126-819
DELAWARE COUNTY IOWA
FILED
'91 SEP 27 AM 8 06
BOOK 6 PAGE 157
RECORDER
#25.00

FILED
SHARON SECRACB
DELAWARE COUNTY AUDITOR

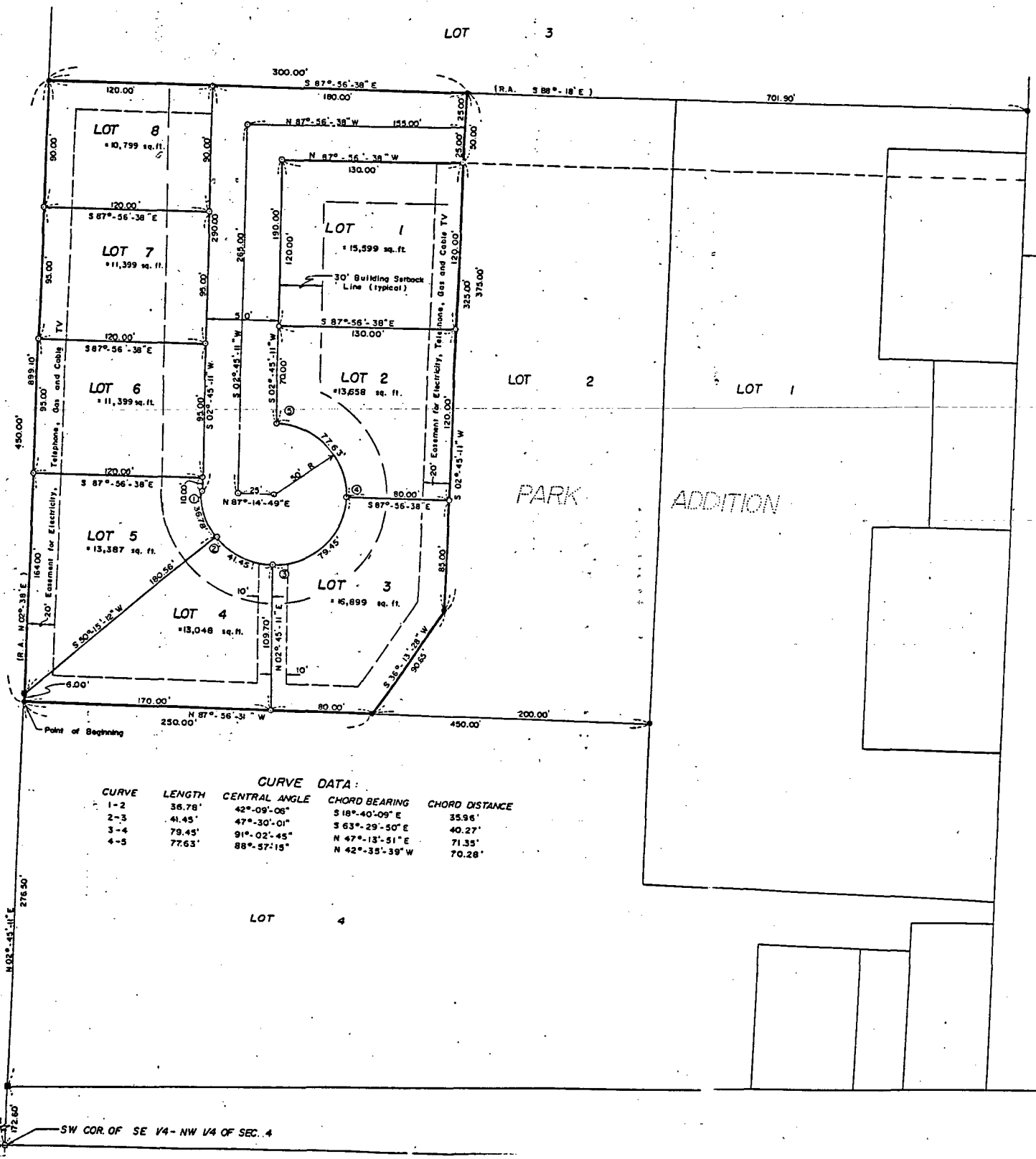
SEP. 27 1991

FINAL PLAT A-49

PARK VIEW ADDITION

OF

TO THE TOWN OF COLESBURG, IOWA



CURVE DATA :

CURVE	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
1-2	36.78'	42°-09'-08"	S 18°-40'-09" E	35.96'
2-3	41.45'	47°-30'-01"	S 63°-29'-50" E	40.27'
3-4	79.45'	91°-02'-45"	N 47°-13'-51" E	71.35'
4-5	77.63'	88°-57'-15"	N 42°-35'-39" W	70.28'

LEGEND :

- BOUNDARY OF SUBDIVISION
- FOUND STONE.
- FOUND IRON PIPE w/ RLS CAP NO 2435.
- FOUND 1/2" Ø IRON ROD w/ RLS CAP NO. 10165.
- SET 1/2" Ø IRON ROD w/ RLS CAP NO. 10165.
- (R.A.) RECORDED AS .

NOTE : The westerly line of Park Addition to the Town of Colesburg, Ia. is assumed to bear N 02°-45'-11" E.

Survey requested by : Dennis Kuiper
Garber, Iowa.

FILED
Date 9-27-91
Deputy County Auditor

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
Roger R/Mohn

Date May 14, 1991 Reg. No. 10165

STATE OF IOWA, DELAWARE COUNTY
Jane A. Lloyd Recorder
By Plats A-49 Deputy

FILED FOR RECORD THE 27 DAY OF September 19 91 AT 8:06 O'CLOCK A.M. BOOK 6 PAGE 157

FILE No. 126-819
RECORDING FEE $ 25.00
TRANSFER FEE $

LEGAL DESCRIPTION OF "PARK VIEW ADDITION":

A subdivision of Lot Three (3) of Park Addition to the City of Colesburg, Delaware County, Iowa, and more particularly described by metes and bounds as follows:

Commencing at the West ¼ Corner of Section 4, T90N, R3W of the 5th P.M.; thence S 89°-41'-09" E 1344.55 feet to the southwest corner of the SE¼-NW¼ of said Section 4; thence N 02°-45'-11" E 449.10 feet to the Point of Beginning; thence N 02°-45'-11" E 450.00 feet; thence S 87°-56'-38" E 300.00 feet; thence S 02°-45'-11" W 375.00 feet; thence S 36°-13'-28" W 90.65 feet; thence N 87°-56'-31" W 250.00 feet to the Point of Beginning. Said described parcel contains a total of 3.06 acres more or less. The westerly line of Lot 3 of Park Addition to the City of Colesburg, Iowa is assumed to bear N 02°-45'-11" E.

SURVEYOR'S CERTIFICATE:

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

Roger R. Mohn

Date May 14, 1991 Reg. No. 10165

OWNER'S CONSENT:

The attached plat represents a survey of PARK VIEW ADDITION to the City of Colesburg, Delaware County, Iowa, being a subdivision of Lot 3 of Park Addition to the City of Colesburg, Delaware County, Iowa. We hereby state that all lands within the plat that are designated for streets, is hereby dedicated to the public.

I (We) Dennis D. Kulper and Sondra S. Kulper of Clayton 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.

Dennis D. Kulper

Dennis D. Kulper

Sondra S. Kulper

Sondra S. Kulper

STATE OF IOWA, Delaware County, ss.

On the 23rd day of September A.D. 1991 before me, a Notary Public in and for said County, personally appeared Dennis D. Kulper and Sondra S. Kulper

PATRICIA JO RUDEN Iowa NOTARIAL SEAL

of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledged the same to be their voluntary act and deed.

Witness my hand and seal.

Patricia Jo Ruden

Patricia Jo Ruden Notary Public in and for said County

RESOLUTION APPROVING PLAT

WHEREAS, a Plat of:
PARK VIEW ADDITION being a subdivision of Lot 3 of Park Addition to the City of Colesburg, Delaware County, Iowa.

affecting premises more specifically described in the surveyor's certificate of Roger R. Mohn, dated May 14, 1991, has been filed with the City Clerk of the City of Colesburg; Delaware County, Iowa, and has been acknowledged and approved by the Planning and Zoning Commission of the City of Colesburg, Delaware County, Iowa, if applicable, who have recommended acceptance of the same to the City Council, and after consideration of the said plat, it has been found to be correct and in accordance with the laws of the State of Iowa, and the ordinances of the City of Colesburg, Delaware County, Iowa, with relation to plats and additions to cities;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Colesburg, Delaware County, Iowa, that said PARK VIEW ADDITION, be and the same is hereby acknowledged, approved and accepted on the part of the City of Colesburg, Delaware County, Iowa.

The Mayor and City Clerk are hereby direct to certify this approval and affix the same to said plat as by law provided.

Passed this 6th day of May, A.D., 1991.

City of Colesburg

Evert Klaus, Mayor

Jolene Ausborn, City Clerk
Jolene Ausborn

On this 4th day of September, 1991., before me, Janice Klaus, a Notary Public in and for the State of Iowa, personally appeared Evert Klaus and Jolene Ausborn, 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 Colesburg, 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 Ordinance No._____ passed (or the resolution adopted) by the City Council, under Roll Call No._____ of the City Council on the 6th day of May, 1991, and that Evert Klaus and Jolene Ausborn acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Janice Klaus
Janice Klaus
Notary Public; my commission expires 12/12/91

Book 6 Page 157

TREASURER'S CERTIFICATION:

Delaware County, Iowa

I, the undersigned, Helen McWilliams, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against the real estate described on Sheet No. 2 of 4 hereof have been paid and said real estate is free from taxes as of this date.



9/23/91

Helen McWilliams, Treasurer

of Delaware County, Iowa

Sheet No. 4 of 4

September 20, 1991

TO: DENNIS D. KULPER

RE: SUBDIVISION

TITLE OPINION

The undersigned has examined an Abstract of Title from the date of the original entry to the 6th day of September, 1991, at 8:00 a.m., for the following described real estate:

> See attached "Exhibit A" for a description of the real estate covered by this Title Opinion, which is incorporated by reference herein.

The undersigned finds record title in the above-described real estate in Dennis D. Kulper and Sondra S. Kulper, husband and wife as joint tenants, by reason of a Warranty Deed dated May 29, 1989, and filed May 30, 1989, in Book 124, L.D., Page 231. Said record title is free and clear of liens, claims, and encumbrances.

STATUS OF TITLE: The above-named record title holders possess good and merchantable title to the above-described real estate subject to an easement for access purposes dated May 15, 1989 and May 19, 1989, and filed May 30, 1989, in Book 1, Misc., Page 80.

I do not pass on the following matters which do not appear of record:

a. Any transaction occurring since the date of the last transaction.

b. Claims for labor and improvements made within the last ninety (90) days could become liens without appearing on the abstract and you should satisfy yourself that all such bills, if any, have been paid. The law gives a lien to anyone who furnishes material or labor for the construction, improvement, alteration or repair of any building or land. If notice of the lien has been filed in the office of the clerk of court, it will appear in the abstract and it will be mentioned in the title opinion. However, the lien attaches to the property immediately when the material or labor is furnished and notice of the lien may be filed at any time within ninety days after the last day when material or labor is furnished. You should, therefore, determine whether any such work has been done on the property within the period beginning ninety days before the date of the last certification of the abstract. If you find that any such work has been done on the property, you should require proof that all contractors, subcontractors, material suppliers and laborers have been paid.

c. Zoning ordinances, restrictions and limitations imposed

on the use of the premises, if any, where no notice thereof appears of record.

d. Special assessments and taxes, if any, not confirmed by a Court of Record.

e. Rights or claims of parties in possession or contract vendees, questions of survey and party walls, fences and driveways, if any, location of boundary lines or easements existing by virtue of usage.

f. Rights in and to fixtures and equipment, if any, on the property or in or attached to buildings under conditional sale, rental or other property agreement reserving this.

g. Any limitations imposed on the property by reason of lying within a flood plain.

h. Any judgments for child or spousal support entered in a county or state other than where the above real estate is located.

i. The letter size requirement for the homestead exemption waiver as provided in Iowa Code Section 561.22 as amended.

The undersigned exempts himself from liability if any instrument shown in the Abstract of Title was forged. Also, the undersigned exempts himself from liability arising from any misstatement in the Abstract of Title of the marital status of any grantor.

ATTENTION: Buyer/Lender should be aware that other transactions affecting record title may have occurred since the continuation date stated earlier in this Title Opinion.

Kevin H. Clefisch

Kevin H. Clefisch
P.O. Box 37
Garnavillo, Iowa 52049
Attorney at Law

Exhibit A

Commencing at the West $\frac{1}{4}$ Corner of Section 4, T90N, R3W of the 5th P.M.; thence S 89°-41'-09" E 1344.55 feet to the southwest corner of the SE$\frac{1}{4}$-NW$\frac{1}{4}$ of said Section 4; thence N 02°-45'-11" E 449.10 feet to the Point of Beginning; thence N 02°-45'-11" E 450.00 feet; thence S 87°-56'-38" E 300.00 feet; thence S 02°-45'-11" W 375.00 feet; thence S 36°-13'-28" W 90.65 feet; thence N 87°-56'-31" W 250.00 feet to the Point of Beginning. Said described parcel contains a total of 3.06 acres more or less. The westerly line of Lot 3 of Park Addition to the City of Colesburg, Iowa is assumed to bear N 02°-45'-11" E.