FILED
AUG 22 2007
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
AUG 22 2007
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

✓ Book 2007 Page 2707
Document 2007 2707 Type 06 002 Pages 2
Date 8/22/2007 Time 9:51:35AM
Rec Amt $12.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY PARCEL M

PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION TWO (2), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

N

300 150 0 150 300

LINE	BEARING	DISTANCE
L1	S 88°47'22" W	105.22
L2	S 01°58'20" W	87.05
L3	S 85°00'37" W	217.79
L4	N 00°10'16" W	101.29
L5	N 88°47'22" E	220.31
L6	S 00°10'16" E	25.09
L7	N 85°00'37" E	218.35
L8	S 88°47'22" W	325.54
L9	S 00°10'16" E	126.38
L10	S 86°17'17" E	171.14

270TH AVENUE

EASEMENT BOOK Y, PAGE 6

25'±25'

L10

N1/4 CORNER
SEC. 2, T88N, R4W
FD. 5/8" IRON ROD W/I.D.O.T. CAP

SOUTHERLY RIGHT OF WAY LINE
U.S HWY. NO. 20

WARRANTY DEED
BOOK 119, PAGE 60

NW1/4 NE1/4
SEC. 2, T88N, R4W

EASEMENT A
50.0' WIDE ACCESS EASEMENT

S 87°52'53" E 1134.63'

S1/4 CORNER
SEC. 2, T88N, R4W
FD. 1/2" IRON ROD W/NO CAP

S 00°15'02" E 554.73'

518.69'

N 89°11'05" E 2664.69'

NW CORNER
SEC. 2, T88N, R4W
FD. CONCRETE MONUMENT

NE1/4 NW1/4
SEC. 2, T88N, R4W

DIMENSION LINE ONLY

L1
P.O.B.
L8
L5
L3
L7
L6
L4
L2

PARCEL M
0.47 ACRES TOTAL

OVERHEAD UTILITY LINE

P.O.B. EASEMENT A

LEGEND

- ○ SET 1/2" IRON ROD W/ (YELLOW LS CAP #12642)
- ✕ ANGLE POINT (NOTHING FD. OR SET)
- (RA-) PARCEL BOUNDARY SURVEYED
- RECORDED AS
- EXISTING FENCELINE
- P.O.B. POINT OF BEGINNING

Wm. Burger LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

SCALE: 1" = 150'

DATE OF SURVEY: 7/27/07

SHEET 1 OF 2

PROPRIETORS: CEDAR VALLEY MOTORSPORTS PARK, LTD

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PREFORMED 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008

William H. Burger 8/1/07

WILLIAM H. BURGER #12642 DATE

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

LEGAL DESCRIPTION

PARCEL M Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.47 acres; **subject to easements of record** and more particularly described by metes and bounds as follows;

COMMENCING at the North Quarter (N1/4) corner of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-15'-02" East 518.69 feet along the East line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Two (2);

Thence South 88°-47'-22" West 105.22 feet to the **POINT OF BEGINNING**;

Thence South 01°-58'-20" West 87.05 feet;

Thence South 85°-00'-37" West 217.79 feet;

Thence North 00°-10'-16" West 101.29 feet;

Thence North 88°-47'-22" East 220.31 feet to the **POINT OF BEGINNING** containing a total of 0.47 acres; **subject to easements of record;**

The East line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-15'-02" East.

EASEMENT A – A 50.0' wide access easement is hereby created across part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and across part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa for the benefit of Parcel M, being 25.0 feet on each side of the following described centerline;

COMMENCING at the North Quarter (N1/4) corner of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-15'-02" East 518.69 feet along the East line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Two (2);

Thence South 88°-47'-22" West 325.54 feet;

Thence South 00°-10'-16" East 126.38 feet to the **POINT OF BEGINNING** of Easement A;

Thence North 85°-00'-37" East 218.35;

Thence South 87°-52'-53" East 1134.63 feet;

Thence South 86°-17'-17" East 171.14 feet to the Westerly right of way line of 270th Avenue;

SURVEYORS CERTIFICATE:

I hereby certify that this land survey document was prepared and 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

My license renewal date is December 31, 2008

William H. Burger 8/17/07

William H. Burger Date Reg. No. 12642

Sheet 2 covered by this seal

