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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED

JUL - 9 2009

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED

JUL 9 2009

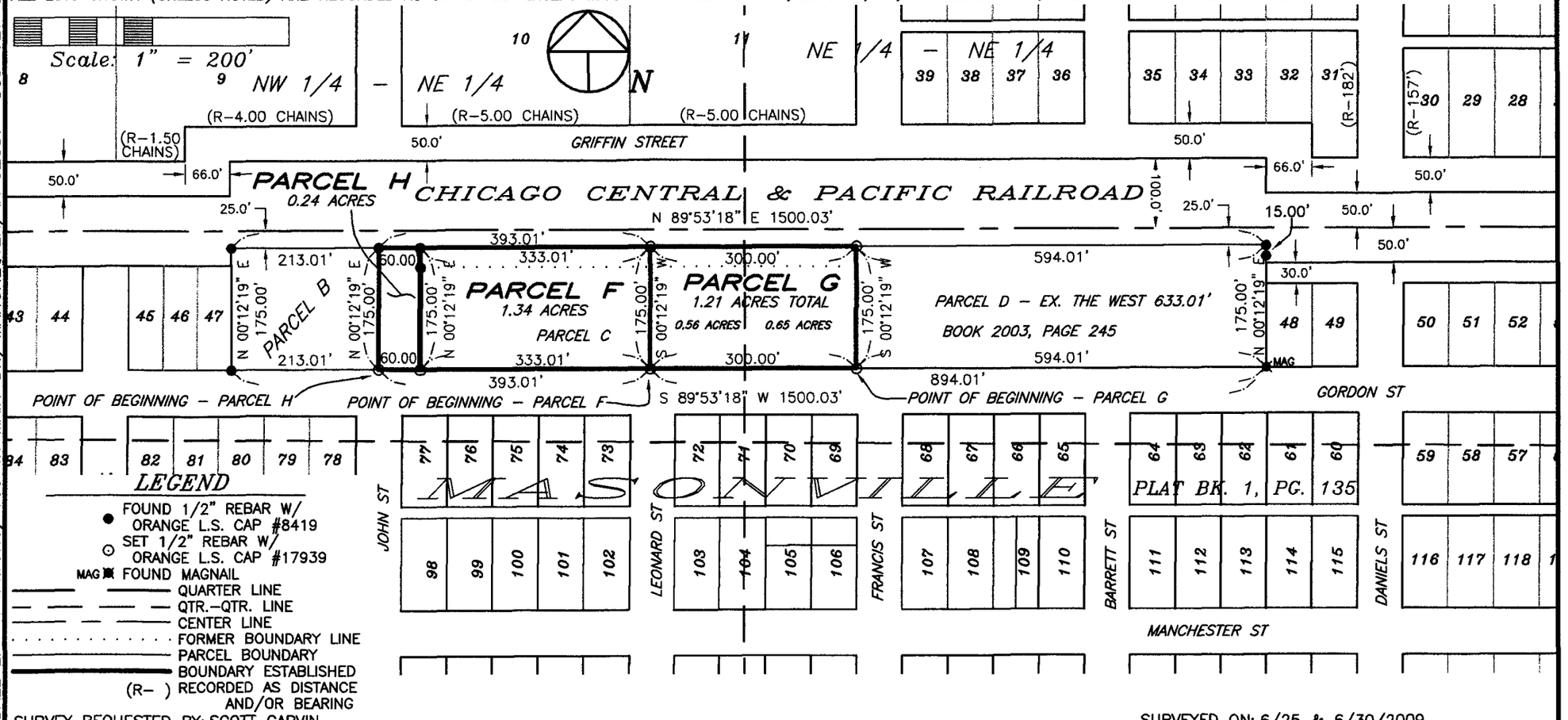
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

BOOK 2009 PAGE 2749

PLAT OF SURVEY

PARCEL F, PARCEL G & PARCEL H; BEING PART OF PARCEL C AND THE WEST 633.01' OF PARCEL D OF THE FORMER DEPOT GROUNDS OF THE FORMER DUBUQUE & PACIFIC RAILROAD, N/K/A CHICAGO CENTRAL & PACIFIC RAILROAD, IN THE NE 1/4, SEC. 31, T89N, R6W OF THE FIFTH P.M., TOWN OF MASONVILLE, DELAWARE COUNTY, IOWA

ALL STREETS ARE 66.0' ROW UNLESS NOTED. ALL ALLEYS ARE 16.5' WIDE
ALL LOTS SHOWN (UNLESS NOTED) ARE RECORDED AS 66' x 132' EXCEPT LOTS 40–44 ARE 66'x150', LOTS 45, 46, 47 ARE 50'x150', AND LOTS 48–55 ARE 66'x 120'.



LEGEND

- FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- SET 1/2" REBAR W/ ORANGE L.S. CAP #17939
- MAG FOUND MAGNAIL
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- FORMER BOUNDARY LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: SCOTT GARVIN

SURVEYED ON: 6/25 & 6/30/2009

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

SCALE: 1"=200'	
DATE: 6/26/2009	
DRAWN BY: RLR	
CHECKED BY: JDG	
GPS: 25	
REVISED	
SHEET 1 OF 4	

PROPRIETORS: *CITY OF MASONVILLE*

PROJECT NO. 09–25

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.

RANDALL L. RATTENBORG, L.S.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009

LICENSE #17939

7/9/09
DATE

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–4

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

LEGAL DESCRIPTION:

***PARCEL F**; PART OF PARCEL C AND THE WEST 633.01 FEET OF PARCEL D OF THE FORMER DEPOT GROUNDS OF THE FORMER DUBUQUE & PACIFIC RAILROAD , NOW KNOWN AS THE CHICAGO CENTRAL & PACIFIC RAILROAD IN THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, TOWN OF MASONVILLE, DELAWARE COUNTY, IOWA,* containing a total of 1.34 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of Lot 48 of Masonville, as recorded in Plat Book 1, Page 135 in the Office of the Delaware County Recorder, being on the Northerly Line of Gordon Street, also being the Southeast Corner of Parcel D, as recorded in Book 2003, Page 245 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Parcel D and the Northerly Line of Gordon Street, also along the Southerly Line of Parcel C, as recorded in Book 2003, Page 245 in the Office of the Delaware County, Recorder, South 89° 53' 18" West, 894.01 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of Gordon Street and the Southerly Line of said Parcel C, South 89° 53' 18" West, 333.01 feet;

THENCE North 00° 12' 19" East, to the Northwesterly most Corner of said Parcel D, being on the Southerly Line of the Chicago Central & Pacific Railroad, 175.00 feet;

THENCE along the Northerly Line of said Parcel D, and the Southerly Line of the Chicago Central & Pacific Railroad, North 89° 53' 18" East, 333.01 feet;

THENCE South 00° 12' 19" West, 175.00 feet to the **POINT OF BEGINNING**;

Containing a total of 1.34 acres and subject to easements of record.

The Northerly Line of Gordon Street is assumed to bear North 89° 53' 18" West.

LEGAL DESCRIPTION:

***PARCEL G**; PART OF PARCEL C AND THE WEST 633.01 FEET OF PARCEL D OF THE FORMER DEPOT GROUNDS OF THE FORMER DUBUQUE & PACIFIC RAILROAD , NOW KNOWN AS THE CHICAGO CENTRAL & PACIFIC RAILROAD IN THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, TOWN OF MASONVILLE, DELAWARE COUNTY, IOWA,* containing a total of 1.21 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of Lot 48 of Masonville, as recorded in Plat Book 1, Page 135 in the Office of the Delaware County Recorder, being on the Northerly Line of Gordon Street, also being the Southeast Corner of Parcel D, as recorded in Book 2003, Page 245 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Parcel D and the Northerly Line of Gordon Street, also along the Southerly Line of Parcel C, as recorded in Book 2003, Page 245 in the Office of the Delaware County, Recorder, South 89° 53' 18" West, 594.01 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of Gordon Street and the Southerly Line of said Parcel C, South 89° 53' 18" West, 300.00 feet;

THENCE North 00° 12' 19" East, to the Northerly Line of said Parcel D, being the Southerly Line of Chicago Central & Pacific Railroad, 175.00 feet;

THENCE along the Northerly Line of said Parcel D, being the Southerly Line of Chicago Central & Pacific Railroad, North 89° 53' 18" East, to the Easterly Line of the West 633.01 feet of said Parcel D, and also along the boundary of said Parcel D, 300.00 feet;

THENCE along the Easterly Line of the West 633.01 feet of said Parcel D, South 00° 12' 19" West, 175.00 feet to the **POINT OF BEGINNING**;

Containing a total of 1.21 acres and subject to easements of record.

The Northerly Line of Gordon Street is assumed to bear North 89° 53' 18" West.

LEGAL DESCRIPTION:

***PARCEL H**; PART OF PARCEL C OF THE FORMER DEPOT GROUNDS OF THE FORMER DUBUQUE & PACIFIC RAILROAD , NOW KNOWN AS THE CHICAGO CENTRAL & PACIFIC RAILROAD IN THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, TOWN OF MASONVILLE, DELAWARE COUNTY, IOWA,* containing a total of 0.24 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Lot 47 of Masonville, as recorded in Plat Book 1, Page 135 in the Office of the Delaware County Recorder, being on the Northerly Line of Gordon Street, also being the Southwest Corner of Parcel B, as recorded in Book 2003, Page 245 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Parcel B and the Northerly Line of Gordon Street, North 89° 53' 18" East, to the Southeast Corner of said Parcel B, also being the Southwest Corner of Parcel C, as recorded in Book 2003, Page 245 in the Office of the Delaware County Recorder, 213.00 feet, the **POINT OF BEGINNING**;

THENCE along the Easterly Line of said Parcel B and Westerly Line of Parcel C, North 00° 12' 19" East, to the Northeast Corner of said Parcel B, also being the Northwest Corner of Parcel C, also being on the Southerly Line of the Chicago Central & Pacific Railroad, 175.00 feet

THENCE along the Northerly Line of said Parcel C, being on the Southerly Line of the Chicago Central & Pacific Railroad, North 89° 53' 18" East, to the Northwesterly most Corner of Parcel D, as recorded in Book 2003, Page 245 in the Office of the Delaware County Recorder, being on the Northerly Line of said Parcel C, 60.00 feet;

THENCE South 00° 12' 19" West, along part of the Westerly Boundary, and Southerly extension thereof, of said Parcel D, to the Southerly Line of said Parcel C and the Northerly Line of Gordon Street, 175.00 feet;

THENCE along the Southerly Line of said Parcel C and the Northerly Line of Gordon Street, South 89° 53' 18" West, 60.00 feet to the **POINT OF BEGINNING**;

Containing a total of 0.24 acres and subject to easements of record.

The Northerly Line of Gordon Street is assumed to bear North 89° 53' 18" West.