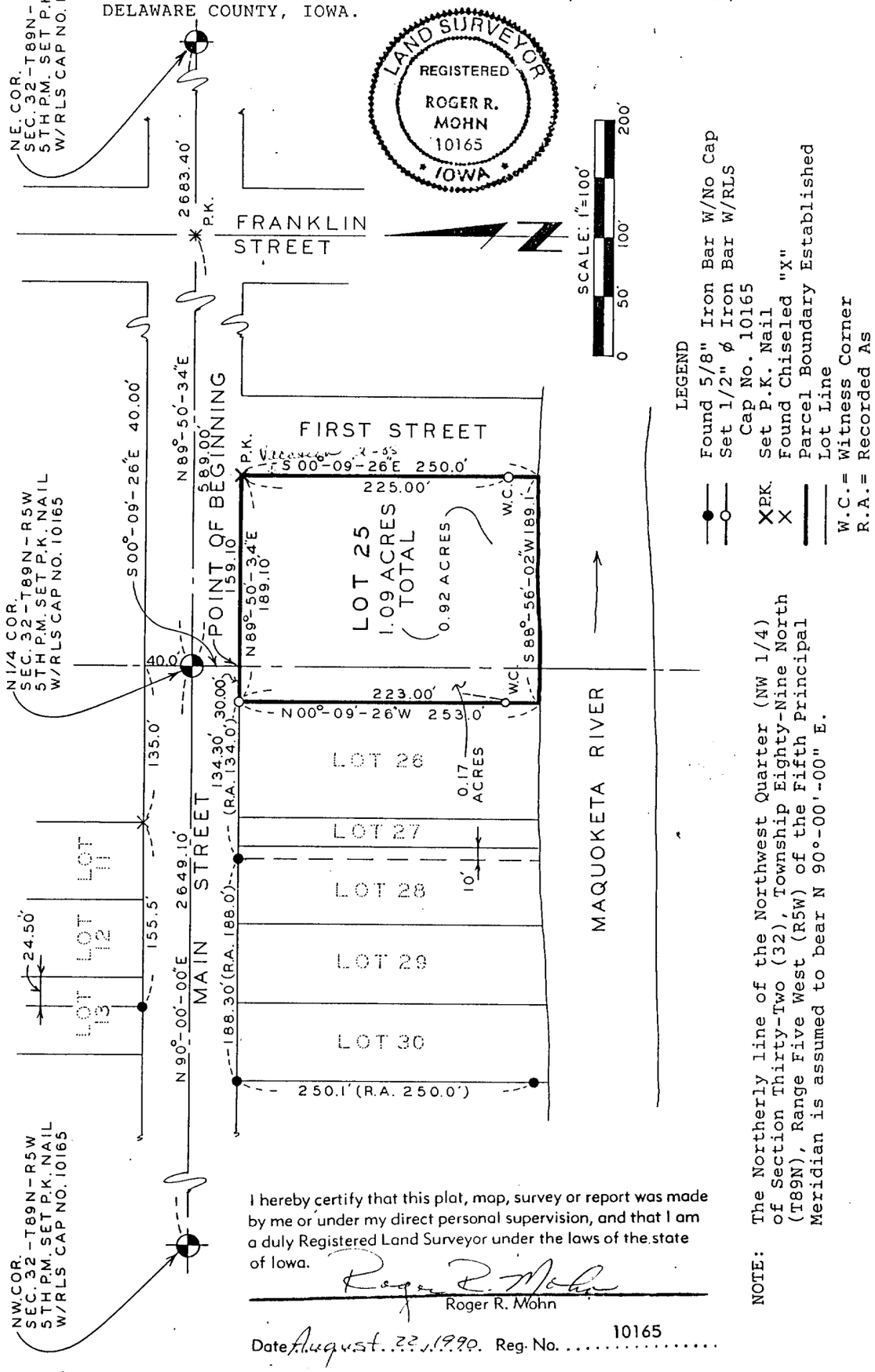
PLAT OF SURVEY:

LOT 25 OF THE BALLARD SUBDIVISION OF PART OF LOT I AND OF LOTS M AND N OF THE IOWA LAND COMPANY'S SUBDIVISION OF PART OF THE CITY OF MANCHESTER, SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



NOTE: The Northerly line of the Northwest Quarter (NW 1/4) of Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear N 90°-00'-00" E.

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

Roger R. Mohn

Date August 22, 1990. Reg. No. 10165

SURVEYED FOR: JOE O'CONNELL
SURVEYED ON: JULY 10, & 23, 1990
FIELD BOOK NO. 28-S-2

SHEET 1 OF 2

TRI-STATE ENGINEERS, P.C.
MANCHESTER, IOWA

FILE No. 41-640	FILED FOR RECORD THE 10 DAY OF	STATE OF IOWA, DELAWARE COUNTY
RECORDING FEE $ 15.00	September 19 90 AT 4:00	Joan Sheppard, Recorder
TRANSFER FEE $	O'CLOCK P M. BOOK 6 PAGE 90	By Plats, Deputy

LEGAL DESCRIPTION:

Lot Twenty-Five (25) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the Village (City) of Manchester, Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, subject to easements of record, more specifically described by metes and bounds as follows:

COMMENCING at the North Quarter (N 1/4) Corner of Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, thence S 00°-09'-26" E 40.00 feet to the Southerly right of way line of West Main Street, the POINT OF BEGINNING;

Thence N 89°-50'-24" E 159.10 feet along said Southerly right of way line to the Northeasterly Corner of Lot 25 of the Ballard Subdivision and the Westerly right of way line of South First Street, thence S 00°-09'-26" E along said Westerly right of way line to the Northerly line of the Maquoketa River 250.0 feet, more or less, thence Southwesterly along said Northerly line of the Maquoketa River to the Easterly line of Lot 26 of the Ballard Subdivision, said Northerly line of the Maquoketa River being referenced by a meanderline bearing S 88°-56'-02" W for a distance of 189.1 feet, thence N 00°-09'-26" W 253.0' along the Easterly line of said Lot 26 to the Southerly right of way line of West Main Street and the Northeasterly Corner of said Lot 26, thence N 89°-50'-24" E 30.00 feet along said Southerly right of way line to the POINT OF BEGINNING containing 1.09 acres, more or less, and subject to easements of record.

The Northerly line of the Northwest Quarter (NW 1/4) of Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear N 90°-00'-00" E.

The attached Plat represents a survey of Lot Twenty-Five (25) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the Village (City) of Manchester, Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa, containing 1.09 acres more or less.

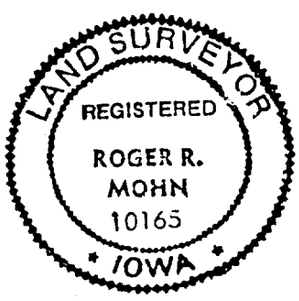
SURVEYOR'S CERTIFICATE:

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

Roger R. Mohn

Date. August 22, 1990..... Reg. No.....10165.....



OWNER'S ACKNOWLEDGEMENT:

I (we) Joe O'Connell and Max Boren, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my (our) free consent, and in accordance with my (our) desire.

Joe O'Connell

Max Boren

STATE OF IOWA, Delaware County, ss.

On this 30TH day of AUGUST, A.D. 1990, before me, a Notary Public in and for said county, personally appeared JOE O'CONNELL & MAX BOREN, to me personally known, we being by me duly (sworn or affirmed) did say that the person(s) Named in and who executed the foregoing instrument, and acknowledged that JOE O'CONNELL & MAX BOREN executed the same as THEIR voluntary act and deed.

Notary Public in and for said County

JILL GOOS
MY COMMISSION EXPIRES
2-8-93