HEAVENLY HEIGHTS SUBDIVISION

A SUBDIVISION OF PARCEL "B"
A PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF THE
EAST ONE-HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4)
OF SECTION FIVE (5), TOWNSHIP EIGHTY-NINE NORTH (T89N),
RANGE THREE WEST (R3W) OF THE 5TH P.M.,
DELAWARE COUNTY, IOWA

SURVEY REQUESTED BY: RICK BUDDEN
DECEMBER, 1993

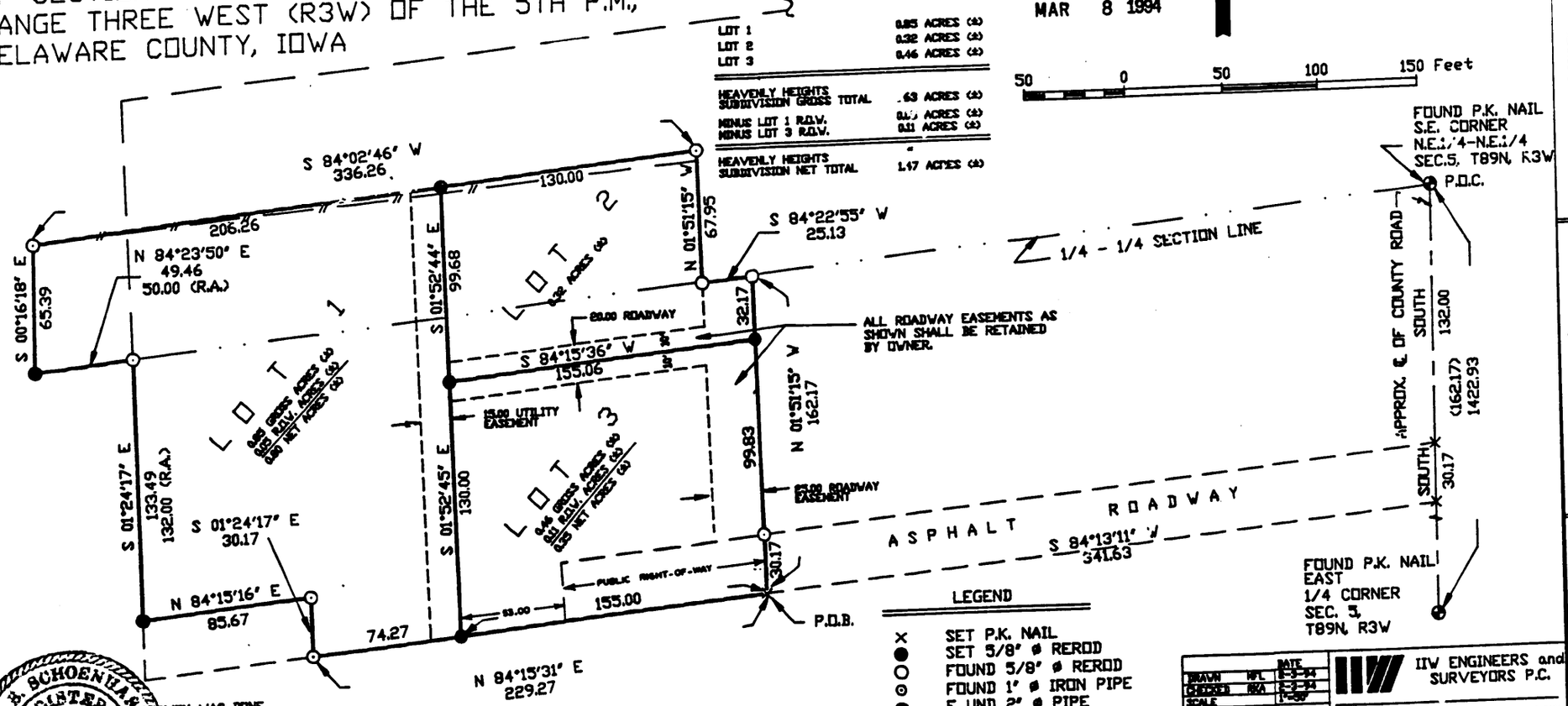
PROPRIETOR: MR. RICK BUDDEN

FILED
SHARON K. GRUBE
DELAWARE COUNTY AUDITOR

MAR 8 1994

FILED
Date 3/8/94
John R. Peyton
County Assessor

LOT 1	0.85 ACRES (±)
LOT 2	0.32 ACRES (±)
LOT 3	0.46 ACRES (±)
HEAVENLY HEIGHTS SUBDIVISION GROSS TOTAL	1.63 ACRES (±)
MINUS LOT 1 R.O.W.	0.05 ACRES (±)
MINUS LOT 3 R.O.W.	0.11 ACRES (±)
HEAVENLY HEIGHTS SUBDIVISION NET TOTAL	1.47 ACRES (±)



NOTE: ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

ALL UTILITY EASEMENTS AS SHOWN SHALL BE DEDICATED TO THE PUBLIC.

LEGEND

×	SET P.K. NAIL
●	SET 5/8" ø REROD
○	FOUND 5/8" ø REROD
⊙	FOUND 1" ø IRON PIPE
●	FOUND 2" ø PIPE W/BRACING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
—//—	CHAIN LINK FENCE
R.A.	RECORDED AS

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

CARL B. SCHOENHARD
REG. NO. 8036

FOR IIV ENGINEERS AND SURVEYORS, P.C.

REG. RENEWAL DATE 12-31-95

February 28 1994
SIGNATURE DATE

		DATE
DRAWN	MFL	2-3-94
CHECKED	RKA	2-3-94
SCALE		1"=50'
REVISION		

IIV ENGINEERS and SURVEYORS P.C.

4000 PENNSYLVANIA AVENUE, SUITE 3 DUBUQUE, IA 52002 (319) 556-7970
208 ELMORE PARK DR SUITE 1 MONTICELLO, IA 52310 (319) 465-3593
FAX (319) 556-8119

IIV PROJECT NO. 93748

DARLA & RICK BUDDEN SUBDIVISION PLAT

RR 2, DYERSVILLE, IA 52040

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plats A-78

FILED FOR RECORD THE 8 DAY OF Mar 94 AT 12:18 O'CLOCK P.M. BOOK 7 PAGE 64

FILE No. 16-2721
RECORDING FEE $ 21.00
TRANSFER FEE $

LEGAL DESCRIPTION

The following description is for Heavenly Heights Subdivision, a Subdivision of Parcel "B", a part of Lots 1 and 2 of the Subdivision of the East One-half (E1/2) of the Northeast Quarter (NE1/4) of Section Five (5), Township Eighty-nine North (T89N), Range Three West (R3W) of the 5th P.M., Delaware County, Iowa, more fully described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Northeast Quarter, Section 5, Township 89 North, Range 3 West of the Fifth Principle Meridian, Delaware County, Iowa;

Thence, South One Hundred Sixty Two point One Seven Feet (162.17'), along the East line of the Southeast Quarter of the Northeast Quarter of said Section 5, to a point;

Thence, South 84 degrees 13 minutes 11 seconds West, Three Hundred Forty One point Six Three Feet (341.63'), to the point of beginning;

Thence, North 01 degrees 51 minutes 15 seconds West, One Hundred Sixty Two point One Seven Feet (162.17'), to a point on the Quarter Quarter Section Line;

Thence, South 84 degrees 22 Minutes 55 Seconds West, Twenty Five point One Three Feet (25.13'), along the Quarter Quarter Section Line to a point;

Thence, North 01 degrees 51 minutes 15 seconds West, Sixty Seven point Nine Five Feet (67.95'), to a point;

Thence, South 84 degrees 02 minutes 46 seconds West, Three Hundred Thirty Six point Two Six Feet (336.26'), to a point;

Thence, South 00 degrees 16 minutes 18 seconds East, Sixty Five point Three Nine Feet (65.39'), to a point;

Thence, North 84 degrees 23 minutes 50 seconds East, Forty Nine point Four Six Feet (49.46'), along the said Quarter Quarter Section Line to a point;

Thence, South 01 degrees 24 minutes 17 seconds East, One Hundred Thirty Three point Four Nine Feet (133.49'), to a point;

Thence, North 84 degrees 15 minutes 16 seconds East, Eighty Five point Six Seven Feet (85.67'), to a point;

Thence, South 01 degrees 24 minutes 17 seconds East, Thirty point One Seven Feet (30.17'), to a point;

Thence, North 84 degrees 15 minutes 31 seconds East, Two Hundred Twenty Nine point Two Seven Feet (229.27'), to the point of beginning.

The above described parcel contains 1.63 acres (more or less).

COUNTY TREASURER

Manchester, Iowa February 18, 1994

I, the undersigned, Helen L. McWilliams, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Heavenly Heights Subdivision, A Subdivision of Parcel "B", A Part of Lots 1 and 2 of the Subdivision of the East One-Half of the NE Quarter of Section 5, T89N, R3W of the Fifth P.M., Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY IOWA TREASURER SEAL

Helen L. McWilliams
Treasurer of Delaware County, Iowa

HELEN L. MC WILLIAMS

OWNER'S CONSENT

Delaware County, Iowa 2/14/, 1994

The foregoing Heavenly Heights Subdivision, A Subdivision of Parcel "B", a part of Lots 1 and 2 of the Subdivision of the East One-Half of the Northeast Quarter of Section Five, Township Eighty-Nine North, Range Three West, of the Fifth Principle Meridian, Delaware County, Iowa, as appears of the plat shown on Sheet 1 of 2 hereof, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate. We hereby dedicate Public Right-of-Way, as shown on the attached plat of survey, to the public.

By R. Budden
RICK BUDDEN

By Darla Budden
DARLA BUDDEN

State of Iowa)
)ss:
County of Delaware)

On this 14th day of February, A.D. 1994, before me, a Notary Public in and for the State, personally appeared Rick Budden & Darla Budden 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.

Linda R. Ash
Notary Public in the State of Iowa
LINDA R. ASH
6-28-96
My Commission Expires

LINDA R. ASH NOTARIAL SEAL DELAWARE COUNTY IOWA

Law Office Of
JOHN M. LOCHER
Attorney and Counselor at Law

P.O. Box 7
202 2nd Ave. N.W.
FARLEY, IOWA 52046
PHONE 744-3359
AREA CODE 319
FAX: 744-3350

CERTIFICATE OF TITLE

I, John M. Locher, of Dubuque County, Iowa, do hereby certify that I am familiar with the business of examining Abstracts of Title, that I am licensed to practice law in the State of Iowa, am insured against malpractice in rendering opinions of title in an amount commonly prevailing in Iowa, taking into account the volume of opinions rendered by me, and that I have made a careful examination of a certain abstract which covers the title to the herein described real estate from the original entry of title to the 18th day of February, 1994, and to hereby certify that said abstract shows the title in fee simple to

> Parcel "B" A Part of Lots 1 and 2 of the Subdivision of the East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Five (5), Township Eighty-Nine North (T89N), Range Three West (R3W) of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 28,

situated in Delaware County, Iowa, to be in RICHARD BUDDEN and DARLA BUDDEN, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common.

I further certify that said real estate is subject to:

1. ROAD MAINTENANCE AGREEMENT, executed by SS. Peter and Paul Church Corporation and Richard Budden and Darla Budden, husband and wife dated January 14, 1994 and January 26, 1994 and filed January 28, 1994 in Book, Misc., Page 153 of the records of Dubuque County, Iowa.

Dated at Farley, Iowa, this 25th day of February, 1994.

John M. Locher
Attorney at Law