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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA
563.556.2464

PREPARED BY: IIW ENGINEERS & SURVEYORS P.C. 4155 PENNSYLVANIA AVE. DUBUQUE, IOWA.

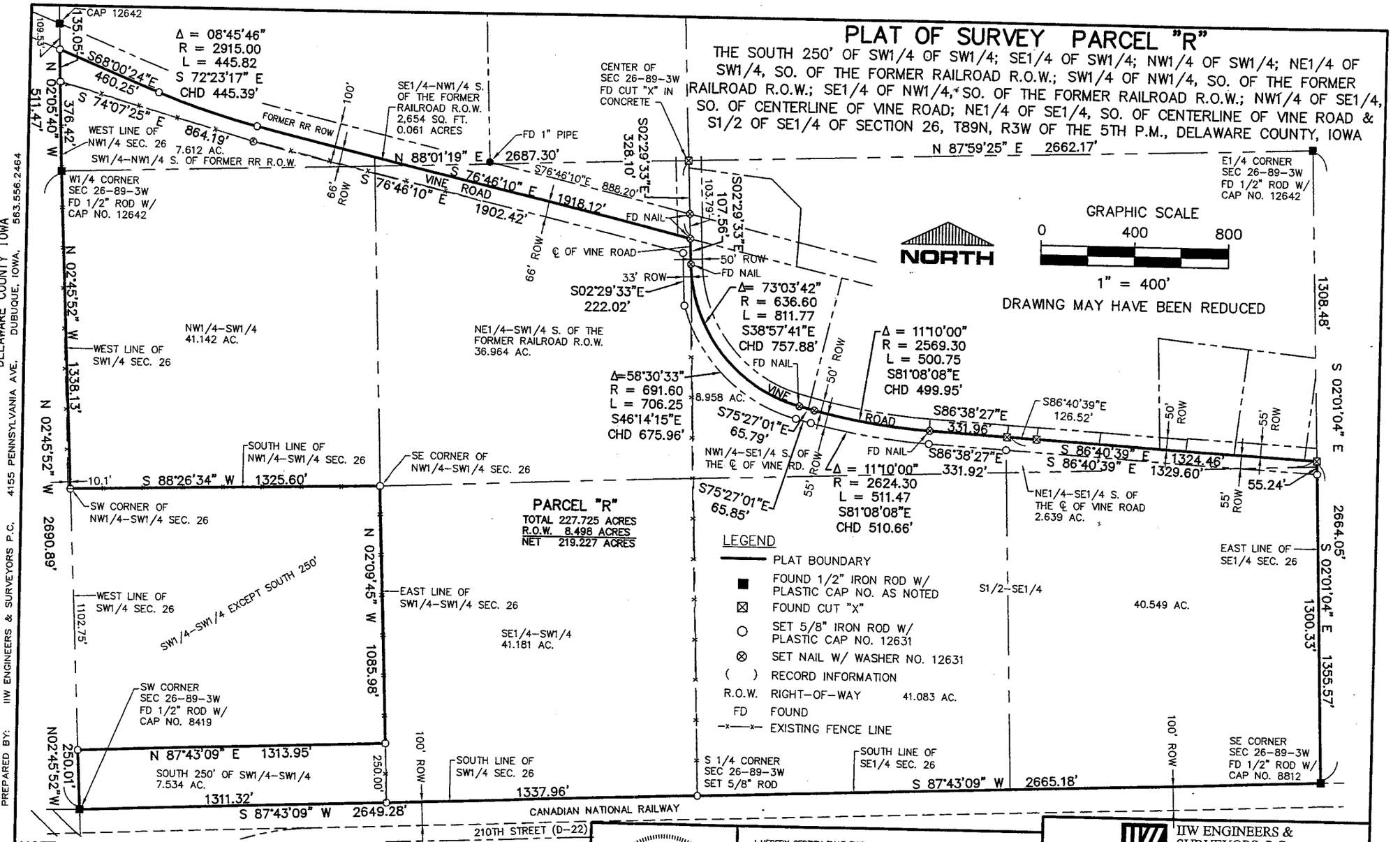
FILED
SEP 12 2006
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FILED
SEP 12 2006
CHERI BOEDING-ORCUTT
DELAWARE COUNTY ASSESSOR

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PLAT OF SURVEY PARCEL "R"

THE SOUTH 250' OF SW1/4 OF SW1/4; SE1/4 OF SW1/4; NW1/4 OF SW1/4; NE1/4 OF SW1/4, SO. OF THE FORMER RAILROAD R.O.W.; SW1/4 OF NW1/4, SO. OF THE FORMER RAILROAD R.O.W.; SE1/4 OF NW1/4, SO. OF THE FORMER RAILROAD R.O.W.; NW1/4 OF SE1/4, SO. OF CENTERLINE OF VINE ROAD; NE1/4 OF SE1/4, SO. OF CENTERLINE OF VINE ROAD & S1/2 OF SE1/4 OF SECTION 26, T89N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA



LEGEND

- PLAT BOUNDARY
- ■ FOUND 1/2" IRON ROD W/ PLASTIC CAP NO. AS NOTED
- ⊠ FOUND CUT "X"
- ○ SET 5/8" IRON ROD W/ PLASTIC CAP NO. 12631
- ⊗ SET NAIL W/ WASHER NO. 12631
- ( ) RECORD INFORMATION
- R.O.W. RIGHT–OF–WAY
- FD FOUND
- –x–x– EXISTING FENCE LINE

NOTE

THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS–OF–WAY OF RECORD AND NOT OF RECORD.

SURVEYED FOR: CITY OF DYERSVILLE

PROPRIETORS: DYERSVILLE INDUSTRIES INC.
ROBERT BONERT & LEORA BONERT
ARTHUR WEBER & JOAN WEBER

TOTAL AREA SURVEYED: 227.725 ACRES

DATE OF SURVEY: AUGUST 2006

IOWA
JOHN M. TRANMER
LS 12631
LICENSED LAND SURVEYOR

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.

FOR IIW ENGINEERS AND SURVEYORS, P.C.

JOHN M. TRANMER — DATE 9/12/06

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2006

PAGES OR SHEETS COVERED BY THIS SEAL SHEETS 1 AND 2 ONLY

IIW ENGINEERS & SURVEYORS, P.C.
Iowa, Illinois, Wisconsin
4155 Pennsylvania Ave. Dubuque, IA 52002
563.556.2464
Hazel Green, WI

DRAWN SAF	PLAT NO. 89–1A–06
CHECKED JMT	PROJ. NO. 06109–01B
DATE 09–11–06	SHEET 1 of 2
P:\06\109\109–01A\06109–01A\06109–01B–PL	

Ok
(X) Marc Casey
P.O. Box 174
Dyersville IA
52040-0174

SURVEYOR'S CERTIFICATE

I, John M. Tranmer, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Parcel "R" in Section 26, Township 89 North, Range 3 West of the 5th Principal Meridian, Delaware County, Iowa, comprised of the South 250' of SW1/4 of SW1/4; SE1/4 of SW1/4; NW1/4 of SW1/4; NE1/4 of SW1/4, So. of the former Railroad R.O.W.; SW1/4 of NW1/4, So. of the former Railroad R.O.W.; SE1/4 of NW1/4, So. of the former Railroad R.O.W.; NW1/4 of SE1/4, So. of the centerline of Vine Road; NE1/4 of SE1/4, So. of the centerline of Vine Road & S1/2 of SE1/4 of Section 26, Township 89 North, Range 3 West of the 5th Principal Meridian, Delaware County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa;

Thence South 87 degrees 43 minutes 09 seconds West, 2665.18 feet along the South line of the Southeast quarter to the South quarter corner of said Section 26;

Thence South 87 degrees 43 minutes 09 seconds West, 2649.28 feet along the South line of the Southwest quarter to the Southwest corner of said Section 26;

Thence North 02 degrees 45 minutes 52 seconds West, 250.01 feet along the West line of the Southwest quarter of said Section 26;

Thence North 87 degrees 43 minutes 09 seconds East, 1313.95 feet to the East line of the Southwest quarter of the Southwest quarter of said Section 26;

Thence North 02 degrees 09 minutes 45 seconds West, 1085.98 feet along said East line to the Southeast corner of Northwest quarter of Southwest quarter of said Section 26;

Thence South 88 degrees 26 minutes 34 seconds West, 1325.60 feet along the South line of said Northwest quarter of Southwest quarter to the Southwest corner of Northwest quarter of Southwest quarter of said Section 26;

Thence North 02 degrees 45 minutes 52 seconds West, 1338.13 feet along the West line of Southwest quarter to the West quarter corner of Section 26;

Thence North 02 degrees 05 minutes 40 seconds West, 511.47 feet along the West line of the Northwest quarter of said Section 26 to the Southerly line of a former railroad right-of-way;

Thence South 68 degrees 00 minutes 24 seconds East, 460.25 feet along the Southerly line of said former railroad right-of-way;

Thence Easterly, an arc distance of 445.82 feet along said Southerly line of said former railroad right-of-way and the arc of a circular curve concave Northerly, having a radius of 2915.00 feet, a central angle of 08 degrees 45 minutes 46 seconds and whose chord bears South 72 degrees 23 minutes 17 seconds East, 445.39 feet;

Thence South 76 degrees 46 minutes 10 seconds East, 1918.12 feet along the Southerly line of said former railroad right-of-way to the centerline of Vine Road;

Thence South 02 degrees 29 minutes 33 seconds East, 107.56 feet along said centerline of Vine Road;

Thence Southeasterly, an arc distance of 811.77 feet along said centerline of Vine Road and the arc of a circular curve concave Northeasterly, having a radius of 636.60 feet, a central angle of 73 degrees 03 minutes 42 seconds and whose chord bears South 38 degrees 57 minutes 41 seconds East, 757.88 feet;

Thence South 75 degrees 27 minutes 01 seconds East, 65.79 feet along said centerline of Vine Road;

Thence Easterly, an arc distance of 500.75 feet along said centerline of Vine Road and the arc of a circular curve concave Northerly, having a radius of 2569.30 feet, a central angle of 11 degrees 10 minutes 00 seconds and whose chord bears South 81 degrees 08 minutes 08 seconds East, 499.95 feet;

Thence South 86 degrees 38 minutes 27 seconds East, 331.96 feet along said centerline of Vine Road;

Thence South 86 degrees 40 minutes 39 seconds East, 1324.46 feet along said centerline of Vine Road to the East line of the Southeast quarter of said Section 26;

Thence South 02 degrees 01 minutes 04 seconds East, 1355.57 feet along said East line of the Southeast quarter of said Section 26 to the point of beginning.

Containing 227.725 acres, more or less, and subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

OWNER'S CONSENT

Manchester, Iowa SEPT 8, 2006

The foregoing plat of Parcel "R" in Section 26, Township 89 North, Range 3 West of the 5th Principal Meridian, Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

Dyersville Industries, Inc.

By _____ President

By _____ - Secretary

State of Iowa)
County of Delaware) ss:

On this 8th day of SEPT, 2006 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared DAVID J SCHROEDER and STEVEN W SALTER to me personally known, who being by me duly sworn, did say that they are the PRESIDENT and SECRETARY respectively, of said corporation executing the within and foregoing instrument; that the instrument was signed on behalf of said corporation by authority of its Board of Directors; and the said DAVID J. SCHROEDER and STEVEN W. SALTER acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

_____
Notary Public

MARC W. CASEY
Iowa Notarial Seal
Commission Number: 11508
My Commission Expires: 05/07/08

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OWNER'S CONSENT

Manchester, Iowa

SEPT 8, 20 06

The foregoing plat of Parcel "R" in Section 26, Township 89 North, Range 3 West of the 5th Principal Meridian, Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

By Robert Bonert
Robert Bonert

By Leora Bonert
Leora Bonert

State of Iowa)
) ss:
County of Delaware)

On this 8TH day of SEPT A.D. 20 06 before me, a Notary Public in and for said state, personally appeared ROBERT BONERT and LEORA BONERT to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in the State of Iowa

MARC W. CASEY
Iowa Notarial Seal
Commission Number: 11508
My Commission Expires: 05/07/08

OWNER'S CONSENT

Manchester, Iowa SEPT 11, 2006

The foregoing plat of Parcel "R" in Section 26, Township 89 North, Range 3 West of the 5th Principal Meridian, Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

By Arthur Weber
Arthur Weber

By Joan Weber
Joan Weber

State of Iowa)
) ss:
County of Delaware)

On this 11 day of SEPT, A.D. 2006 before me, a Notary Public in and for said state, personally appeared ARTHUR WEBER and JOAN WEBER to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in the State of Iowa

MARC W. CASEY
Iowa Notarial Seal
Commission Number: 11508
My Commission Expires: 05/07/08

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