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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

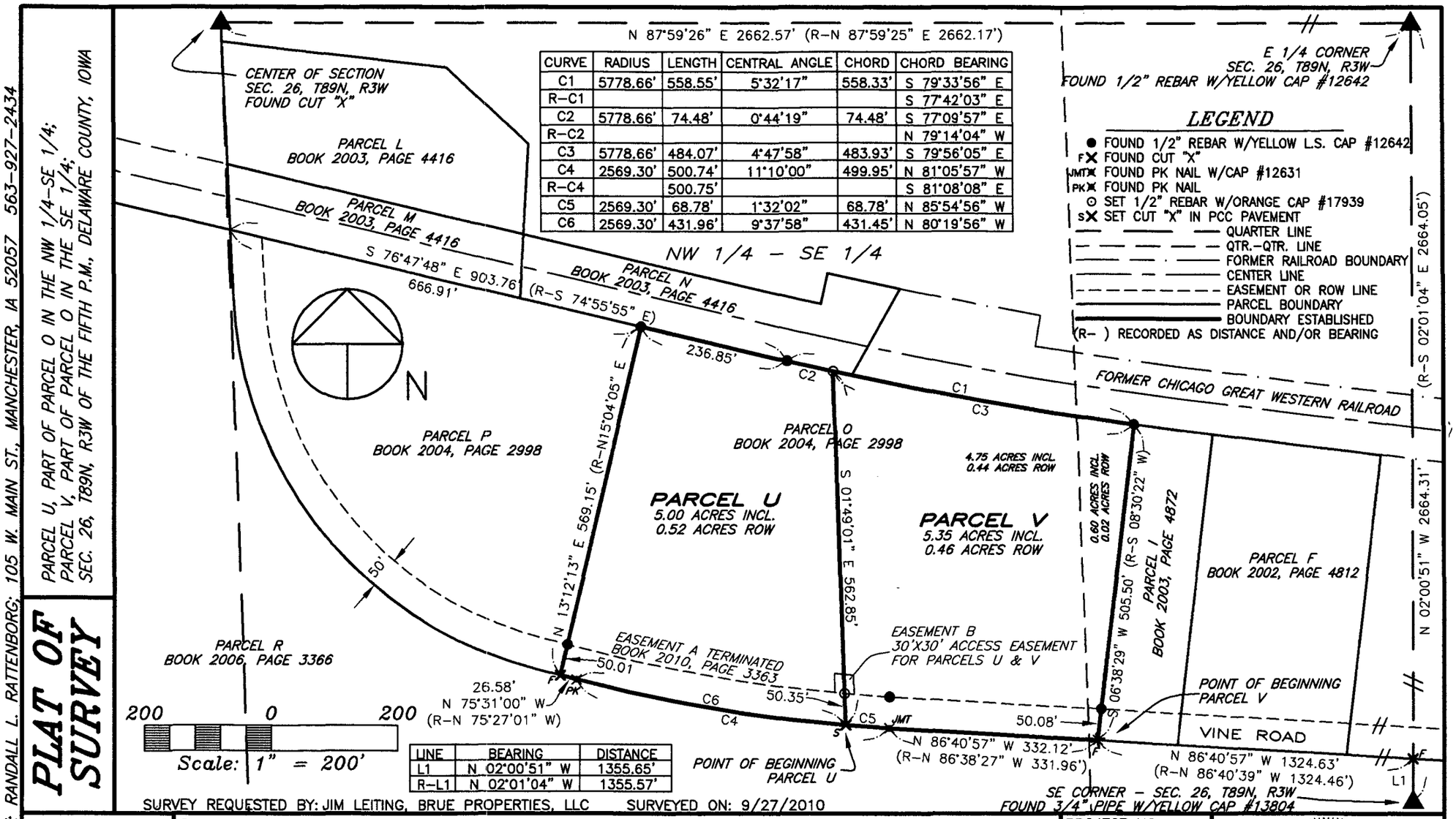
FILED
OCT 29 2010
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
OCT 29 2010
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

PLAT OF SURVEY

PARCEL U, PART OF PARCEL O IN THE NW 1/4-SE 1/4;
PARCEL V, PART OF PARCEL O IN THE SE 1/4;
SEC. 26, T89N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

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



CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	5778.66'	558.55'	5°32'17"	558.33'	S 79°33'56" E
R-C1					S 77°42'03" E
C2	5778.66'	74.48'	0°44'19"	74.48'	S 77°09'57" E
R-C2					N 79°14'04" W
C3	5778.66'	484.07'	4°47'58"	483.93'	S 79°56'05" E
C4	2569.30'	500.74'	11°10'00"	499.95'	N 81°05'57" W
R-C4		500.75'			S 81°08'08" E
C5	2569.30'	68.78'	1°32'02"	68.78'	N 85°54'56" W
C6	2569.30'	431.96'	9°37'58"	431.45'	N 80°19'56" W

LINE	BEARING	DISTANCE
L1	N 02°00'51" W	1355.65'
R-L1	N 02°01'04" W	1355.57'

LEGEND

- FOUND 1/2" REBAR W/YELLOW L.S. CAP #12642
- FOUND CUT "X"
- FOUND PK NAIL W/CAP #12631
- FOUND PK NAIL
- SET 1/2" REBAR W/ORANGE CAP #17939
- SET CUT "X" IN PCC PAVEMENT
- QUARTER LINE
- QTR.-QTR. LINE
- FORMER RAILROAD BOUNDARY
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: JIM LEITING, BRUE PROPERTIES, LLC SURVEYED ON: 9/27/2010

SCALE: 1"=200'
DATE: 9/28/2010
DRAWN BY: RLR
CHECKED BY: JDG
GPS: 32
SHEET 1 OF 5

PROPRIETORS:
BRUE PROPERTIES, LLC

PROJECT NO.
10-60

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. LICENSE #17939 DATE 10/29/10

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

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

LEGAL DESCRIPTION:

***PARCEL U**, PART OF PARCEL O IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 5.00 acres, including 0.52 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), North 02° 00' 51" West, to the centerline of Vine Road, 1355.65 feet;

THENCE along the centerline of Vine Road, North 86° 40' 57" West, to the Southeast Corner of Parcel O, as recorded in Book 2004, Page 2998 in the Office of the Delaware County Recorder, 1324.63 feet;

THENCE continuing along the centerline of Vine Road and the Southerly Line of said Parcel O, North 86° 40' 57" West, 332.12 feet;

THENCE continuing along the centerline of Vine Road and the Southerly Line of said Parcel O along a circular curve concave Northerly and having a radius of 2569.30 feet, an arc length of 68.78 feet, a central angle of 01° 32' 02", a chord length of 68.78 feet, and a chord bearing of North 85° 54' 56" West to the **POINT OF BEGINNING**;

THENCE continuing along the centerline of Vine Road and the Southerly Line of said Parcel O along a circular curve concave Northerly and having a radius of 2569.30 feet, an arc length of 431.96 feet, a central angle of 09° 37' 58", a chord length of 431.45 feet, and a chord bearing of North 80° 19' 56" West;

THENCE continuing along the centerline of Vine Road and the Southerly Line of said Parcel O, North 75° 31' 00" West, to the Southwest Corner of said Parcel O, 26.58 feet;

THENCE along the Westerly Line of said Parcel O, North 13° 12' 13" East, to the Northwest Corner of said Parcel O, 569.15 feet;

THENCE along the Northerly Line of said Parcel O, South 76° 47' 48" East, 236.85 feet;

THENCE continuing along the Northerly Line of said Parcel O along a circular curve concave Northerly and having a radius of 5778.66 feet, an arc length of 74.48 feet, a central angle of 00° 44' 19", a chord length of 74.48 feet, and a chord bearing of South 77° 09' 57" East;

THENCE South 01° 49' 01" East, 562.85 feet to the **POINT OF BEGINNING**;

Containing a total of 5.00 acres, including 0.52 acres of public road right of way, and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 02° 00' 51" West.

Parcel V is subject to a 30 foot by 30 foot access easement centered on the line between Parcel U and Parcel V as shown on the attached Plat of Survey and labeled as Easement B. This easement is for an existing driveway and is for the use of both Parcel U and Parcel V.

Parcel U shall be responsible for maintenance, snow removal, and other duties needed for use of said Easement B.

LEGAL DESCRIPTION:

***PARCEL V**, PART OF PARCEL O IN THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 5.35 acres, including 0.46 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), North 02° 00' 56" West, to the centerline of Vine Road, 1355.65 feet;

THENCE along the centerline of Vine Road, North 86° 40' 57" West, to the Southeast Corner of Parcel O, as recorded in Book 2004, Page 2998 in the Office of the Delaware County Recorder, 1324.63 feet, the **POINT OF BEGINNING**;

THENCE continuing along the centerline of Vine Road and the Southerly Line of said Parcel O, North 86° 40' 57" West, 332.12 feet;

THENCE continuing along the centerline of Vine Road and the Southerly Line of said Parcel O along a circular curve concave Northerly and having a radius of 2569.30 feet, an arc length of 68.78 feet, a central angle of 01° 32' 02", a chord length of 68.78 feet, and a chord bearing of North 85° 54' 56" West;

THENCE North 01° 49' 01" West, to the Northerly Line of said Parcel O, 562.85 feet;

THENCE along the Northerly Line of said Parcel O along a circular curve concave Northerly and having a radius of 5778.66 feet, an arc length of 484.07 feet, a central angle of 04° 47' 58", a chord length of 483.93 feet, and a chord bearing of South 79° 56' 05" East, to the Northeast Corner of said Parcel O;

THENCE along the Easterly Line of said Parcel O, South 06° 38' 29" West, 505.50 feet to the **POINT OF BEGINNING**;

Containing a total of 5.35 acres, including 0.46 acres of public road right of way, and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 02° 00' 51" West.

Parcel V is subject to a 30 foot by 30 foot access easement centered on the line between Parcel U and Parcel V as shown on the attached Plat of Survey and labeled as Easement B. This easement is for an existing driveway and is for the use of both Parcel U and Parcel V.

Parcel U shall be responsible for maintenance, snow removal, and other duties needed for use of said Easement B.

RESOLUTION NO. 75-10

RESOLUTION APPROVING PLAT OF SURVEY OF PARCEL U, PART OF PARCEL O; PARCEL V, PART OF PARECEL O; ALL IN THE SE¼ OF SEC. 26, T89N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, a plat in which Parcel O in the SE¼ of Section 26, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, is platted and now known as Parcel U, Part of Parcel O; Parcel V, Part of Parcel O; all in the SE¼ of Sec. 26, T89N, R3W of the Fifth P.M., Delaware County, Iowa.

WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DYERSVILLE, IOWA:

SECTION 1: That the plat of survey of Parcel U, Part of Parcel O; Parcel V, Part of Parcel O; all in the SE¼ of Sec. 26, T89N, R3W of the Fifth P.M., Delaware County, Iowa, is hereby approved and the Mayor and the City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville, Iowa, on said plat.

SECTION 2: That there are no dedications of public streets or alleys accompanying the plat.

Passed, adopted and approved this 18th day of October, 2010.

James A. Heavens, Mayor

ATTEST: Tricia L. Maiers
Tricia L. Maiers, City Clerk

CITY OF DYERSVILLE Iowa CITY SEAL

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa Oct 11, 2010

The foregoing plat of **PARCEL U AND PARCEL V, DELAWARE COUNTY, IOWA** as shown on the attached plat, being within 2 miles of the corporate limits of the City of Dyersville is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Dubuque County, Iowa is here by recommended.

Dyersville Planning & Zoning Commission

By _____, Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa Oct. 18, 2010

The undersigned, JAMES A. HEAVENS, Mayor, and TRICIA L. MAIERS, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing Final Plat of **PARCEL U AND PARCEL V, DELAWARE COUNTY, IOWA** as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

James A Heavens
Mayor

Tricia L. Maiers
City Clerk

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 18 day of October, 2010, before me, Lori A. Panton, a Notary Public in and for the State of Iowa, personally appeared James A Heavens and Tricia L. Maiers, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dyersville, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution Number 75-10 adopted by the City Council on the 18 day of October, 2010, and that James A Heavens and Tricia L. Maiers acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

LORI A. PANTON
Commission Number 722208
My Commission Expires
5/2/2012

Lori A Panton
Notary Public