PLAT OF SURVEY

HANKINS LAKESIDE ESTATES FIRST SUBDIVISION

OF PART OF THE SOUTH 21 1/2 ACRES OF THE SE 1/4 OF THE NE 1/4, OF SECTION 17, T88N, R4W OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA.

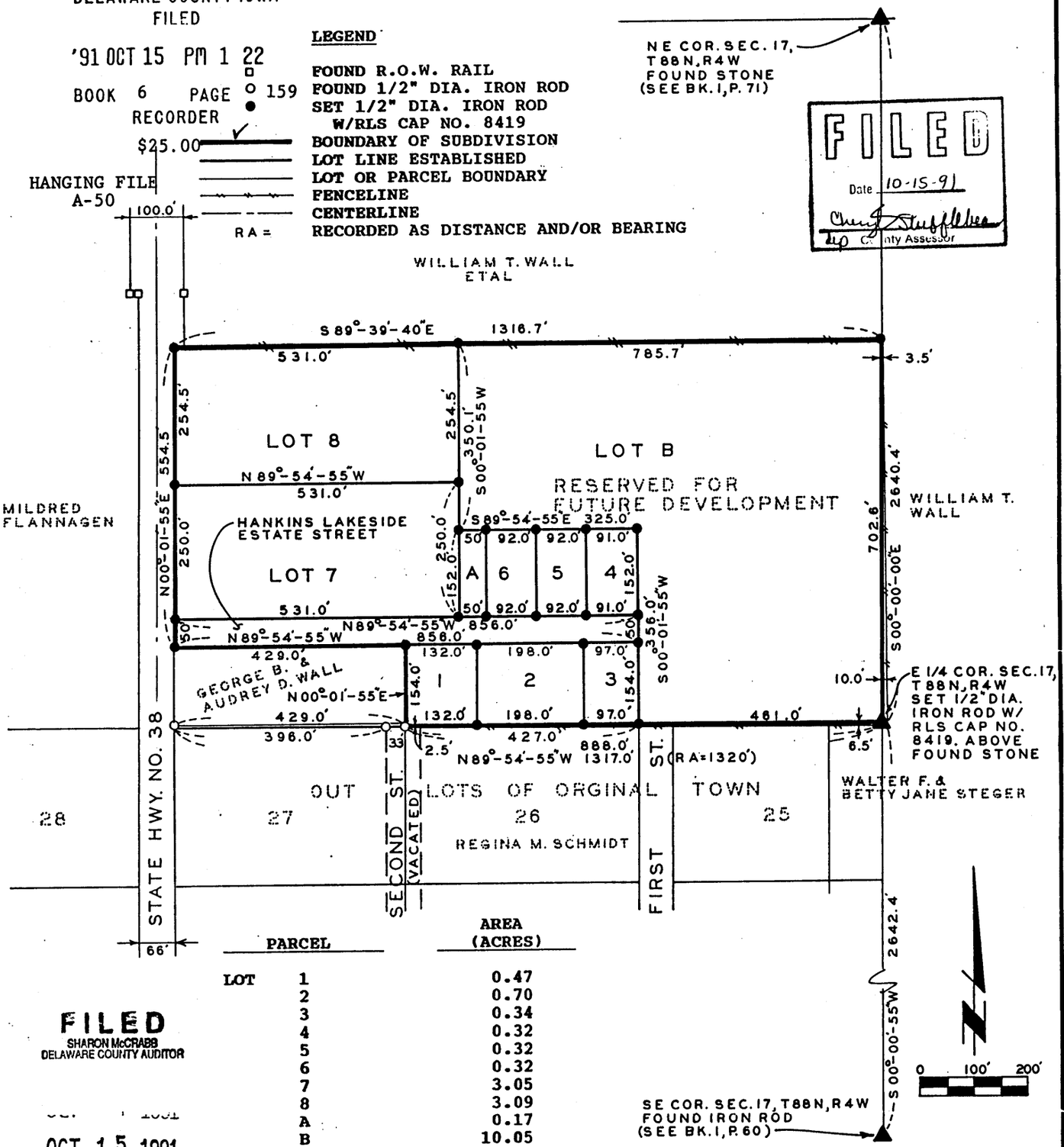
FINAL PLAT

130-965
DELAWARE COUNTY IOWA
FILED
'91 OCT 15 PM 1 22
BOOK 6 PAGE 159
RECORDER
$25.00
HANGING FILE A-50

LEGEND

- FOUND R.O.W. RAIL
- FOUND 1/2" DIA. IRON ROD
- SET 1/2" DIA. IRON ROD W/RLS CAP NO. 8419
- BOUNDARY OF SUBDIVISION
- LOT LINE ESTABLISHED
- LOT OR PARCEL BOUNDARY
- FENCELINE
- CENTERLINE
- RA = RECORDED AS DISTANCE AND/OR BEARING

FILED
Date 10-15-91
County Assessor



PARCEL		AREA (ACRES)
LOT	1	0.47
	2	0.70
	3	0.34
	4	0.32
	5	0.32
	6	0.32
	7	3.05
	8	3.09
	A	0.17
	B	10.05
STREET ROW		0.98
TOTAL		19.81

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
OCT 15 1991

SURVEYED ON: 7/3/91
FIELD BK. NO. 28-S-5

PROPRIETORS: VERLE D. HANKINS
DONNA M. HANKINS

PROJECT NO. 91-35

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.

J. David Gibbs — 9/18/91

J. DAVID GIBBS, REG. NO. 8419 — DATE

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

SCALE: 1" = 200'
DATE: 7/9/91
DRAWN BY: D. W.
CHECKED BY:
REVISED: 9/18/91
SHEET 1 OF 5

TRI-STATE ENGINEERS
OLD HWY. 20 EAST MANCHESTER IOWA
Municipal Consultants

FILE No. 130-965
RECORDING FEE $ 25.00
TRANSFER FEE $

FILED FOR RECORD THE 15 DAY OF October, 19 91 AT 1:22 O'CLOCK P. M. BOOK 6 PAGE 159

STATE OF IOWA, DELAWARE COUNTY
Jane A. Lloyd, Recorder
Plats A-50

LEGAL DESCRIPTION:

HANKINS LAKESIDE ESTATES FIRST SUBDIVISION of Part of the South Twenty-one and One-half (21 1/2) acres of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa including Lots numbered One (1) through Eight (8), Lot A (reserved for future street right of way), Lot B (reserved for future development) and a dedicated public street (named Hankins Lakeside Estate Street) containing a total of 19.81 acres; and more specifically described by metes and bounds as follows:

Commencing at a found stone at the Northeast Corner of Section Seventeen (17), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, City of Delhi, Delaware County Iowa; thence along the Easterly line of said Section Seventeen (17) South 00°-00'-00" East 2640.4 feet to a found stone at the East Quarter (E 1/4) Corner of said Section Seventeen (17), the POINT OF BEGINNING; thence along the Northerly line of Outlots Twenty-five (25) and Twenty-six (26) of the Original Town of Delhi and the Southerly line of the Northeast Quarter (NE 1/4) of said Section Seventeen (17) North 89°-54'-55" West 888.0 feet to a point 33 feet Easterly from the Northeast Corner of Outlot Twenty-seven (27) of the Original Town of Delhi; thence North 00°-01'-55" East 154.0 feet; thence North 89°-54'-55" West 429.0 feet to the Westerly line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Seventeen (17), being the Easterly line of State Highway No. 38; thence along said right of way line and the Westerly line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Seventeen (17) North 00°-01'-55" East 554.5 feet to the Northerly line of the South Twenty-one and One-half (21 1/2) acres of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Seventeen (17); thence along the Northerly line of said South Twenty-one and One-half (21 1/2) acres to the Easterly line of said Section Seventeen (17) South 89°-39'-40" East 1316.7 feet; thence along the Easterly line of said Section Seventeen (17) South 00°-00'-00" East 702.6 feet to the POINT OF BEGINNING; containing 19.81 acres and subject to easements of record. The Easterly line of the Northeast Quarter (NE 1/4) of said Section Seventeen (17) is assumed to bear South 00°-00'-00" East.

SURVEYORS 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.

REGISTERED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. David Gibbs 2/18/91

J. David Gibbs Date Reg. No. .8419.

OWNER'S ACKNOWLEDGEMENT:

I Verle D. Hankins and Donna M. Hankins 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 (bur) desire.

Verle D. Hankins

Verle D. Hankins

Donna M. Hankins

Donna M. Hankins

STATE OF Iowa

COUNTY OF Delaware ss.

On this 23rd day of September A.D. 1991 before me, a Notary Public in and for said County, personally appeared Verle D. Hankins and Donna M. Hankins, to me known to be the persons above named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Delores R. Herington

Notary Public in and for said County

DELORES R. HERINGTON

ATTORNEY'S OPINION

I, Robert Sudmeier, a practicing attorney at law in Dubuque, Dubuque County, Iowa, have examined the abstract of title to the land included within the Hankins Lakeside Estates First Subdivision, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated September 18, 1991.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 19th day of September, A.D., 1991, at the hour of 8:00 o'clock A .M.

In my professional opinion, good and merchantable title on the date and hour of certification is in Verle D. Hankins and Donna M. Hankins as the proprietors and that there are no mortgages, liens or other encumbrances on the land being platted.

Dated at Dubuque, Iowa, in said County, this 10th day of October, 1991.

Attorney at Law
Robert Sudmeier

RESOLUTION NO. 25 -91

A RESOLUTION APPROVING THE FINAL PLAT OF LOTS 1-8, A AND B OF HANKINS LAKESIDE ESTATES FIRST SUBDIVISION OF PART OF THE SOUTH 21 1/2 ACRES OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, T88N, R4W, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA.

WHEREAS, there has been filed with the City Clerk a final plat of Lots 1-8, A and B of HANKINS LAKESIDE ESTATES FIRST SUBDIVISION of Part of the South 21 1/2 Acres of the SE 1/4 of the NE 1/4, of Section 7, T88N, R4W, of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa; and

WHEREAS, upon said final plat appears a street to be known as Hankins Lakeside Estate Street, which the Owners by said final plat have dedicated to the Public forever; and

WHEREAS, said final plat has been examined by the City Council and they find that the same conforms to the statutes and ordinances relating thereto; and

WHEREAS, the City Council concurs that the plat should be approved.

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

Section 1: That the dedication of Hankins Lakeside Estate Street as the same appears upon said final plat be and the same as hereby accepted; and

Section 2: That the final plat of Lots 1-8, A and B of HANKINS LAKESIDE ESTATES FIRST SUBDIVISION of Part of the South 21 1/2 Acres of the SE 1/4 of the NE 1/4, of Section 7, T88N, R4W, of the Fifth Principal Meridian, City of Delhi, Delaware County, Iowa, be and the same is hereby approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Delhi, Iowa, upon said final plat provided the owners of said property herein named, execute their written acceptance hereto attached agreeing to install a 20 foot wide gravel street in the center of the street right of way for a total length of approximately 850 feet with 4 inches of compacted Class A stone with a four (4) inch crown and provide for drainage from east to west along both sides of the street surface within 60 days hereof, unless further extended by the City Council.

PASSED, APPROVED, AND ADOPTED THIS 24 DAY OF SEPTEMBER, 1991.

CITY OF DELHI

Larry Youngblut, Mayor

ATTEST:

Janet Cords, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 24 day of September, 1991, before me, Sheryl L. Youngblut, a Notary Public in and for the State of Iowa, personally appeared Larry Youngblut and Janet Cords, 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 Delhi, 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 25-91 adopted by the City Council on the 24th day of September, 1991, and that Larry Youngblut and Janet Cords 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.

Sheryl L Youngblut
Notary Public;

SHEET 4 OF 5

SHERYL L. YOUNGBLUT
MY COMMISSION EXPIRES
08-31-92

ACCEPTANCE OF RESOLUTION

We, the undersigned, Verle D. Hankins and Donna M. Hankins, having read the terms and conditions of the Resolution dated the 24 day of September, 1991, and being familiar with the conditions thereof, hereby accept the same and agree to the conditions required therein.

DATED AT DELHI, IOWA, THIS 24 DAY OF SEPTEMBER, 1991.

Verle D. Hankins

Verle D. Hankins

Donna M. Hankins

Donna M. Hankins

STATE OF Iowa

COUNTY OF Delaware ss.

On this 24 day of September A.D. 1991 before me, a Notary Public in and for said County, personally appeared Verle D. Hankins and Donna M. Hankins, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Sheryl L Youngblut

Notary Public in and for said County

NOTARIAL SEAL IOWA
SHERYL L. YOUNGBLUT
MY COMMISSION EXPIRES
08-31-92

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 with the Hankins Lakeside Estates First Subdivision, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs dated 9-18, 1991, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said County, this 11 day of 10, 1991.

Carolyn A. Wilson Dep

Helen McWilliams, Treasurer of
Delaware County, Iowa.

DELAWARE COUNTY IOWA TREASURER