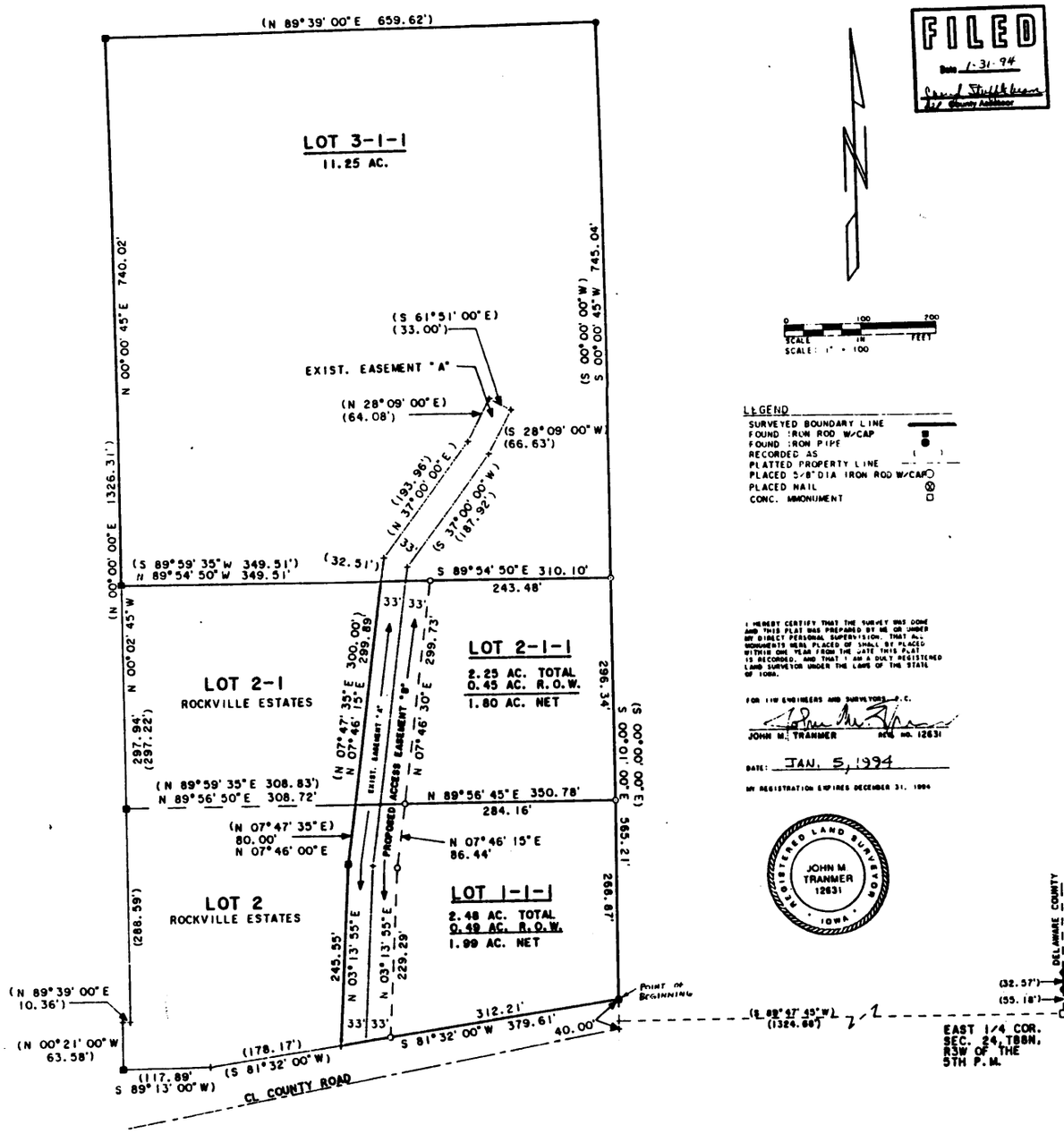
6-2318
DELAWARE COUNTY IOWA
FILED
'94 JAN 31 AM 9 30
BOOK 7 PAGE 61 A-77
RECORDER
$16.00

FILED

JAN 31 1994

FILED
Date 1-31-94
County Auditor

PLAT OF THE SUBDIVISION OF LOT 1-1 OF ROCKVILLE ESTATES



SCALE IN FEET
SCALE: 1" = 100

LEGEND

SURVEYED BOUNDARY LINE	
FOUND :IRON ROD W/CAP	■
FOUND :IRON PIPE	●
RECORDED AS	( )
PLATTED PROPERTY LINE	
PLACED 5/8"DIA IRON ROD W/CAP	○
PLACED NAIL	⊗
CONC. MMONUMENT	□

I HEREBY CERTIFY THAT THE SURVEY WAS DONE AND THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION. THAT ALL MONUMENTS WERE PLACED OR SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR IIW ENGINEERS AND SURVEYORS P.C.
JOHN M. TRANMER REG. NO. 12631
DATE: JAN. 5, 1994
MY REGISTRATION EXPIRES DECEMBER 31, 1994

REGISTERED LAND SURVEYOR
JOHN M TRANMER
12631
IOWA

SURVEY FOR: DAN LUENSMANN

IIW ENGINEERS & SURVEYORS P.C.
4155 PENNSYLVANIA AVE. DUBUQUE, IA. 52001 (319) 556-2464
P.O. BOX 275 GALENA, ILL. 61036 (815) 777-0350
302 S. RIVER PARK DR. DUTTENBERG, IA. 52002 (319) 552-3923

PROJ. NO. 937204	SHEET OF 3
PLAT NO. 161-1A-93	BOOK NO.

SCREENFILE: 937204 T. J. O.

FILE No. 6-2318	FILED FOR RECORD THE 31 DAY OF	STATE OF IOWA, DELAWARE COUNTY	
RECORDING FEE $ 16.00	January 19 94 AT 9:30	Deborah L. Peyton	Recorder
TRANSFER FEE $	O'CLOCK A M. BOOK 7 PAGE 61	Plats A-77	

SURVEYOR'S CERTIFICATE

I, John M. Tranmer, Registered Land Surveyor in the State of Iowa, do hereby certify that the following tract of real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

The subdivision of Lot 1 of 1 of Rockville Estates in Section 24, Township 88 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 1 of 1 of Rockville Estates;

Thence South 81 degrees 32 minutes 00 seconds West along the south line of said Lot 1 of 1, 379.61 feet;

Thence North 03 degrees 13 minutes 55 seconds East along the east line of Lot 2 of said Rockville Estates, 245.55 feet;

Thence North 07 degrees 46 minutes 00 seconds East along said east line, 80.00 feet;

Thence North 07 degrees 46 minutes 15 seconds East along the east line of Lot 2 of 1 of said Rockville Estates, 299.89 feet;

Thence North 89 degrees 54 minutes 50 seconds West along the north line of said Lot 2 of 1, 349.51 feet;

Thence along the perimeter of said Lot 1 of 1 the following four (4) courses: North 00 degrees 00 minutes 45 seconds East, 740.02 feet; North 89 degrees 39 minutes 00 seconds East, 659.62 feet; South 00 degrees 00 minutes 45 seconds West, 745.04 feet; South 00 degrees 01 minutes 00 seconds East, 565.21 feet to the point of beginning, containing 15.98 acres, more or less, and subject to easements, reservations, and restrictions of record, the plat of which is attached hereto and made a part of this certificate. All monuments were placed or shall be placed within one year from the date this plat is recorded.

IN WITNESS WHEREOF I have hereunto signed and affixed my seal this 5th day of JANUARY, 1994.

REGISTERED LAND SURVEYOR
JOHN M. TRANMER 12631
IOWA

IIW ENGINEERS AND SURVEYORS, P.C.

John M. Tranmer
Iowa Reg. No. 12631

OWNER'S CONSENT

Dubuque, Iowa January 21, 1994

The foregoing plat of the subdivision of Lot 1 of 1 of Rockville Estates in Section 24, Township 88 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, is made with free consent and in accordance with the desire of the undersigned owners and proprietors of said real estate.

By Daniel Luensmann
DANIEL LUENSMANN
By Jeanne Luensmann
JEANNE LUENSMANN

State of Iowa)
) ss:
County of Dubuque)

On this 21st day of January, A.D. 1994, before me, a Notary Public in and for said state, personally appeared Daniel Luensmann & Jeanne Luensmann 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.

JOYCE WESSELS NOTARIAL SEAL Iowa

Joyce Wessels
Notary Public in the State of Iowa
JOYCE WESSELS
My Commission Expires 05/12/94

COUNTY TREASURER

Manchester, Iowa — Jan 28, 1994

I, the undersigned, Helen McWilliams, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments levied against Lot 1 of 1 of Rockville Estates in Section 24, Township 88 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa

have been paid and said real estate is free and clear of all taxes as of this date.

Helen McWilliams
Ken Klein, Dep
Treasurer for Delaware County, Iowa

ATTORNEY'S OPINION

Farley, Iowa — January 27, 1994

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering Lot 1 of 1 of Rockville Estates in Section 24, Township 88 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plats thereof covering the period from government entry to Janaury 19, 1994 at 8:00 a.m. certified on that date by Delaware County Abstract Company and find that said abstract shows good and merchantable title to said real estate in DANIEL J. LUENSMANN and JEANNE L. LUENSMANN free and clear of all liens and encumbrances and shows taxes paid including taxes for the year 1992-1993 are one-half paid with the second half 1992-1993 UNPAID.

Attorney At Law
John M. Locher

CONSENT TO PLAT

Dubuque Bank & Trust Company, mortgagee under a certain mortgage dated 5/8/86, and filed for record 5/14/86 as Instrument # 12-2819, hereby consents to the foregoing plat.

DUBUQUE BANK & TRUST COMPANY
By Michael J. McCullough
MICHAEL J. MC CULLOUGH
By John V. Walsh
JOHN V. WALSH

State of Iowa)
) ss:
Dubuque County)

On this 14th day of January, A.D. 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael J. McCullough and John Walsh to me personally known, who being by me duly sworn, did say that they are the Vice President and Vice President respectively of the corporation executing the within and foregoing instrument, that no seal has a been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Michael J. McCullough and John V. Walsh as officers acknowledge the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Deborah K. Lake
Notary Public in the State of Iowa Deborah K. Lake
DEBORAH K. LAKE
My Commission Expires 8/26/94

DEBORAH K. LAKE — IOWA — NOTARIAL SEAL