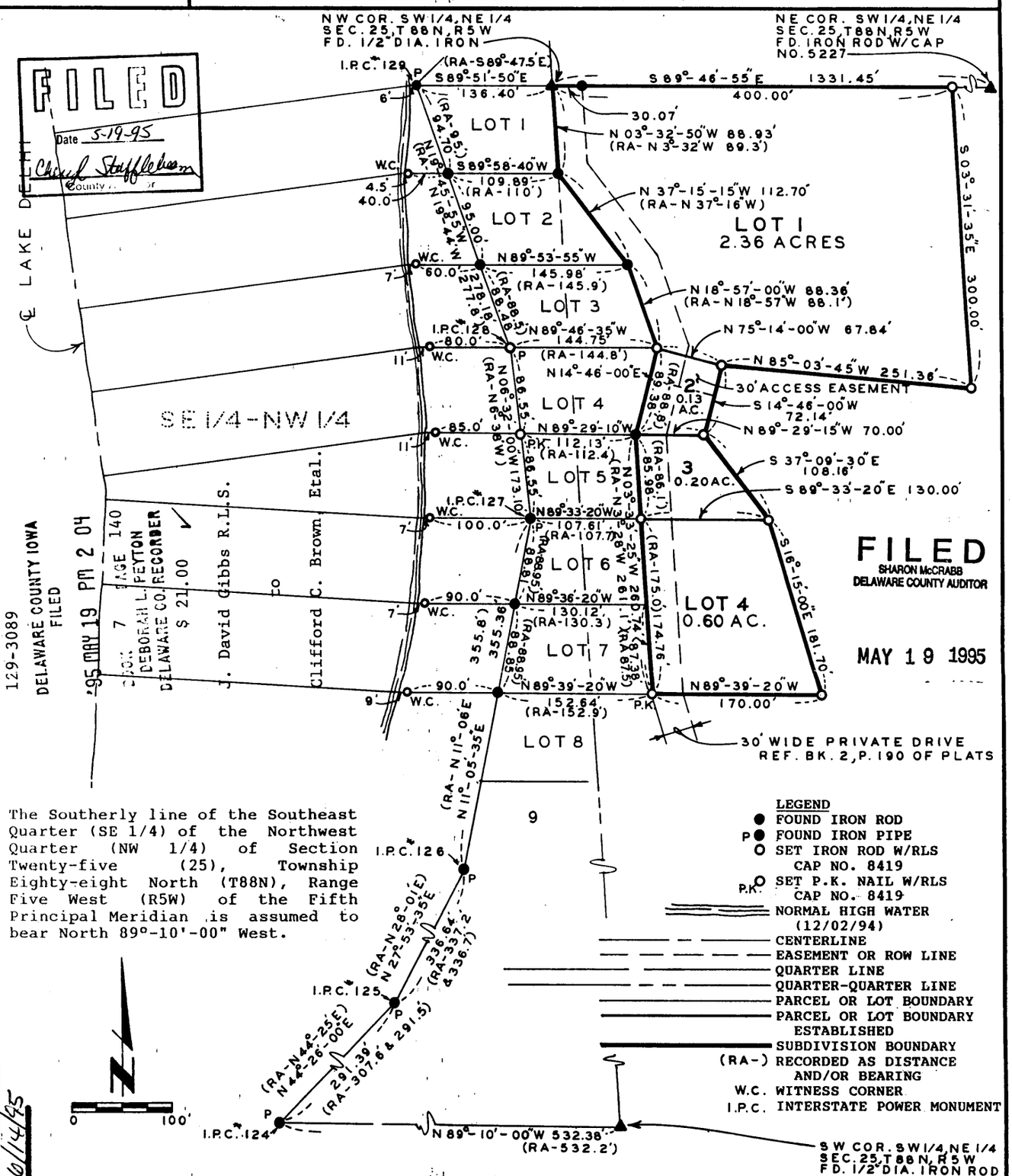
PLAT OF SURVEY

TURTLE CREEK HEIGHTS SECOND ADDITION – A SUBDIVISION OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-FIVE (25), T88N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA;



FILED
Date 5-19-95
Cheryl Stufflebeam
County ... r

129-3089
DELAWARE COUNTY IOWA
FILED
'95 MAY 19 PM 2 04
BOOK 7 PAGE 140
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$ 21.00

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
MAY 19 1995

The Southerly line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear North 89°-10'-00" West.

LEGEND

- ● FOUND IRON ROD
- P● FOUND IRON PIPE
- O SET IRON ROD W/RLS CAP NO. 8419
- P.K. O SET P.K. NAIL W/RLS CAP NO. 8419
- NORMAL HIGH WATER (12/02/94)
- CENTERLINE
- EASEMENT OR ROW LINE
- QUARTER LINE
- QUARTER-QUARTER LINE
- PARCEL OR LOT BOUNDARY
- PARCEL OR LOT BOUNDARY ESTABLISHED
- SUBDIVISION BOUNDARY
- (RA-) RECORDED AS DISTANCE AND/OR BEARING
- W.C. WITNESS CORNER
- I.P.C. INTERSTATE POWER MONUMENT

SURVEYED ON: 11/15, 21; 12/2, 14/94
FIELD BK. NO. 28-S-18

PROPRIETORS: CLIFFORD C. BROWN & RUTH A. IPSAN-BROWN

PROJECT NO. 94-69B

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. MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1995.

J. DAVID GIBBS — REG. NO. 8419 — DATE 12/22/94

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

SCALE: 1" = 100'
DATE: 12/14/94
DRAWN BY: T. M.
CHECKED BY:
REVISED:

SHEET 1 OF 4

TRI-STATE ENGINEERS

OLD HWY. 20 EAST MANCHESTER IOWA

Municipal Consultants

FILE No. 129-3089
RECORDING FEE $ 21.00
TRANSFER FEE $

FILED FOR RECORD THE 19 DAY OF May 19 95 AT 2:04 O'CLOCK P M. BOOK 7 PAGE 140

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plats A-95

LEGAL DESCRIPTION:

TURTLE CREEK HEIGHTS SECOND ADDITION, A SUBDIVISION OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; into four lots numbered one (1) through four (4) containing a total of 3.29 acres, subject to easements whether of record or not and more specifically described by metes and bounds as follows:

BEGINNING at the Northwest (NW) Corner of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, also being the Northeasterly Corner of Lot One (1) of Turtle Creek Heights Addition to Delaware County, Iowa, as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder; thence along the Northerly line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4) South 89°-46'-55" East 400.00 feet; thence along a line parallel to the Westerly line of the Southwest Quarter (SW 1/4) of said Northeast Quarter (NE 1/4) South 03°-31'-35" East 300.00 feet; thence North 85°-03'-45" West 251.36 feet; thence South 14°-46'-00" West along a line parallel to the Easterly line of Lot Four (4) of said Turtle Creek Heights Addition 72.14 feet; thence South 37°-09'-30" East, 108.16 feet; thence South 16°-15'-00" East 181.70 feet; thence along the Easterly extension of the Southerly line of Lot Seven (7) of said Turtle Creek Heights Addition, North 89°-39'-20" West 170.00 feet to the Southeasterly Corner of said Lot Seven (7); thence along the Easterly line of Lots Five (5), Six (6) and Seven (7) of said Turtle Creek Heights Addition, North 03°-33'-25" West to the Southeasterly Corner of Lot Four (4) of said Turtle Creek Heights Addition, 260.74 feet; thence along the Easterly line of said Lot Four (4) North 14°-46'-00" East 89.38 feet to the Southeasterly Corner of Lot Three (3) of said Turtle Creek Heights Addition; thence along the Easterly line of said Lot Three (3) North 18°-57'-00" West 88.36 feet to the Southeasterly Corner of Lot Two (2) of said Turtle Creek Heights Addition; thence along the Easterly line of said Lot Two (2) North 37°-15'-15" West to the Southeasterly Corner of Lot One (1) of said Turtle Creek Heights Addition 112.70 feet; thence along the Easterly line of said Lot One (1) North 03°-32'-50" West 88.93 feet to the POINT OF BEGINNING; containing a total of 3.29 acres and subject to easements whether of record or not. The Southerly line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear North 89°-10'-00" West.

The attached Plat of Turtle Creek Heights Second Addition represents a subdivision of part of the West One-half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian into four lots numbered Lot One (1) through Lot Four (4), subject to easements whether of record or not and subject to a thirty foot wide private drive as recorded in Turtle Creek Heights Addition to Delaware County, Iowa, as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder.

As shown in the attached Plat, Lot Two (2) is subject to a thirty foot wide easement for possible future ingress and egress along the Northerly line of said Lot Two (2) for the benefit of Lot One (1), Lot Two (2) and Lot Three (3) of said Turtle Creek Heights Addition.

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat, map, survey or report was prepared 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 12/22/94
J. David Gibbs Date Reg. No. 8419.
My registration will be renewed on January 1, 1995.

OWNER'S ACKNOWLEDGEMENT

We, Ruth A. Ipsan-Brown and Clifford C. Brown, wife and husband, of Linn County, State of Iowa, do hereby certify that the foregoing survey, as shown by the attached plat, is made with our free consent, and in accordance with our desire.

Ruth A. Ipsan-Brown

Clifford C. Brown

STATE OF IOWA)
Linn)
COUNTY OF ~~DELAWARE~~)

On this 19 day of May A.D., 1995, before me, a Notary Public in and for the State of Iowa, personally appeared Ruth A. Ipsan-Brown and Clifford C. Brown, wife and husband, 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.

_____, Notary Public in and for the State of Iowa.

LORI WINDER NOTARIAL SEAL

TREASURER'S CERTIFICATE

I, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that there are no taxes due nor tax liens against the land included within the TURTLE CREEK HEIGHTS SECOND ADDITION, A SUBDIVISION OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated December 22, 1994, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said County, this 19 day of May, 1995.

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson Pam Klein dep
Carolyn A. Wilson, Treasurer of
Delaware County, Iowa.

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 TURTLE CREEK HEIGHTS SECOND ADDITION, A SUBDIVISION OF PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT (T88N), Range Five West (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated December 22, 1994.

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 13th day of January, A.D., 1995, 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 Ruth A. Ipsan-Brown, free and clear of any liens or encumbrances.

Dated at Manchester, Iowa, in said County, this 18th day of May, 1995.

Mary Lou Tracey

Mary Lou Tracey, Attorney at Law