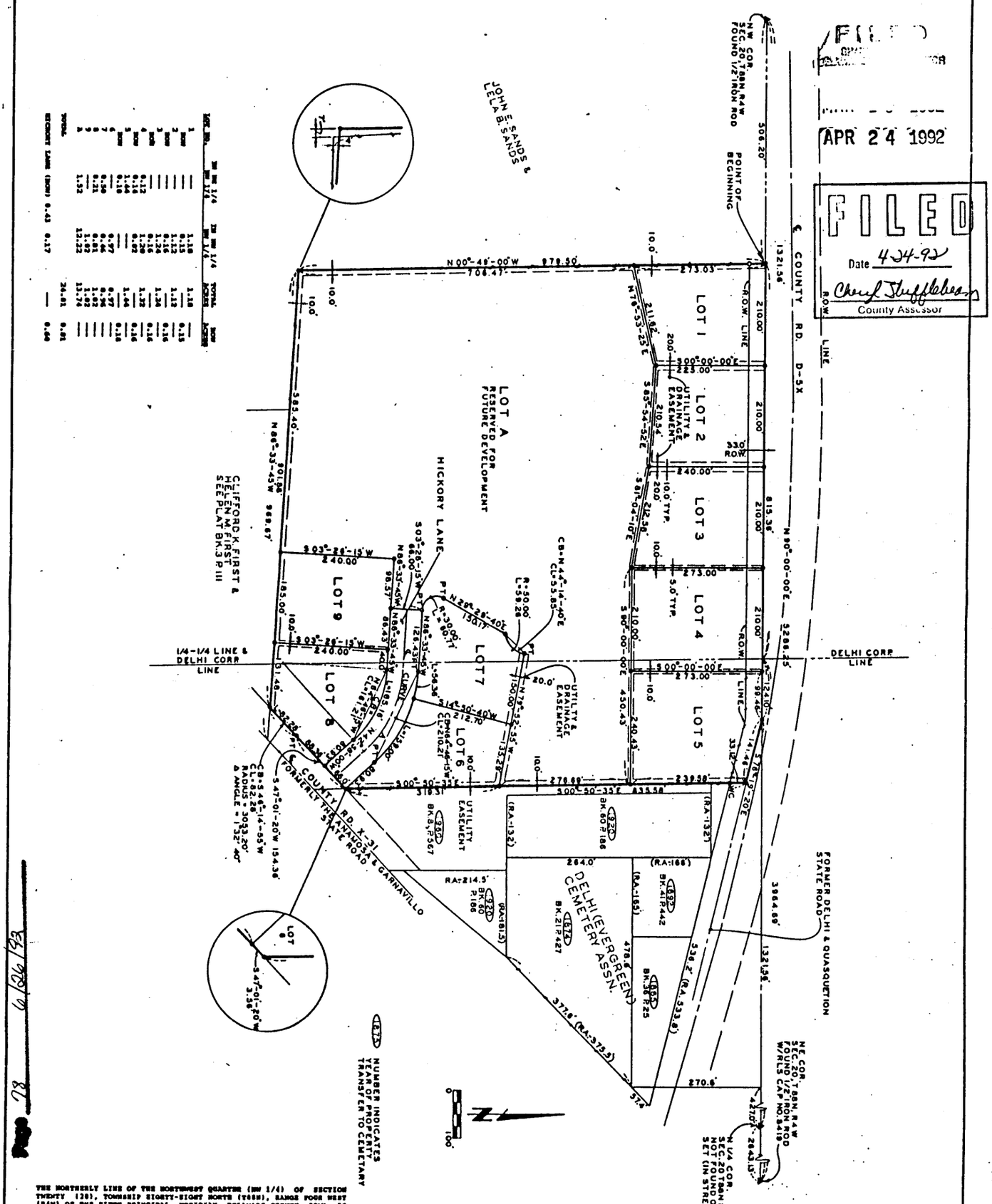
PLAT OF SURVEY

SANDS WOODLAND ADDITION

PART OF THE NW 1/4 OF THE NW 1/4 & PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, T88N, R4W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, (THE NE 1/4 OF THE NW 1/4 BEING IN THE CITY OF DELHI)



APR 24 1992

FILED
Date 4-24-92
County Assessor

THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, IS ASSUMED TO BEAR NORTH 90°-00'-00" EAST.

PROPRIETORS: JOHN E. SANDS & LELA B. SANDS

SURVEYED ON 3/16/92
FIELD BK NO. 28-S-7

PROJECT NO. 91-79B
SCALE: 1"=100'
DATE: 2/28/92
DRAWN BY: RLO
CHECKED BY:
SHEET: 1 OF 5

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, REG. NO. 8419 — DATE 4/2/92

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

TRI-STATE ENGINEERS
OLD HWY. 20 EAST MANCHESTER IOWA

LEGEND

- FOUND 1/2" DIA. IRON ROD W/RLS CAP NO. 5227
- SET 1/2" DIA. IRON ROD W/RLS CAP NO. 8419
- SECTION LINE
- FENCE LINE
- LOT LINE
- CENTERLINE
- UTILITY EASEMENT LINE
- PARCEL BOUNDARY ESTABLISHED
- (RA) RECORDED AS DISTANCE & AND/OR BEARING
- L ARC LENGTH
- CB CHORD BEARING
- CL CHORD LENGTH
- WC WITNESS CORNER
- PT POINT OF TANGENCY

FILE No. 183-3087
RECORDING FEE $ 25.00
TRANSFER FEE $

FILED FOR RECORD THE 24 DAY OF April, 1992 AT 12:08 O'CLOCK P M. BOOK 6 PAGE 189

STATE OF IOWA, DELAWARE COUNTY
Jane A. Lloyd, Recorder
Plats A-56

Aff. re: Value of Quas' Corrections
For Correction, See Book 17
Page 28 4/24/92

LEGAL DESCRIPTION:

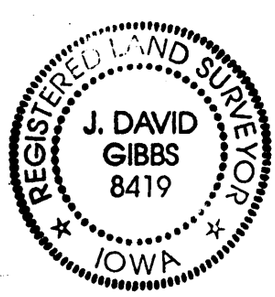
SANDS WOODLAND ADDITION of Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and Part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, (the NE 1/4 of the NW 1/4 being in the City of Delhi); into Nine (9) lots numbered One (1) through Nine (9), Lot A reserved for future development and a dedicated street named Hickory Lane, containing a total of 24.61 acres, subject to easements of record including road easements and more specifically described by metes and bounds as follows:

COMMENCING at the Northwest (NW) Corner of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, thence along the Northerly line of the Northwest Quarter (NW 1/4) of said Section Twenty (20) North 90°-00'-00" East 506.20 feet to the POINT OF BEGINNING; thence continuing along the Northerly line of said Northwest Quarter North 90°-00'-00" East to the Northeast Corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty (20) 815.36 feet; thence continuing along the Northerly line of the Northwest Quarter (NW 1/4) of said Section Twenty (20) and the centerline of the former Delhi and Quasqueton State Road North 90°-00'-00" East to an angle point as shown in Road Record Survey Notes reviewed June 21, 1890, of record in the Office of the Delaware County Auditor 124.10 feet; thence continuing along the centerline of said former State Road South 76°-19'-20" East 141.46 feet; thence along the Westerly line of a parcel as described in Book 81 of Deed, Page 567 in the Office of the Delaware County Recorder to the Northwesterly line of the County Road X-31 (formerly the Anamosa and Garnavillo State Road) 835.58 feet; thence along the Northwesterly line of said County Road X-31 South 47°-01'-20" West to a point of tangency 154.36 feet; thence continuing along the Northwesterly line of County Road X-31 right of way along a circular curve concave Southeasterly for an arc length of 82.28 feet, said circular curve having a radius of 3,053.20 feet a central angle of 1°-32'-40" a chord bearing of South 46°-14'-55" West and a chord length of 82.28 feet to the Northeasterly Corner of a parcel as recorded in Book 3 of Plats, Page 111 in the Office of the Delaware County Recorder; thence along the Northerly line of said parcel as recorded in Book 3 of Plats, Page 111, North 86°-33'-45" West 901.88 feet; thence North 00°-49'-00" West along the Westerly line of a parcel as recorded in Book 3 of Plats, Page 209 in the Office of the Delaware County Recorder to the Northerly line of the Northwest Quarter (NW 1/4) of said Section Twenty (20) 979.50 feet, the POINT OF BEGINNING; containing a total of 24.61 acres and subject to road easements and easements of record. The Northerly line of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 90°-00'-00" East.

Drainage easements and utility easements are shown on Lots 1 through 9 and A.

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.



J. David Gibbs 4/2/92

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

OWNER'S ACKNOWLEDGEMENT:

I John E. Sands and Lela B. Sands 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.

John E. Sands

John E. Sands

Lela B. Sands

Lela B. Sands

STATE OF Iowa

COUNTY OF Delaware ss.

On this 10th day of April A.D. 1992 before me, a Notary Public in and for said County, personally appeared John E. Sands and Lela B. Sands, 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.

Mary Lou Tracey

Notary Public in and for said County

MARY LOU TRACEY

ATTORNEY'S OPINION

I, Mary Lou Tracey, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included within the Sands Woodland Addition, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated April 2, 1992.

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 31st day of March, A.D., 1992, at the hour of eight o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in John E. Sands and Lela B. Sands as the proprietors and that there are no mortgages, liens or other encumbrances on the land being platted.

Dated at Manchester, Iowa, in said County, this 24th day of April, 1992.

Mary Lou Tracey

Attorney at Law

MARY LOU TRACEY

RESOLUTION NO. 5 -92

A RESOLUTION APPROVING THE FINAL PLAT OF LOTS 1-9, AND A OF SANDS WOODLAND ADDITION OF PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION TWENTY (20), 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 1-9, and A of Sands Woodland Addition of Part of the NE 1/4 of the NW 1/4 and Part of the NW 1/4 of the NW 1/4 of Section Twenty (20), 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 Hickory Lane, 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 Hickory Lane as the same appears upon said final plat be and the same as hereby accepted and

Section 2: That the final plat of Lots 1-9, and A of SANDS WOODLAND ADDITION of Part of the NE 1/4 of the NW 1/4 and part of the NW 1/4 of the NW 1/4 of Section Twenty (20), 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 350 feet with 6 inches of compacted Class A stone with a four (4) inch crown suitable for seal coating and provide for drainage from West to Southeast along both sides of the street surface within 90 days hereof, unless further extended by the City Council.

PASSED, APPROVED, AND ADOPED THIS 14th day of April, A.D., 1992.

Roy Atkinson
Roy Atkinson, Mayor

ATTEST:

Janet Cords
Janet Cords, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 17th day of April, 1992, before me, Linda K. Schaul, a Notary Public in and for the State of Iowa, personally appeared Roy Atkinson 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 5-92 adopted by the City Council on the 14th day of April, 1992, and that Roy Atkinson 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.

Linda K. Schaul
Linda K. Schaul, Notary Public;

NOTARIAL SEAL IOWA
LINDA K. SCHAUL
MY COMMISSION EXPIRES
August 16, 1994

ACCEPTANCE OF RESOLUTION

We, the undersigned, John E. Sands and Lela B. Sands, having read the terms and conditions of the Resolution dated the 14th day of April, 1992, and being familiar with the conditions thereof, hereby accept the same and agree to the conditions required therein.

DATED AT DELHI, IOWA THIS 24th DAY OF April, 1992.

John E. Sands

Lela B. Sands

STATE OF Iowa

COUNTY OF Delaware ss.

On this 24th day of April A.D. 1992 before me, a Notary Public in and for said County, personally appeared John E. Sands and Lela B. Sands, 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.

Mary Lou Tracey
Notary Public in and for said County
Mary Lou Tracey

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 SANDS WOODLAND ADDITION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated April 2, 1992, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said County, this 24th day of April, 1992.

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