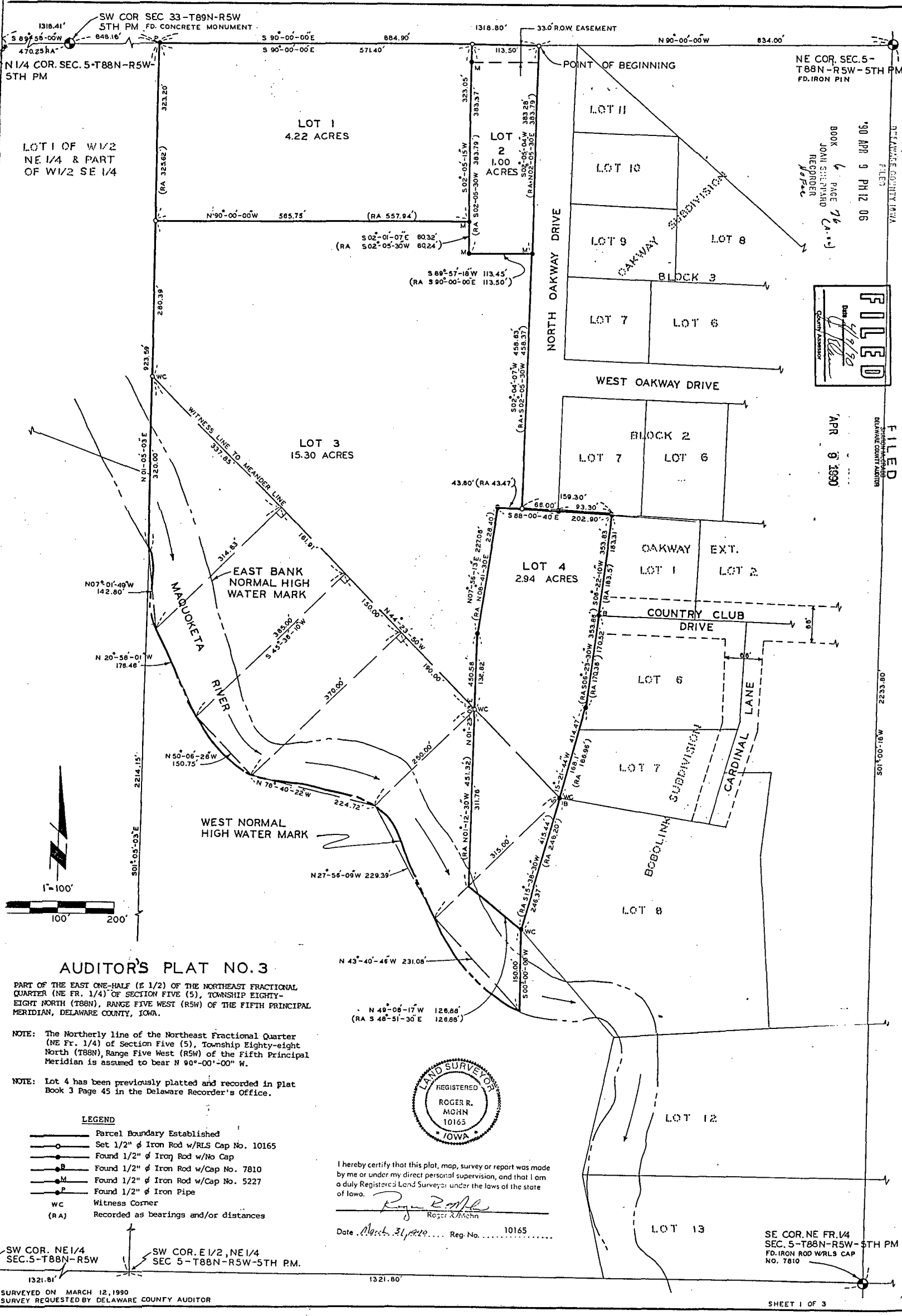


AUDITOR'S PLAT NO. 3

PART OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST FRACTIONAL QUARTER (NE FR. 1/4) OF SECTION FIVE (5), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

NOTE: The Northerly line of the Northeast Fractional Quarter (NE Fr. 1/4) of Section Five (5), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear N 90°-00'-00" W.

NOTE: Lot 4 has been previously platted and recorded in plat Book 3 Page 45 in the Delaware Recorder's Office.

LEGEND

- Parcel Boundary Established
- Set 1/2" ϕ Iron Rod w/RLS Cap No. 10165
- Found 1/2" ϕ Iron Rod w/No Cap
- Found 1/2" ϕ Iron Rod w/Cap No. 7810
- Found 1/2" ϕ Iron Rod w/Cap No. 5227
- Found 1/2" ϕ Iron Pipe
- WC Witness Corner
- (RA) Recorded as bearings and/or distances

LAND SURVEYOR
REGISTERED
ROGER R.
MOHN
10165
IOWA

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision, and that I am a duly Registered Land Surveyor under the laws of the state of Iowa.

Roger R. Mohn

Date March 31, 1990 Reg. No. 10165

SURVEYED ON MARCH 12, 1990
SURVEY REQUESTED BY DELAWARE COUNTY AUDITOR

SHEET 1 OF 3

FILE No. 4-2340
RECORDING FEE $ No Fee
TRANSFER FEE $

FILED FOR RECORD THE 9 DAY OF April 1990 AT 12:06 O'CLOCK P.M. BOOK 6 PAGE 76

STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard Recorder
By Plats, Hanging File A-32 Deputy

AUDITOR'S PLAT NO. 3

PART OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST FRACTIONAL QUARTER (NE FR. 1/4) OF SECTION FIVE (5), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

Manchester, Iowa March 28, 1990

I, Roger R. Mohn, hereby certify that the accompanying Auditor's Plat No. 3, Part of the East One-Half (E 1/2) of the Northeast Fractional Quarter (NE FR. 1/4) of Section Five (5), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, is a true and correct plat embracing the following described tract, to wit:

That Part of the East One-Half (E 1/2) of the Northeast Fractional Quarter (NE FR 1/4) of Section Five (5), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, described as

COMMENCING at the Northeast (NE) Corner of said Section Five (5), thence N 90°-00'-00" W along the Northerly line of said Section Five (5) 634.00 feet to the POINT OF BEGINNING;

thence S 02°-05'-04" W along the Westerly line of North Oakway Drive 383.28 feet;

thence S 02°-04'-07" W along the Westerly line of North Oakway Drive 458.63 feet;

thence S 88°-00'-40" E along the Southerly line of North Oakway Drive and the Southerly line of Lot 7 of the Oak Way Subdivision 159.30 feet;

thence S 06°-22'-10" W along the Easterly line of a parcel recorded in Plat Book 3, page 45, in the Delaware County Recorders Office, and the Westerly line of Lot 1 of Oakway Extension and the Westerly line of Lot 6 of the Bobolink Subdivision 353.83 feet;

thence S 15°-21'-44" W along the Easterly line of said Parcel recorded in Plat Book 3, Page 45, and the Westerly line of Lot 6, Lot 7, and Lot 8 of the Bobolink Subdivision 414.47 feet to a witness corner;

thence S 00°-00'-00" W to the water's edge on the West side of the Maquoketa River, said water's edge being S 00°-00'-00" W 150.00 feet from a witness corner on March 12, 1990;

thence Northwesterly along the water's edge on the West side of the Maquoketa River to a point on the Westerly line of the East One-Half (E 1/2) of said Northeast Fractional Quarter (NE FR. 1/4), said water's edge on March 12, 1990, being represented by a meander line commencing at a point S 00°-00'-00" W 150.00 feet from a witness corner, thence N 43°-40'-46" W 231.08 feet, thence N 27°-56'-09" W 229.39 feet, thence N 76°-40'-22" W 224.72 feet, thence N 50°-06'-28" W 150.75 feet, thence N 20°-58'-01" W 176.46 feet, thence N 07°-01'-49" W 142.80 feet, said Point of the Westerly line of the East One-Half (E 1/2) of said Northeast Fractional Quarter (NE FR 1/4) being S 01°-05'-03" W 320.00 feet from a witness corner;

thence N 01°-05'-03" E along the Westerly line of the East One-Half (E 1/2) of said Northeast Fractional Quarter (NE FR. 1/4) and the Easterly line of Lot 1 of the West One-Half (W 1/2) of the Northeast Quarter (NE 1/4) and Part of the West One-Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section Five (5) to the Northwest Corner of said East One-Half (E 1/2) 923.59 feet;

thence S 90°-00'-00" E along the Northerly line of said Section Five (5) 684.90 feet to the POINT OF BEGINNING.

Said Tract of said East One-Half (E-1/2) designated as AUDITORS PLAT NO. 3 containing 23.46 acres, more or less, divided into four (4) lots numbered and dimensioned as shown on the Plat and subject to road right of way and easements of record.

The Northerly line of the East One-Half (E 1/2) of the Northeast Fractional Quarter (NE FR. 1/4) of Section Five (5), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear N 90°-00'-00" W.

By: Roger R. Mohn
Roger R. Mohn, L.S. Iowa Reg. # 10165

Delaware County, Iowa March 31, 1990

I, the undersigned, Sharon McCrabb, Auditor of Delaware County, Iowa, do hereby certify that the accompanying Auditor's Plat No. 3 was ordered by this office to be prepared and is in fulfillment of that order. In lieu of the consent of the individual property owners involved, I hereby approve Auditor's Plat No. 3.

Sharon McCrabb
Sharon McCrabb, Delaware County Auditor
Delaware County, Iowa

State of Iowa
Delaware County

Subscribed and sworn to before me, and in my presence by Sharon McCrabb
This 9 day of April 1990
Donald L. Smith
Notary Public in and for said County
My Commission Expires Sept 12, 1990

Donald L. Smith

DONALD L. SMITH NOTARIAL SEAL IOWA

LAND SURVEYOR REGISTERED ROGER R. MOHN 10165 IOWA