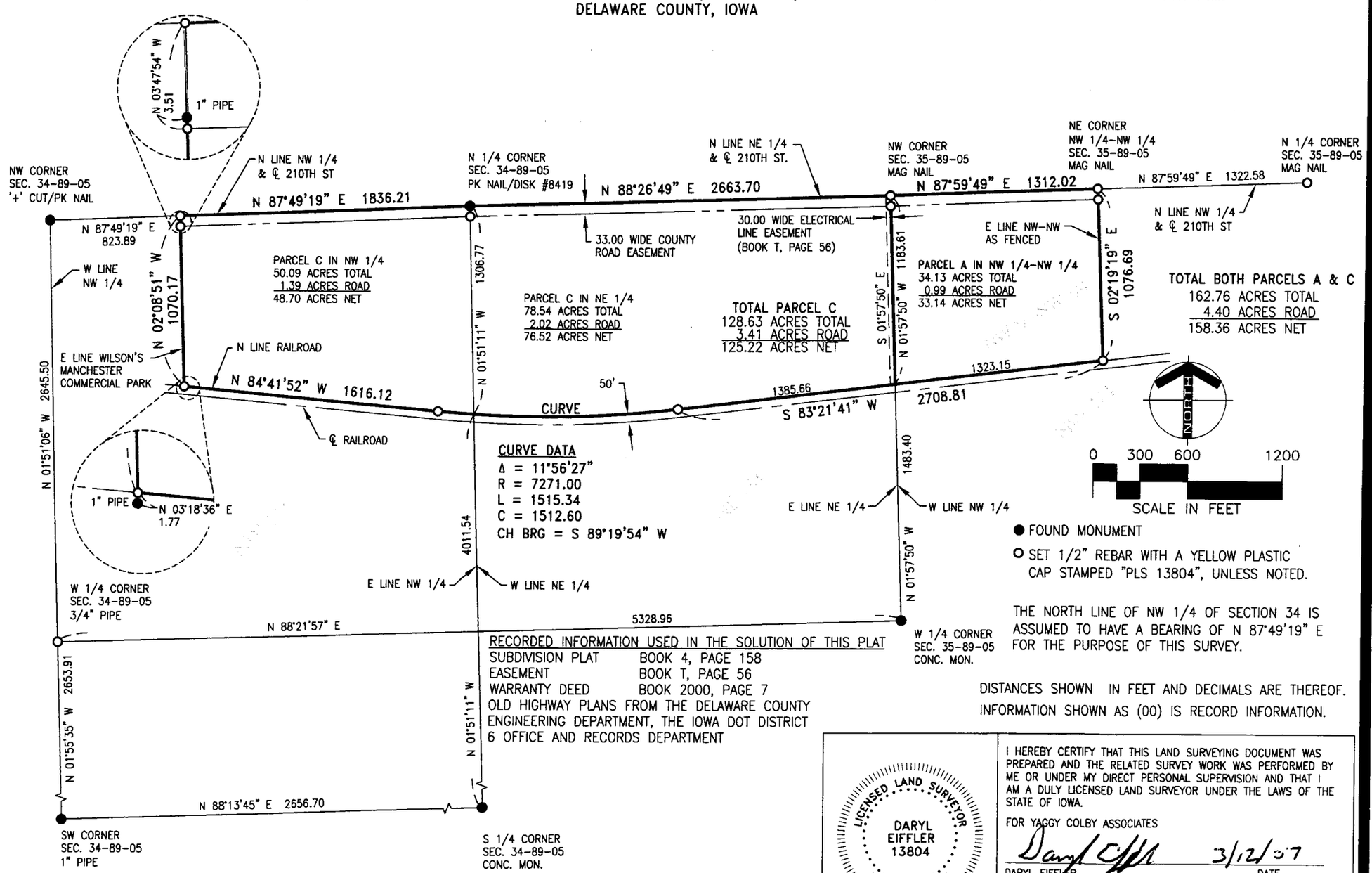
FILED
MAR 13 2007
CARLA K. BECKER
DELAWARE COUNTY AUDITOR
DELAWARE COUNTY ASSESSOR

FILED
MAR 13 2007
DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA
PREPARED BY: DARYL EIFFLER, 215 N. ADAMS, MASON CITY, IA 50401, 641-424-6344

Document 2007 721 Type 06 002 Pages 2
Date 3/13/2007 Time 9:30:10AM
Rec Amt $12.00

PLAT OF SURVEY

PARCEL C – PART OF N 1/2 OF SECTION 34 AND PARCEL A – PART OF NW 1/4 OF NW 1/4 OF SECTION 35, ALL IN T89N, R05W OF THE 5TH P.M.
DELAWARE COUNTY, IOWA



● FOUND MONUMENT

○ SET 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 13804", UNLESS NOTED.

THE NORTH LINE OF NW 1/4 OF SECTION 34 IS ASSUMED TO HAVE A BEARING OF N 87°49'19" E FOR THE PURPOSE OF THIS SURVEY.

DISTANCES SHOWN IN FEET AND DECIMALS ARE THEREOF.

INFORMATION SHOWN AS (00) IS RECORD INFORMATION.

RECORDED INFORMATION USED IN THE SOLUTION OF THIS PLAT

SUBDIVISION PLAT	BOOK 4, PAGE 158
EASEMENT	BOOK T, PAGE 56
WARRANTY DEED	BOOK 2000, PAGE 7

OLD HIGHWAY PLANS FROM THE DELAWARE COUNTY ENGINEERING DEPARTMENT, THE IOWA DOT DISTRICT 6 OFFICE AND RECORDS DEPARTMENT

PROPRIETOR: ALL ENERGY MANCHESTER, LLC

LICENSED LAND SURVEYOR
DARYL EIFFLER
13804
IOWA

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 YAGGY COLBY ASSOCIATES

Daryl Eiffler 3/12/07

DARYL EIFFLER DATE
LICENSE NUMBER 13804

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008
SHEETS COVERED BY THIS SEAL: 2

YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
215 NORTH ADAMS
MASON CITY, IOWA 50401
641-424-6344
FAX 641-424-0351
EMAIL INFO@YAGGY.COM

PART OF N 1/2 OF SECTION 34 AND PART OF NW 1/4 OF NW 1/4 OF SECTION 35, ALL IN T89N, R05W OF THE 5TH P.M.
DELAWARE COUNTY, IOWA

PLAT OF SURVEY

BOOK 2007 PAGE 121

PROJECT NUMBER 9833
COMPUTER FILE 9833LSUR.DWG
DATE OF SURVEY 02/26/07
SURVEYED BY B. PICKAR
SURVEYED FOR ALL ENERGY MANCHESTER, LLC
PROPRIETOR SEE LEFT

SHEET NUMBER 1 OF 2 SHEETS

PLAT OF SURVEY

PARCEL C – PART OF N 1/2 OF SECTION 34 AND PARCEL A – PART OF NW 1/4 OF NW 1/4 OF SECTION 35, ALL IN T89N, R05W OF THE 5TH P.M.
DELAWARE COUNTY, IOWA

SURVEY DESCRIPTION; PARCEL A

That part of the Northwest Quarter of the Northwest Quarter of Section 35, Township 89 North, Range 05 West of the 5th P.M., Delaware County, Iowa, lying north of the railroad, described as follows:

Beginning at the northwest corner of said Section 35;
Thence North 87 degrees 59 minutes 49 seconds East (assumed bearing) along the north line of Northwest Quarter of said Section 35 a distance of 1,312.02 feet to east line of the Northwest Quarter of the Northwest Quarter of said Section 35 as fenced;
Thence South 02 degrees 19 minutes 19 seconds East along said east line 1,076.69 feet to the north line of railroad;
Thence South 83 degrees 21 minutes 41 seconds West along said north line 1,323.15 feet to the west line of said Northwest Quarter;
Thence North 01 degrees 57 minutes 50 seconds West along said west line 1,183.61 feet to the point of beginning.

Said PARCEL A contains 34.13 acres, more or less, including 0.99 acres of county road easement across the north 33.00 feet thereof, and is subject to the other recorded and unrecorded easements, restrictions and servitudes, if any.

AND

SURVEY DESCRIPTION; PARCEL C

That part of the North Half of Section 34, Township 89 North, Range 05 West of the 5th P.M., Delaware County, Iowa, lying north of the railroad, described as follows:

Commencing at the northwest corner of said Section 34;
Thence North 87 degrees 49 minutes 19 seconds East (assumed bearing) along the north line of Northwest Quarter of said Section 34 a distance of 823.89 feet to the east line of Wilson's Manchester Commercial Park and the point of beginning;
Thence continuing North 87 degrees 49 minutes 19 seconds East along said north line 1,836.21 feet to the west line of the Northeast Quarter of said Section 34;
Thence North 88 degrees 26 minutes 49 seconds East along the north line of said Northeast Quarter a distance of 2663.70 feet to the east line of said Northeast Quarter;
Thence South 01 degrees 57 minutes 50 seconds East along said east line 1,183.61 feet to the north line of railroad;
Thence South 83 degrees 21 minutes 41 seconds West along said north line 1,385.66 feet;
Thence westerly 1,515.34 feet continuing along said north line along a tangential curve concave to the north, having a central angle of 11 degrees 56 minutes 27 seconds, a radius of 7,271.00 feet, and a chord bearing of South 89 degrees 19 minutes 54 seconds West;
Thence North 84 degrees 41 minutes 52 seconds West continuing along said north line 1,616.12 feet to the east line of Wilson's Manchester Commercial Park;
Thence North 02 degrees 08 minutes 51 seconds West along said east line 1,070.17 feet to the point of beginning.

Said PARCEL C contains 128.63 acres, more or less, including 3.41 acres of county road easement across the north 33.00 feet thereof, and is subject to the other recorded and unrecorded easements, restrictions and servitudes, if any.

PREPARED BY: DARYL EIFFLER, 215 N. ADAMS, MASON CITY, IA 50401, 641-424-6344

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PART OF N 1/2 OF SECTION 34 AND PART OF NW 1/4 OF NW 1/4 OF SECTION 35, ALL IN T89N, R05W OF THE 5TH P.M.
DELAWARE COUNTY, IOWA

PLAT OF SURVEY

PROJECT NUMBER 9833
COMPUTER FILE 9833LSUR.DWG
DATE OF SURVEY 02/26/07
SURVEYED BY B. PICKAR
SURVEYED FOR ALL ENERGY MANCHESTER, LLC
PROPRIETOR SEE SHEET 1

SHEET NUMBER 2 OF 2 SHEETS