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JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

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Book 2005 Page 4040

Document 2005 4040 Type 06 002 Pages 2
Date 11/08/2005 Time 4:08 PM
Rec Amt $12.00

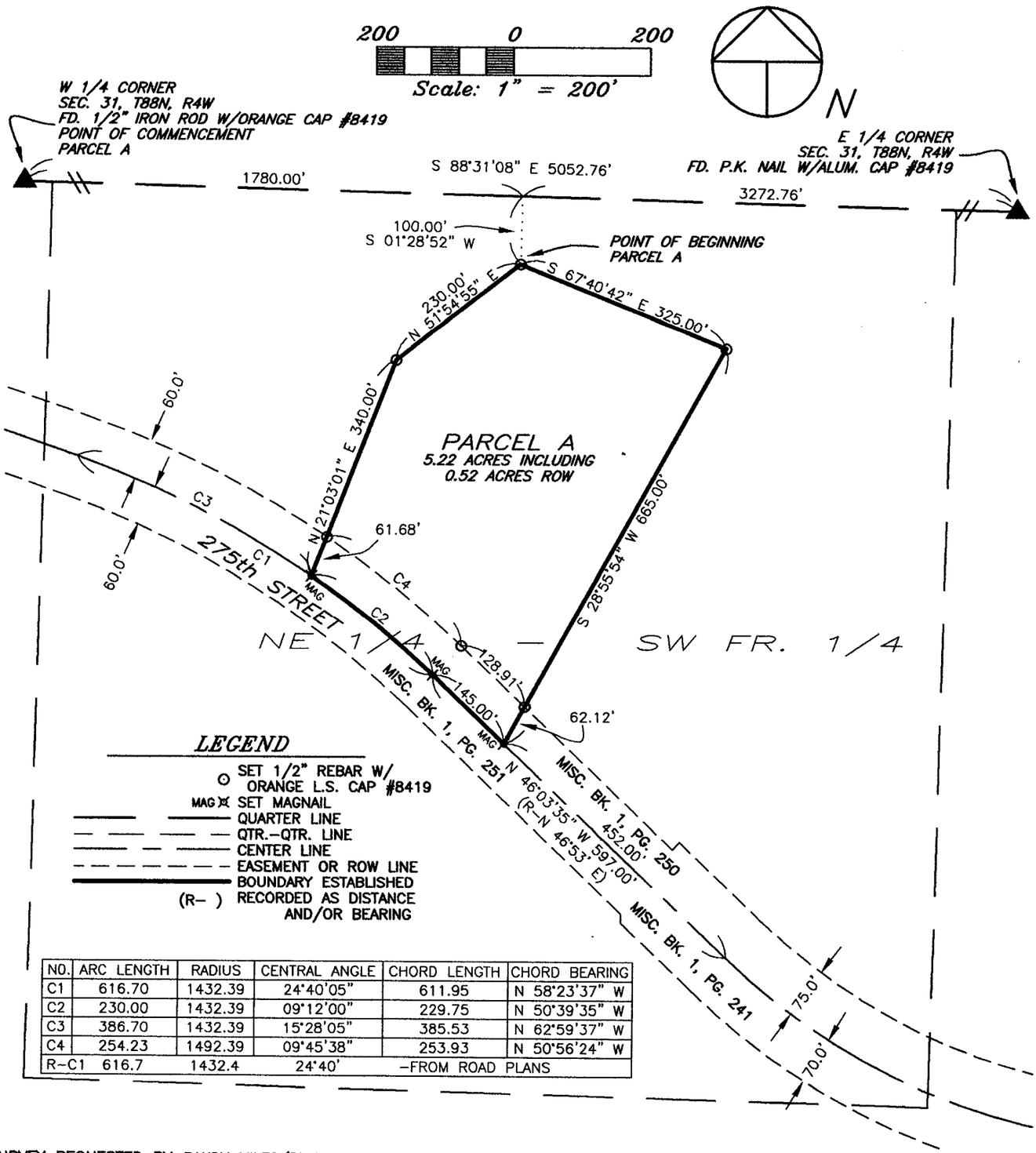
DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

Ⓧchg

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

PLAT OF SURVEY

PARCEL A, PART OF THE NE 1/4 – SW FR. 1/4
SEC. 31, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG ⊠ SET MAGNAIL
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

NO.	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	616.70	1432.39	24°40'05"	611.95	N 58°23'37" W
C2	230.00	1432.39	09°12'00"	229.75	N 50°39'35" W
C3	386.70	1432.39	15°28'05"	385.53	N 62°59'37" W
C4	254.23	1492.39	09°45'38"	253.93	N 50°56'24" W
R–C1	616.7	1432.4	24°40'	–FROM ROAD PLANS	

SURVEY REQUESTED BY: RANDY MILES/BRICE LUBBEN

SURVEYED ON: 6/14 &

PROPRIETORS: *RANDALL J. MILES & DEBORAH H. MILES*

PROJECT NO. 05–39

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 — 11/08/05 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

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

SCALE: 1"=200'
DATE: 9/2/2005
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

BOOK 2005 PAGE 4040

LEGAL DESCRIPTION:

***PARCEL A**, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FR. ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 5.22 acres, including 0.52 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 West Quarter Corner of Section Thirty-one (31), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Southwest Fractional Quarter (SW Fr. ¼) of said Section Thirty-one (31), South 88° 31' 08" East, 1780.00 feet;

THENCE South 01° 28' 52" West, 100.00 feet, the **POINT OF BEGINNING**;

THENCE South 67° 40' 42" East, 325.00 feet;

THENCE South 28° 55' 54" West to the centerline of 275th Street, 665.00 feet;

THENCE along said centerline of 275th Street, North 46° 03' 35" West, 145.00 feet;

THENCE continuing along the centerline of 275th Street along a circular curve concave Southwesterly for an arc length of 230.00 feet, said circular curve having a radius of 1432.39 feet, a central angle of 09° 12' 00", a chord length of 229.75 feet, and a chord bearing of North 50° 39' 35" West;

THENCE North 21° 03' 01" East, 340.00 feet;

THENCE North 51° 54' 55" East, 230.00 feet to the **POINT OF BEGINNING**;

Containing a total of 5.22 acres, including 0.52 acres of public road right of way, and subject to easements of record.

The Northerly Line of the Southwest Fractional Quarter (SW Fr. ¼) of Section Thirty-one (31), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 31' 08" East.