Book 2008 Page 3770

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DEC 15 2008
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
DEC 15 2008
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

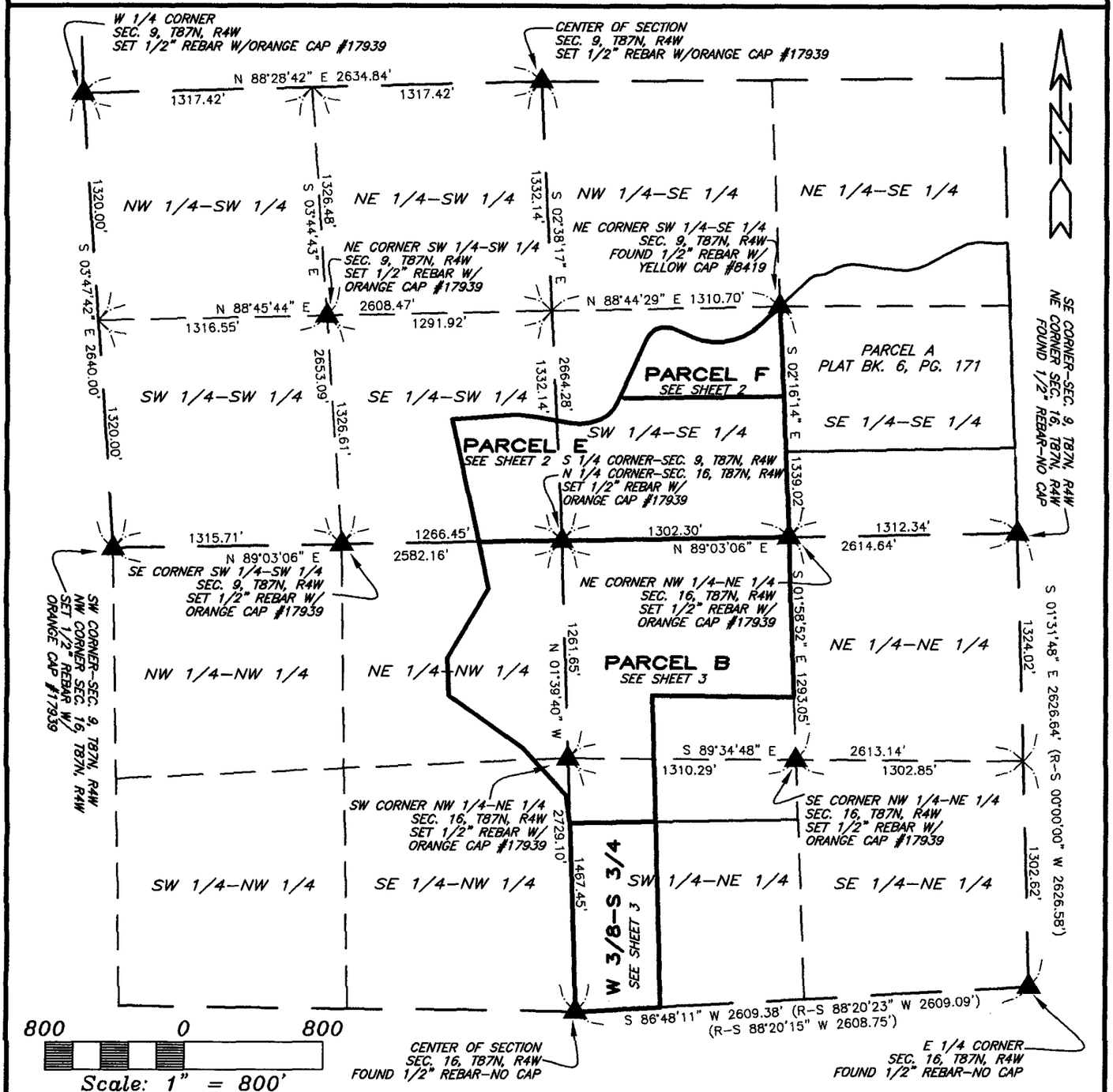
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCELS E & F; PART OF THE SW 1/4-SE 1/4 & SE 1/4-SW 1/4, SEC. 9
PARCEL B; PART OF THE NE 1/4 & NW 1/4 OF SEC. 16
THE WEST 3/8 OF THE SOUTH 3/4 OF THE SW 1/4-NE 1/4 OF SEC. 16
ALL IN T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

THE PERIMETER OF PARCEL E AND PARCEL F IN SEC. 9 AND PARCEL B AND THE WEST 3/8 - SOUTH 3/4 OF THE SW 1/4-NE 1/4 OF SECTION 16 IS FROM AN UN-RECORDED SURVEY DONE BY ARCHIE D. CONKLIN (L.S NO. 1895) SIGNED ON DEC. 4, 1980. THIS SURVEY IS FOUND IN THE DELAWARE COUNTY AUDITORS OFFICE.



SURVEY REQUESTED BY: WAYNE WILSON

SURVEYED ON: 12/2008

PROPRIETORS: WAYNE J. WILSON

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.

12/15/08

RANDALL L. RATTENBORG L.S. LIC. #17939 DATE

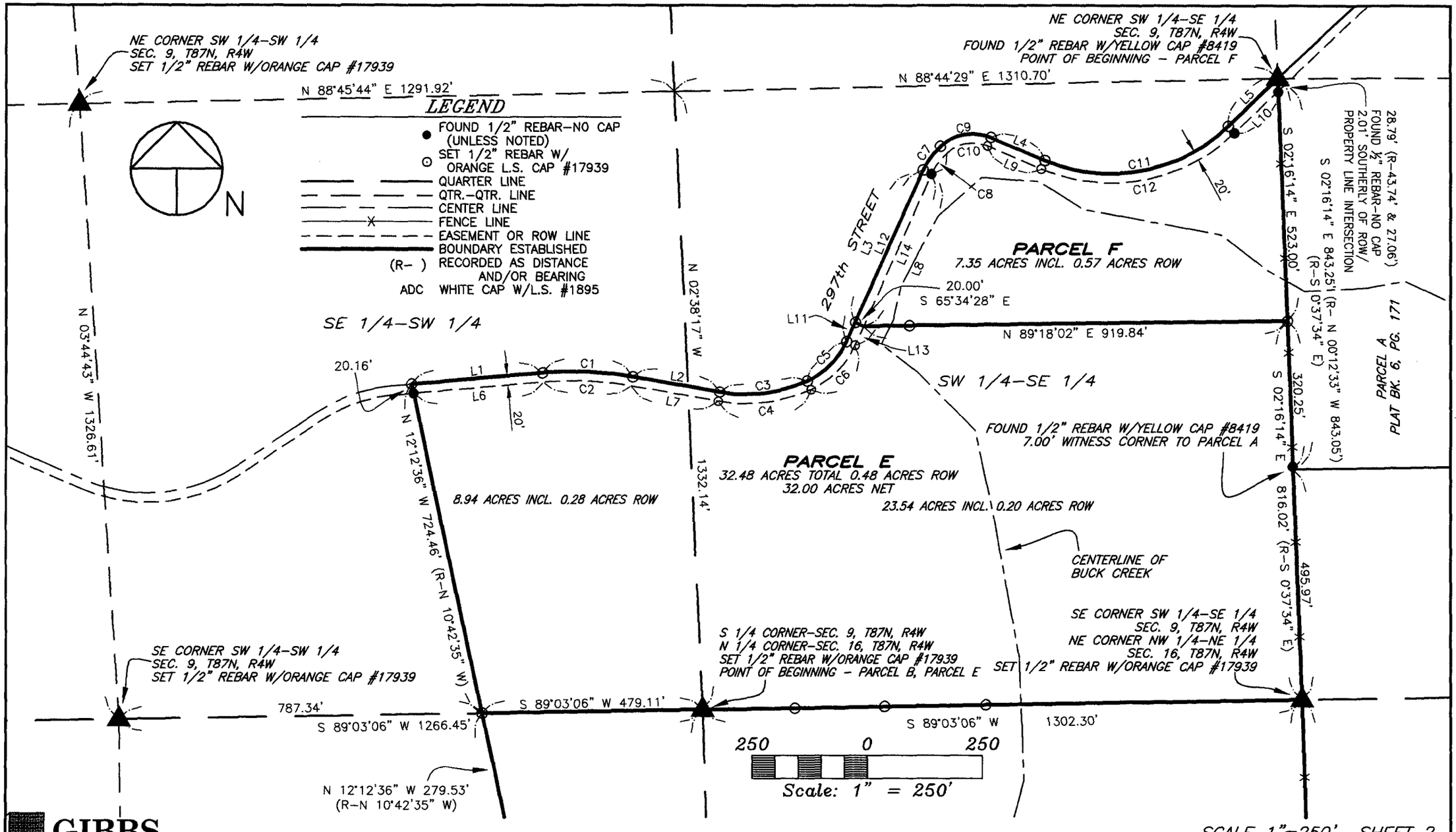
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-7

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

PROJECT NO. 08-86
SCALE: 1"=800'
DATE: 12/8/2008
DRAWN BY: RLR
CHECKED BY: JDG
GPS: 52
REVISED
SHEET 1 OF 7

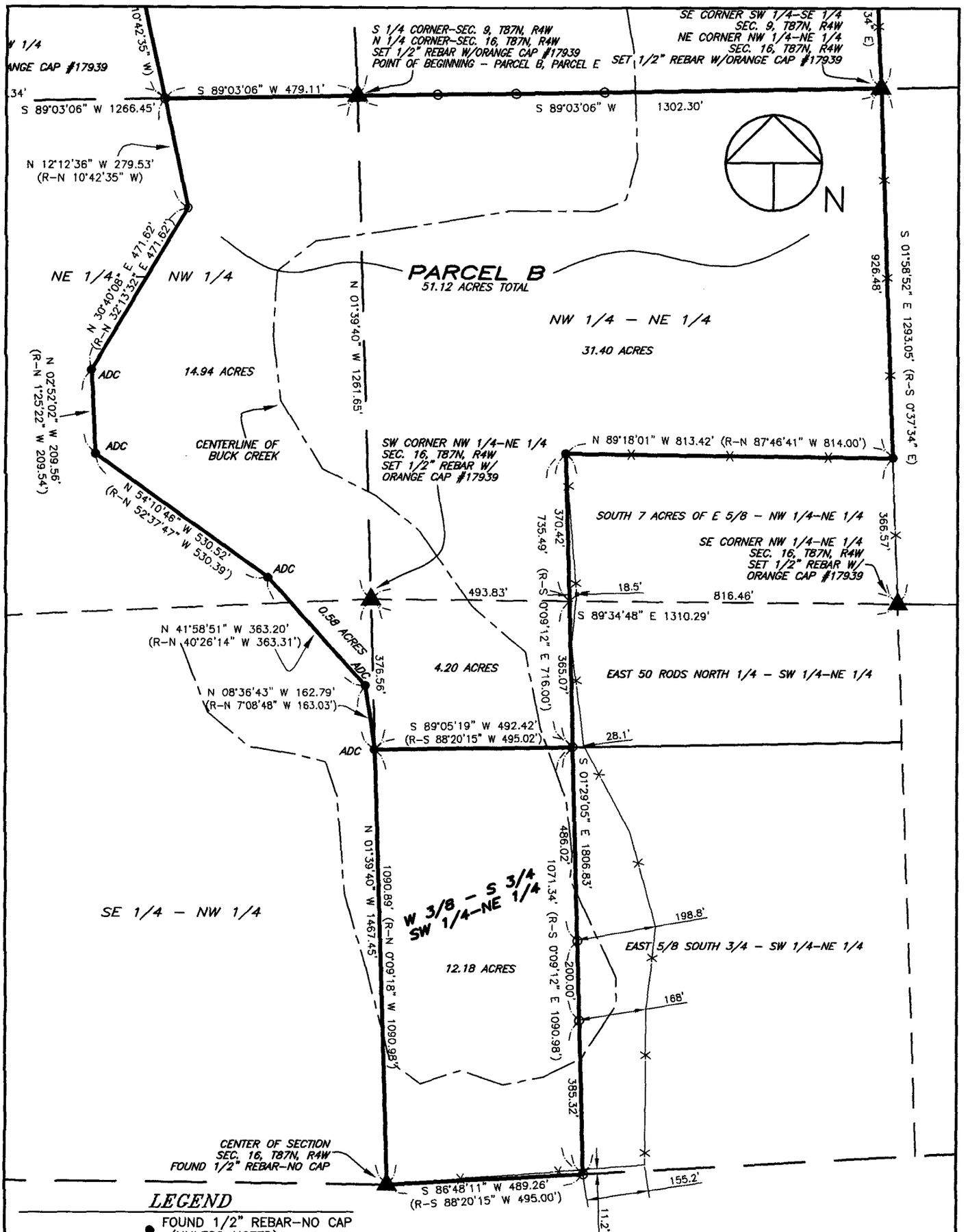


GIBBS ENGINEERING & SURVEYING

SCALE 1"=250' SHEET 2

PARCEL E & PARCEL F
SEC. 9, T87N, R4W

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SCALE 1"=300' SHEET 3

PARCEL B
SEC. 16, T87N, R4W

PARCELS E & F; *PART OF THE SW 1/4–SE 1/4 & SE 1/4–SW 1/4, SEC. 9*
PARCEL B; *PART OF THE NE 1/4 & NW 1/4 OF SEC. 16*
THE WEST 3/8 OF THE SOUTH 3/4 OF THE SW 1/4–NE 1/4 *OF SEC. 16*
ALL IN T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LINE, CURVE, ACREAGE TABLES
PARCEL E, PARCEL F, PARCEL B

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	196.69' (R–197.25')	764.82' (R–767.0')	14°44'05" (R–14°44'06")	196.15' (R–196.73')	S 87°35'13" E (R–S 85°54'29" E)
C2	191.55' (R–191.97')	744.82' (R–747.0')	14°44'05" (R–14°44'06")	191.02' (R–191.59')	S 87°35'13" E (R–S 85°54'29" E)
C3	194.75' (R–195.35')	329.63' (R–330.65')	33°51'02" (R–33°51'02")	191.93' (R–192.52')	N 82°51'19" E (R–N 84°32'07" E)
C4	206.56' (R–206.46')	349.63' (R–350.65')	33°51'02" (R–33°51'02")	203.57' (R–204.17')	N 82°51'19" E (R–N 84°32'07" E)
C5	123.47' (R–123.87')	170.44' (R–171.00')	41°30'15" (R–41°30'16")	120.79' (R–121.18')	N 45°10'40" E (R–N 46°51'25" E)
C6	137.95' (R–136.75')	190.44' (R–191.00')	41°30'15" (R–41°30'16")	134.96' (R–135.35')	N 45°10'40" E (R–N 46°51'25" E)
C7	64.24' (R–64.40')	156.75' (R–157.15')	23°28'47" (R–23°28'47")	63.79' (R–63.95')	N 36°09'56" E (R–N 37°50'39" E)
C8	56.04' (R–54.91')	136.75' (R–137.15')	23°28'47" (R–23°28'47")	55.65' (R–55.81')	N 36°09'56" E (R–N 37°50'39" E)
C9	117.65' (R–117.93')	103.76' (R–104.00')	64°58'12" (R–64°58'06")	111.45' (R–111.71')	N 80°23'26" E (R–N 82°04'14" E)
C10	94.97' (R–88.93')	83.76' (R–84.00')	64°58'12" (R–64°58'06")	89.97' (R–90.23')	N 80°23'26" E (R–N 82°04'14" E)
C11	427.94' (R–434.67')	366.92' (R–377.00')	66°49'26" (R–66°03'37")	404.09' (R–410.99')	N 79°27'49" E (R–N 81°31'31" E)
C12	451.26' (R–456.51')	386.92' (R–397.00')	66°49'26" (R–66°03'37")	426.12' (R–432.79')	N 79°27'49" E (R–N 81°31'31" E)

LINE TABLE

LINE	BEARING	LENGTH
L1	N 85°02'45" E (R–N 86°43'41" E)	285.54' (R–286.43')
L2	S 80°13'10" E (R–S 78°32'23" E)	191.70' (R–192.26')
L3	N 24°25'32" E (R–N 25°24'12" E)	404.62' (R–405.80')
L4	S 67°07'28" E (R–S 65°26'40" E)	126.52' (R–118.55')
L5	N 46°03'06" E (R–N 48°29'42" E)	148.86' (R–147.32')
L6	N 85°02'45" E	282.99' (R–283.82')
L7	S 80°13'10" E	191.70' (R–192.36)
L8	N 24°25'32" E	404.62' (R–405.80')
L9	S 67°07'28" E	126.52' (R–118.55')
L10	N 46°03'06" E	131.05' (R–130.01')
L11	N 24°25'32" E	45.00'
L12	N 24°25'32" E	359.62'
L13	N 24°25'32" E	45.00'
L14	N 24°25'32" E	359.62'

ACREAGE TABLE

PARCEL E 32.00 ACRES NOT INCLUDING ROW		
SECTION 9	ACRES INCL. ROW	ROW ACRES
SE 1/4–SW 1/4	8.94 ACRES	0.28 ACRES
SW 1/4–SE 1/4	23.54 ACRES	0.20 ACRES
TOTAL ACRES	32.48 ACRES	0.48 ACRES
PARCEL F 6.78 ACRES NOT INCLUDING ROW		
SW 1/4–SE 1/4	7.35 ACRES	0.57 ACRES
PARCEL B 51.12 ACRES TOTAL		
SECTION 16	ACRES PER QTR.–QTR.	
NE 1/4–NW 1/4	14.94 ACRES	
NW 1/4–NE 1/4	31.40 ACRES	
SE 1/4–NW 1/4	0.58 ACRES	
SW 1/4–NE 1/4	4.20 ACRES	
WEST 3/8–SOUTH 3/4 SW 1/4–NE 1/4 12.18 ACRES		

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LEGAL DESCRIPTION:

PARCEL E; *PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION NINE (9), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 32.48 acres, including 0.48 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the South Quarter Corner of Section Nine (9), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Nine (9), South 89° 03' 06" West, 479.11 feet;

THENCE North 12° 12' 36" West to the centerline of 297th Street, 724.46 feet;

THENCE along the centerline of 297th Street, North 85° 02' 45" East, 285.54 feet;

THENCE continuing along the centerline of 297th Street along a circular curve concave Southerly having an arc length of 196.69 feet, a radius of 764.82 feet, a central angle of 14° 44' 05", chord length of 196.15 feet, and a chord bearing of South 87° 35' 13" East;

THENCE continuing along the centerline of 297th Street, South 80° 13' 10" East, 191.70 feet;

THENCE continuing along the centerline of 297th Street along a circular curve concave Northerly having an arc length of 194.75 feet, a radius of 329.63 feet, a central angle of 33° 51' 02", chord length of 191.93 feet, and a chord bearing of North 82° 51' 19" East;

THENCE continuing along the centerline of 297th Street along a circular curve concave Northwesterly having an arc length of 123.47 feet, a radius of 170.44 feet, a central angle of 41° 30' 15", chord length of 120.79 feet, and a chord bearing of North 45° 10' 40" East;

THENCE continuing along the centerline of 297th Street, North 24° 25' 32" East, 45.00 feet;

THENCE South 65° 34' 28" East, to the Southerly right of way Line of 297th Street, 20.00 feet;

THENCE North 89° 18' 02" East, to the Easterly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Nine (9), also being the Westerly Line of Parcel A, as recorded in Plat Book 6, Page 171 in the Office of the Delaware County, Recorder, 919.84 feet;

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Nine (9), also being the Westerly Line of said Parcel A, South 02° 16' 14" East, to the Southeast Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Nine (9), 816.02 feet;

THENCE along the Southerly Line of Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Nine (9), South 89° 03' 06" West, 1302.30 feet to the **POINT OF BEGINNING**;

Containing a total of 32.48 acres, including 0.48 acres of public road right of way, and subject to easements of record.

The Southerly Line of Section Nine (9), being the Northerly Line of Section Sixteen (16), Township Eighty-seven (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 03' 06" West.

LEGAL DESCRIPTION:

***PARCEL F**; PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION NINE (9), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 7.35 acres, including 0.57 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Nine (9), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northwesterly most Corner of Parcel A, as recorded in Plat Book 6, Page 171 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Nine (9), also being the Westerly Line of said Parcel A, South 02° 16' 14" East, 523.00 feet;

THENCE South 89° 18' 02" West, to the Southerly right of way line of 297th Street, 919.84 feet;

THENCE North 65° 34' 28" West, to the centerline of 297th Street, 20.00 feet;

THENCE along the centerline of 297th Street, North 24° 25' 32" East, 359.62 feet;

THENCE continuing along the centerline of 297th Street along a circular curve concave Southeasterly having an arc length of 64.24 feet, a radius of 156.75 feet, a central angle of 23° 28' 47", chord length of 63.79 feet, and a chord bearing of North 36° 09' 56" East;

THENCE continuing along the centerline of 297th Street along a circular curve concave Southerly having an arc length of 117.65 feet, a radius of 103.76 feet, a central angle of 64° 58' 12", chord length of 111.45 feet, and a chord bearing of North 80° 23' 26" East;

THENCE continuing along the centerline of 297th Street, South 67° 07' 28" East, 126.52 feet;

THENCE continuing along the centerline of 297th Street along a circular curve concave Northerly having an arc length of 427.94 feet, a radius of 366.92 feet, a central angle of 66° 49' 26", chord length of 404.09 feet, and a chord bearing of North 79° 27' 49" East;

THENCE continuing along the centerline of 297th Street, North 46° 03' 06" East, 148.86 feet to the **POINT OF BEGINNING**;

Containing a total of 7.35 acres, including 0.57 acres of public road right of way, and subject to easements of record.

The Southerly Line of Section Nine (9), being the Northerly Line of Section Sixteen (16), Township Eighty-seven (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 03' 06" West.

LEGAL DESCRIPTION:

***PARCEL B**; PART OF THE NORTHEAST QUARTER (NE ¼) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 51.12 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the North Quarter Corner of Section Sixteen (16), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of said Section Sixteen (16), North 89° 03' 06" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16), 1302.30 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16), South 01° 58' 52" East, to the Northerly Line of the South Seven (7) Acres of the East 5/8 of the Northeast Quarter (NE ¼) of said Section Sixteen (16), 926.48 feet;

THENCE along the Northerly Line of the South Seven (7) Acres of the East 5/8 of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16), North 89° 18' 01" West, to the Northwest Corner of the South Seven (7) Acres of the East 5/8 of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16), 813.42 feet;

THENCE along the Westerly Line of the South Seven (7) Acres of the East 5/8 of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16), and the Westerly Line of the East 50 Rods of the North One-quarter (N ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16), South 01° 29' 05" East, to the Northeast Corner of the West Three-eighths (W 3/8) of the South Three-quarters (S ¾) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16), 735.49 feet;

THENCE along the Northerly Line of the West Three-eighths (W 3/8) of the South Three-Quarters (S ¾) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16), South 89° 05' 19" West, to the Westerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Sixteen (16), 492.42 feet;

THENCE North 08° 36' 43" West, 162.79 feet;

THENCE North 41° 58' 51" West, 363.20 feet;

THENCE North 54° 10' 46" West, 530.52 feet;

THENCE North 02° 52' 02" West, 209.56 feet;

THENCE North 30° 40' 08" East, 471.62 feet;

THENCE North 12° 12' 36" West, to the Northerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Sixteen (16), 279.53 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Sixteen (16), North 89° 03' 06" East, 479.11 feet to the **POINT OF BEGINNING**;

Containing a total of 51.12 acres and subject to easements of record.

The Southerly Line of Section Nine (9), being the Northerly Line of Section Sixteen (16), Township Eighty-seven (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 03' 06" West.