46-832
DELAWARE COUNTY IOWA
FILED
'90 OCT 2 PM 2 07
(hanging File A-37
BOOK 6 PAGE 98
JOAN SHEPPARD
RECORDER
$20.00

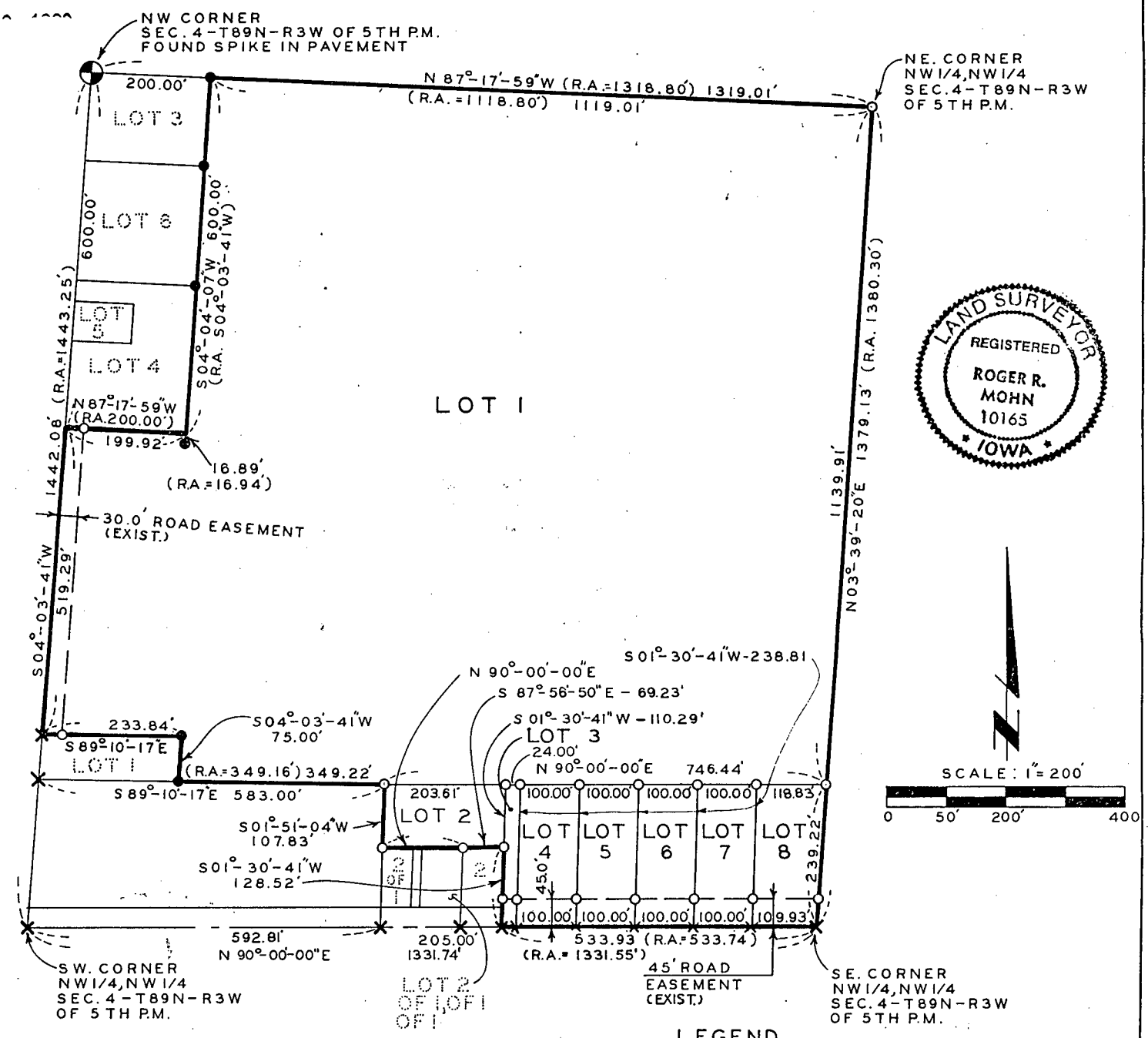
PLAT OF SURVEY:

KRUSE SUBDIVISION

OF LOT SEVEN (7) OF KLOSTERMAN'S SUBDIVISION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FOUR (4), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

OCT. 2 1990



LOT NO.	ROW AREA (ACRES)	TOTAL AREA (ACRES)
1	0.36	32.36
2	0.00	0.51
3	0.02	0.13
4	0.10	0.55
5	0.10	0.55
6	0.10	0.55
7	0.10	0.55
8	0.11	0.63
TOTAL	0.89	35.83

LEGEND

- Set 1/2" Iron Bar W/RLS Cap No. 10165
- Found 3/4" Gas Pipe W/No Cap
- Found Spike in Pavement
- Set PK Nail
- Lot Line Established
- Boundary Established
- Row Line
- R.A. Recorded As Distance and/or Bearing

FILED
Date 10-2-90
Cheryl Stufflebeam
Dep County Assessor

NOTE: Lot 3 of the Kruse Subdivision is subject to an access easement for the benefit of Lot 1 and Lot 2 of the Kruse Subdivision. The Westerly line of Section Four (4), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian ia assumed to bear N 04°-03'-41" E referenced to Plat Book 5, Page 22 in the Delaware County Recorder's Office.

SURVEYED FOR: MARTIN J. KRUSE

SURVEYED ON: July 6 & Sept. 4, 1990

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 September 5, 1990 Reg. No. 10165

SHEET 1 OF 4

Amended Plat
For Patent, See Book 6
Page 117 A-42 2/13/91

FILE No. 46-832
RECORDING FEE $ 20.00
TRANSFER FEE $
FILED FOR RECORD THE 2 DAY OF October 1990 AT 2:07 O'CLOCK P. M. BOOK 6 PAGE 98
STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard Recorder
Plats A-37

LEGAL DESCRIPTION

The KRUSE SUBDIVISION of Lot Seven (7) of Klosterman's Subdivision of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4) Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, consisting of eight (8) lots totalling 35.83 acres, more or less, subject to easements of record and more particularly described by metes and bounds as follows:

COMMENCING at the Northwest (NW) Corner of Section Four (4), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, thence S 87°-17'-59" E along the Northerly line of said Section Four (4) and along the northerly line of Lot 3 of Klosterman's Subdivision as recorded in Plat Book 5, Page 22 in the Delaware County Recorder's Office, 200.00 feet to the Northeasterly Corner of Lot 3 and the Northwesterly Corner of Lot 7 of Klosterman's subdivision, the POINT OF BEGINNING;

Thence S 04°-04'-07" W along the Easterly line of Lot 3, Lot 6 and Lot 4 and the Westerly line of Lot 7 of Klosterman's Subdivision 600.00 feet to the Southeasterly Corner of Lot 4 of Klosterman's Subdivision, thence N 87°-17'-59" W along the Southerly line of Lot 4 of Klosterman's Subdivision 199.92 feet to the Westerly line of Klosterman's Subdivision and the Westerly line of the Northwest Quarter (NW 1/4) of said Section Four (4), thence S 04°-03'-41" W 519.29 feet along the Westerly line of the Northwest Quarter (NW 1/4) and the Westerly line of Lot 7 of Klosterman's Subdivision to the Northwesterly Corner of Lot 1 of Klosterman's Subdivision, thence S 89°-10'-17" E 233.84 feet along the Northerly line of Lot 1 of Klosterman's Subdivision to the Northeasterly Corner of said Lot 1, thence S 04°-03'-41" W 75.00 feet along the Easterly line of said Lot 1, thence S 89°-10'-17" E 349.22 feet along the Northerly line of Lots 4 through 10 inclusive of the Subdivision of Lot One of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Four (4) as recorded in Plat Book 2, Page 6 in Delaware County Recorder's Office, to the Northeasterly Corner of Lot 10 of the Subdivision of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Four (4), thence S 01°-51'-04" W 107.83 feet along the Easterly line of said Lot 10 to the Northwesterly corner of Lot 2 of Lot 1 of the Subdivision of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Four (4), thence N 90°-00'-00" E 135.00 feet along the Northerly line of Lot 2 of Lot 1, Lot 2 of Lot 1 of Lot 1, Lot 2 of Lot 1 of Lot 1 of Lot 1 of the Subdivision of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Four (4) to the Northeasterly Corner of Lot 2 of Lot 1 of Lot 1 of Lot 1, thence S 87°-56'-50" E 69.23 feet along the Northerly line of Lot 2 of Klosterman's Subdivision to the Northeasterly corner of said Lot 2, thence S 01°-30'-41" W 128.52 feet along the Easterly line of said Lot 2 to the Southerly line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Four (4), thence N 90°-00'-00" E 533.93 feet along the Southerly line of Klosterman's Subdivision and the Southerly line of said Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4) to the Southeasterly Corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Four (4), thence N 03°-39'-20" E along the Easterly line of Klosterman's Subdivision and the Easterly line of said Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4) 1379.13 feet to the Northeasterly Corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Four (4), thence N 87°-17'-59" W 1319.01 feet along the Northerly line of said Northwest Quarter (NW 1/4) of said Northwest Quarter (NW 1/4) to the POINT OF BEGINNING.

The Kruse Subdivision contains eight (8) lots totalling 35.83 acres with 0.89 acres of road right of way, as itemized for each lot in the Plat. Lot Three (3) of the Kruse Subdivision is subject to an access easement for the benefit of Lot One (1) and Lot Two (2) of the Kruse Subdivision.

The Westerly line of Section Four (4), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian is assumed to bear N 04°-03'-41" E referenced to Plat Book 5, Page 22 in the Delaware County Recorder's Office.

The attached Plat represents the KRUSE SUBDIVISION of Lot Seven (7) of Klosterman's Subdivision of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa.

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.

I hereby certify that a minimum of two control monuments have been set and that all additional monuments shall be placed by January 1, 1991.

Roger R. Mohn

Roger R. Mohn

Date. September 5, 1990 Reg. No.....10165.....

LAND SURVEYOR
REGISTERED
ROGER R. MOHN
10165
IOWA

OWNER'S ACKNOWLEDGEMENT:

husband and wife

XX (we) Martin J. Kruse and JoAnn B. Kruse/of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with XXX (our) free consent, and in accordance with XXX (our) desire.

Martin J. Kruse
Martin J. Kruse

JoAnn B. Kruse
JoAnn B. Kruse

STATE OF IOWA, DUBUQUE County, ss.

On the 27th day of September A.D. 1990 before me, a Notary Public in and for said County, appeared Martin J. Kruse And JoAnn B. Kruse / husband and wife of said County, to me personally known to be the identical person(s) whose name(s) XX (are) affixed to the foregoing statement, and acknowledged the same to be their voluntary act and deed.
Witness my hand and seal.

Thomas H. Jenk
Notary Public in and for said County

Thomas H. Jenk

OWNER'S ACKNOWLEDGEMENT:

I Armella Klosterman/single of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Armella Klosterman

STATE OF IOWA, DUBUQUE County, ss.

On the 25th day of September A.D. 1990 before me, a Notary Public in and for said County, appeared Armella Klosterman, single, of said County, to me personally known to be the identical person whose name is affixed to the foregoing statement, and acknowledged the same to be her voluntary act and deed. Witness my hand and seal.

Notary Public in and for said County
Thomas H. Jenk

ATTORNEY'S OPINION

I, Tom Jenk, a practicing attorney at law in Dyersville, Delaware County, Iowa, have examined the accompanying abstracts of title to the land included within the Kruse Subdivision, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of Roger R. Mohn, dated September 5, 1990 Armella Klosterman/single and Martin J. and JoAnn B. Kruse, husband and wife, being the properties and holders of mortgages, liens or other encumbrances of the land being platted, subject to:

Said accompanying abstracts has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 8th day of August, A.D., 1990, at the hour of 8:00 a.m. My examination of said abstracts shows good and merchantable title on the date and hour of certification to be in fee simple, free and clear of all liens and encumbrances, subject to: (See * below).

Dated at Dyersville, Iowa, in said county, this 12th day of September, A.D., 19 90.

Tom Jenk
Tom Jenk Attorney

*Real Estate Contract, Armella Klostermann, widow and unremarried, Sellers, and Martin J. Kruse and Joann B. Kruse, husband and wife as joint tenants in common, Buyers, dated 8/25/83 and filed for record on 9/14/83 in the Delaware County Recorder's office in Book 113, L.D., Page 323, and amended as shown in Book 114, L.D., Page 52.

TREASURER'S CERTIFICATE

I, Helen McWilliams, Treasurer of Delaware County, Iowa, hereby certify that there are no taxes due nor liens against the land included within Kruse Subdivision, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of Roger R. Mohn, dated Oct 3, 1990, as shown by the records of this office.

DELAWARE COUNTY TREASURER SEAL IOWA

Witness my hand and seal of this office at Manchester, Iowa, in said County this 3rd day of October, 1990.

Helen McWilliams
Helen McWilliams, Treasurer of Delaware County, Iowa.