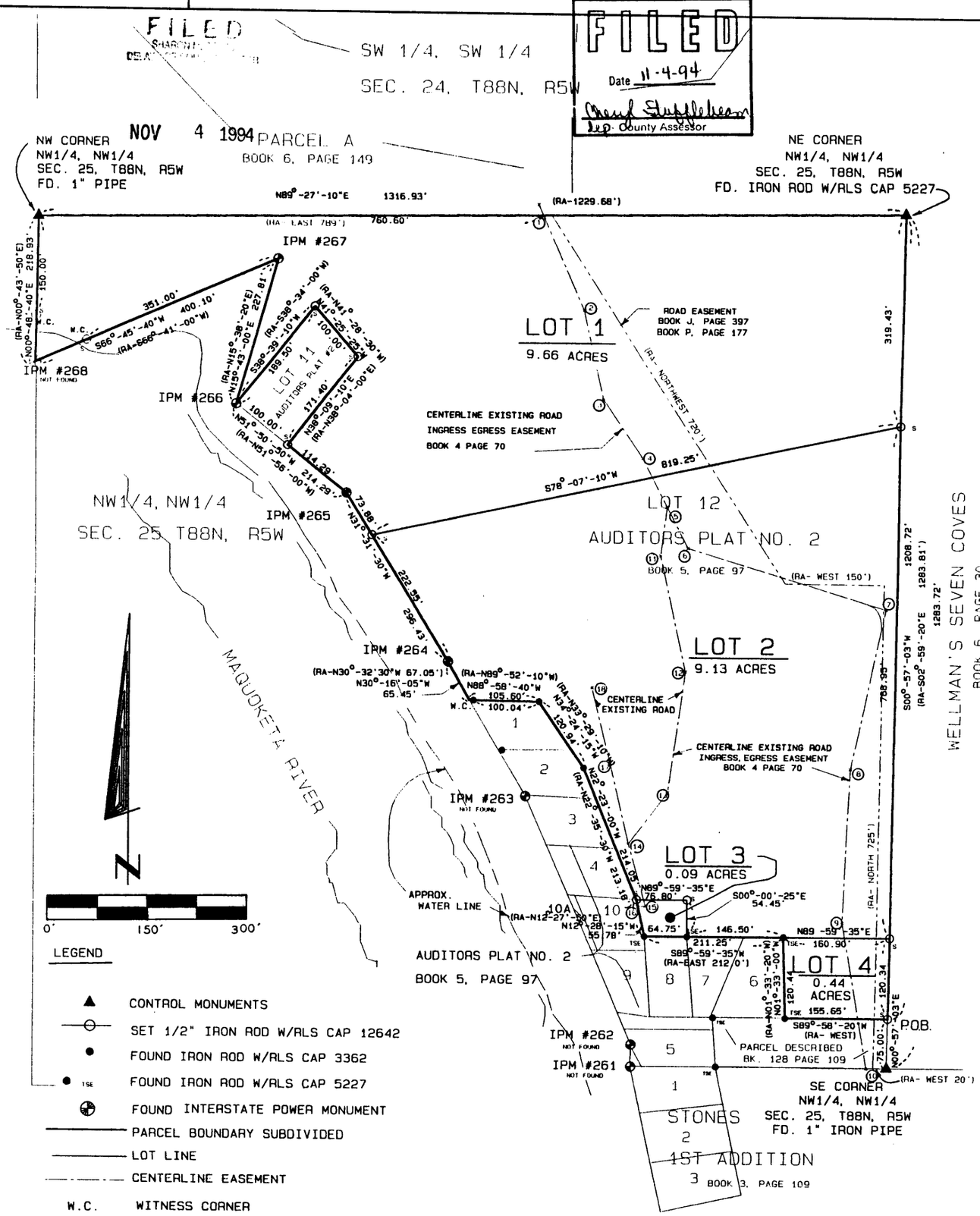
PLAT OF SURVEY

LINDEN HEIGHTS PART OF LOT TWELVE (12) OF AUDITORS PLAT NO. TWO (2) IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY IOWA.

FILED
SHARON [illegible]
DELAWARE COUNTY, IOWA
NOV 4 1994
BOOK 6, PAGE 149

FILED
Date 11-4-94
Deputy County Assessor



LEGEND

- ▲ CONTROL MONUMENTS
- SET 1/2" IRON ROD W/RLS CAP 12642
- ● FOUND IRON ROD W/RLS CAP 3362
- ● TSE FOUND IRON ROD W/RLS CAP 5227
- FOUND INTERSTATE POWER MONUMENT
- PARCEL BOUNDARY SUBDIVIDED
- LOT LINE
- CENTERLINE EASEMENT
- W.C. WITNESS CORNER
- EASEMENT LINE
- (RA-) RECORDED AS
- MONUMENT TO BE SET WITHIN 90 DAYS OF RECORDING

EXISTING ROADWAY EASEMENT (BOOK 4 , PAGE 70)

1 TO 2	S23°-43'-20"E	173.00'	5 TO 11	S 07°-36'-30"W	74.23'
2 TO 3	S12°-58'-00"E	137.90'	11 TO 12	S 12°-23'-14"E	178.45'
3 TO 4	S34°-24'-00"E	107.12'	12 TO 13	S 08°-05'-15"W	184.04'
4 TO 5	S27°-07'-00"E	81.52'	13 TO 14	S 37°-45'-47"W	96.56'
5 TO 6	S27°-07'-00"E	69.37'	14 TO 15	S 15°-44'-40"E	97.45'
6 TO 7	S73°-13'-10"E	314.06'	15 TO 16	S 83°-29'-46"W	11.40'
7 TO 8	S12°-22'-10"W	245.20'			
8 TO 9	S02°-47'-50"W	231.60'	14 TO 17	N 13°-16'-17"W	124.00'
9 TO 10	S10°-01'-48"E	221.30'	17 TO 18	N 13°-51'-30"W	117.75'

SHEET 1 OF 3

SCALE: 1" = 150.00' | SURVEYED 9/09/94,9/10/94 | PROPRIETORS: DAVID A. AND KAREN K. MENSEN

REGISTERED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

Wm. Burger LandSurveyors
510 3rd Street West Court
Worthington, Iowa 52078

I hereby certify that this survey and plat was made by me or under my direct personal supervision and that I am a duly Registered LandSurveyor under the laws of the State of Iowa

William H. Burger 10/4/94
WILLIAM H. BURGER REG. NO. 12642 DATE

FILE No. 81-1259
RECORDING FEE $ 16.00
TRANSFER FEE $

FILED FOR RECORD THE 4 DAY OF November, 1994 AT 3:16 O'CLOCK D M. BOOK 7 PAGE 103

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plat A-88

LEGAL DESCRIPTION:

LINDEN HEIGHTS - A Subdivision of part of Lot Twelve (12) of Auditor's Plat No.Two (2) in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County, Iowa as recorded in Plat Book 5 Page 97 in the Office of the Delaware County Recorder , Divided into Four (4) Lots numbered One (1) through Four (4), containing a total of 19.32 acres, subject to easements of record and more particularly described by metes and bounds as follows:

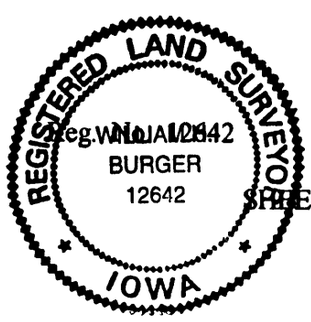
Commencing at the Southeast Corner of Lot Twelve (12) of Auditor's Plat No.Two (2), also being the Southeast Corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) , Section Twenty-five (25), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; thence North 00° -57'-03" East 75.00 feet along the East line of said Lot Twelve (12) to the POINT OF BEGINNING , thence South 89°-58'-20" West 155.65 feet along the North line of a Parcel as described in Book 128 Page 109 to the Southeast Corner of Lot Six (6) of Auditor's Plat No.Two (2) , thence North 01°-33'-00" West 120.44 feet along the East line of Lot Six (6) to the Northeast Corner of said Lot Six (6) , thence South 89°-59'-35" West 211.25' along the North line of Lot Six (6), Lot Seven (7) and Lot Eight (8) of Auditor's Plat No.Two (2) to the Northwest Corner of said Lot Eight (8) , thence North 12°-28'-15" West 55.78 feet along the Easterly line of Lot Ten (10) of Auditor's Plat No.Two (2) to the Northeast Corner of said Lot Ten (10), thence North 22°-23'-00" West 214.05' along the Easterly line of Lot Four (4) , Lot Three (3) and Lot Two (2) of Auditor's Plat No.Two (2), thence continuing along the Easterly line of said Lot Two (2) and Lot One (1) North 34°-24'-15" West 120.94 feet to the Northeast Corner of said Lot One (1) , thence North 88°-58'-40" West 105.60' feet along the North line of Lot One (1) to the Northwest Corner of said Lot One (1), thence North 30°-16'-05" West 65.45 feet , thence North 31°-31'-30" West 296.43 feet , thence North 51°-50'-50" West 114.29 feet to the Southwesterly Corner of Lot Eleven (11) of Auditor's Plat No.Two (2) , thence North 38°-09'-10" East 171.40 feet along the Southerly line of Lot Eleven (11) to the Southeasterly Corner of said Lot Eleven (11), thence North 41°-25'-25" West 100.00 feet along the Easterly line of Lot Eleven (11) to the Northeasterly Corner of said Lot Eleven (11) , thence South 38°-39'-10" West 189.50 feet along the Northerly line of Lot Eleven (11) to the Northwesterly Corner of said Lot Eleven (11) , thence North 15°-43'-00" East 227.81 feet , thence South 66°-45'-40" West 400.10 feet to the West line of Lot Twelve (12), of Auditor's Plat No.Two (2) , thence North 00°-48'-40" East 218.93 feet along the West line of Lot Twelve (12) to the Northwest Corner of said Lot Twelve (12), also being the Northwest Corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-five (25), thence North 89°-27'-10" East 1316.93 feet along the North line of Lot Twelve to the Northeast Corner of said Lot Twelve (12), also being the Northeast Corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-five (25), thence South 00°-57'-03" West 1208.72 feet along the East line of said Lot Twelve (12) , to the POINT OF BEGINNING ; Said described parcel is hereby designated as Linden Heights, containing a total of 19.32 acres and divided into Four Lots numbered One (1) through Four (4) as shown on the attached plat. Subject to easements of record.
The North line of Lot Twelve (12) of the Auditors Plat number Two (2) in the Northwest Quarter of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa bears North 89°-27'-10" East in relation with Auditors Plat Number Two (2) as recorded in Plat Book 5 Page 97 in the office of the Delaware County Recorder .

SURVEYORS CERTIFICATE :

I hereby certify that this survey and plat 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.

William H Burger 10/4/94

William H. Burger Date



OWNERS ACKNOWLEDGMENT

I (We) DAVID A. AND KAREN K. MENSEN husband and wife 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.

David A Mensen
David A. Mensen

Karen K Mensen
Karen K. Mensen

STATE OF IOWA
COUNTY OF DELAWARE

On this 4 day of November A. D. 19 94 before me, a Notary Public in and for said County, personally appeared David A. Mensen and Karen K. Mensen, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said County
Thomas J. Hanson

DELAWARE COUNTY TREASURER

Manchester, Iowa

November 4 19 94

I the undersigned, Carolyn Wilson Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against David A. Mensen and Karen K. Mensen, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn Wilson
Treasurer of Delaware County, Iowa
Carolyn Wilson

ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Delaware County, Iowa have examined the abstract of title to the land included within **LINDEN HEIGHTS** - A Subdivision of part of Lot Twelve (12) of Auditor's Plat No.Two (2) in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Plat Book 5 Page 97 in the Office of the Delaware County Recorder, on premises more particularly described in the surveyor's certificate of William H. Burger, dated October 4, 1994.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 1st day of November, A.D., 19 94, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in David A. Mensen and Karen K. Mensen, husband and wife
Dated at Manchester, Iowa in said County, this 4th day of November. 19 94

Attorney at Law
Thomas J. Hanson