004	*PARCEL H; CHICAGO CENTRAL & PACIFIC RAILROAD COMPANY a/k/a CANADIAN NATIONAL RAILROAD*
DRAWN BY: RLR	PROJECT NO. 02-74/05-38
CHECKED BY: JDG	
REVISED	
SHEET 1 OF 3	

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 7/28/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

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

BOOK 2005 PAGE 2612

LEGAL DESCRIPTION:

PARCEL H; *PART OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, TOWN OF DELAWARE, DELAWARE COUNTY, IOWA,* containing a total of 0.95 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the West Quarter Corner of Section Thirty-two (32), Township Eighty-Nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of said Section Thirty-two (32), South 89° 42' 58" East, to the Westerly Line of Iowa State Highway #38, 1561.48 feet;

THENCE along the Westerly Line of Iowa State Highway #38, South 00° 28' 18" West, to the Northerly Line of the Chicago Central and Pacific Railroad, 60.00 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of Iowa State Highway #38, South 00° 28' 18" West, 19.37 feet;

THENCE along a circular curve concave Southerly for an arc length of 108.18 feet, said circular curve having a radius of 3354.00 feet, a central angle of 01° 50' 53", a chord length of 108.17 feet, and a chord bearing of South 83° 34' 58" West;

THENCE South 82° 39' 32" West, to a corner on the Northerly Line of the Chicago Central and Pacific Railroad, 562.54 feet;

THENCE along the Northerly Line of the Chicago Central and Pacific Railroad, also being the Westerly Line of the Railroad Station Grounds, North 00° 33' 16" East, to the intersection of the Northerly Line of said Chicago Central and Pacific Railroad and Northerly Line of Root Street, 106.64 feet;

THENCE along the Northerly Line of said Chicago Central and Pacific Railroad, South 89° 42' 58" East, 664.56 feet to the **POINT OF BEGINNING**;

Containing a total of 0.95 acres and subject to easements of record.

The Northerly Line of the Southwest Quarter (SW ¼) of Section Thirty-two (32), Township Eighty-Nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 42' 58" East.

LEGAL DESCRIPTION:

PARCEL I; *PART OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, TOWN OF DELAWARE, DELAWARE COUNTY, IOWA,* containing a total of 0.03 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the West Quarter Corner of Section Thirty-two (32), Township Eighty-Nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of said Section Thirty-two (32), South 89° 42' 58" East, to the Westerly Line of the Former Chicago, Milwaukee, St. Paul & Pacific Railroad, 868.56 feet;

THENCE along the Westerly Line of the Former Chicago, Milwaukee, St. Paul & Pacific Railroad, South 23° 57' 40" West, to the Northerly Line of Root Street, 65.51 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the Former Chicago, Milwaukee, St. Paul & Pacific Railroad also being the Northerly Line of Root Street, North 89° 42' 58" East, 18.56 feet

THENCE continuing along the Westerly Line of the Former Chicago, Milwaukee, St. Paul & Pacific Railroad, South 23° 57' 40" West, to the Southerly Line of said Root Street, 72.07 feet;

THENCE continuing along the Westerly Line of the Former Chicago, Milwaukee, St. Paul & Pacific Railroad and the Southerly Line of said Root Street, North 89° 42' 58" West, 18.56 feet;

THENCE North 23° 57' 40" East, 72.07 feet to the **POINT OF BEGINNING**;

Containing a total of 0.03 acres and subject to easements of record.

The Northerly Line of the Southwest Quarter (SW ¼) of Section Thirty-two (32), Township Eighty-Nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 42' 58" East.

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