Delaware County Recorder

167-1202
DELAWARE COUNTY IOWA
FILED
'95 OCT 25 AM 11 DT
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$31.00

ANGING FILE A-98
J. David Gibbs
R.L.S.

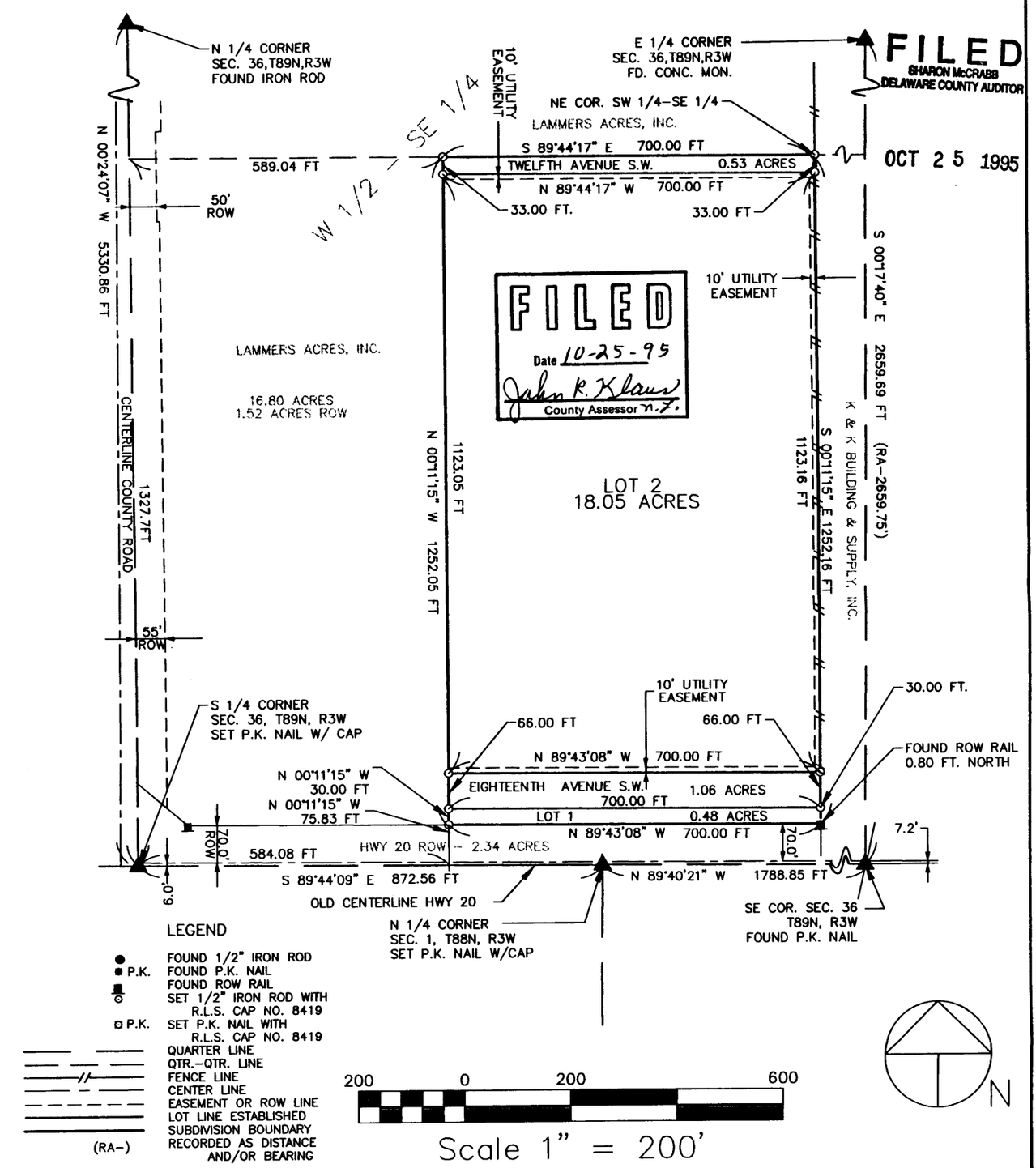
To
Lammers Acres, Inc.

PREPARED BY: J. DAVID GIBBS; P.O. BOX 295, MANCHESTER, IA 52057; 319-927-2434

PLAT OF SURVEY

LAMMERS ACRES, A SUBDIVISION OF PART OF THE W 1/2 OF THE SE 1/4 OF SECTION 36, T89N, R3W OF THE FIFTH P.M., CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

PRELIMINARY AND FINAL PLAT



SURVEYED ON: 10/4 &19 /95
FIELD BK. NO.: D.L.

PROPRIETORS: LAMMERS ACRES, INC.

PROJECT NO. 95-17

SCALE: 1" = 200'

DATE: 10/12/95

DRAWN BY: JDG

CHECKED BY:

SHEET 1 OF 4

REGISTERED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

I HEREBY CERTIFY THAT THIS MAP, PLAT OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

J. David Gibbs 10/19/95

J. DAVID GIBBS, P.E., R.L.S. REG. NO. 8419 DATE
MY REGISTRATION RENEWAL DATE IS JANUARY 1, 1997

GIBBS ENGINEERING & SURVEYING
PROFESSIONAL SERVICES BUILDING, SUITE 2
223 WEST MAIN STREET, MANCHESTER, IA 52057

FILE No. 167-1202
RECORDING FEE $ 31.00
TRANSFER FEE $

FILED FOR RECORD THE 25 DAY OF October, 1995 AT 11:01 O'CLOCK A M. BOOK 7 PAGE 154

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plat A-98

Delaware County Recorder
For Entry, See Book 6
Page 89
3/15/96

LEGAL DESCRIPTION

***LAMMERS ACRES*, A SUBDIVISION OF PART OF THE WEST ONE HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-SIX (36) TOWNSHIP EIGHTY-NINE NORTH, RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA;** into two(2) lots and street right of way, numbered Lot One(1) through Lot Two(2), containing a total of 20.12 acres, subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the South Quarter (S 1/4) Corner of Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence along the Southerly Line of the Southeast Quarter (SE 1/4), South 89°-44'-09" East 584.08 feet;

Thence North 00°-11'-15" West to the Northerly Right of Way Line of Primary Road No. US 20, 75.83 feet, the **POINT OF BEGINNING;**

Thence North 00°-11'-15" West to the Northerly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section, 1252.05 feet;

Thence along the Northerly Line of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4) South 89°-44'-17" East to the Northeast Corner of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4) 700.00 feet;

Thence along the Easterly Line of the Southwest Quarter (SW 1/4) of said Southeast Quarter (SE 1/4) to said Northerly Right of way Line, South 00°-11'-15" East 1252.16 feet;

Thence along said Northerly Right of Way Line North 89°-43'-08" West 700.00 feet to the **POINT OF BEGINNING;**

Containing a total of 20.12 acres and subject to easements of record.

The Easterly Line of the Southeast Quarter of Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian is assumed to bear South 00°-17'-40" East.

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.

I hereby certify at a minimum of two control monuments have been found or placed and the all monuments indicated will be placed within one year of recording of the plat.

J. David Gibbs 10/19/95

J. David Gibbs, REG. NO. 8419 DATE
My Registration will be renewed on January 1, 1997



OWNER'S ACKNOWLEDGMENT

I Thomas R. Lammers, President, and Rebecca S. Traeger, Secretary, of Lammers Acres, Inc., State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with the free consent, and in accordance with our desires of the board of directors of said corporation.

Lammers Acres, Inc.

By: Thomas R. Lammers, President

By: Rebecca S. Traeger, Secretary

State of Iowa)
)
County of Delaware) Ss:

On this 24th day of October A.D. 1995, before me, the President and Secretary in and for said corporation, personally appeared Thomas R. Lammers and Rebecca S. Traeger, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of the corporation, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that Thomas R. Lammers and Rebecca S. Traeger acknowledged the execution of the instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public in and for said County

SUSAN L. STEFFEN-ERTL
MY COMMISSION EXPIRES
1-24-97

OWNERS DEDICATION

I Thomas R. Lammers, President, and Rebecca S. Traeger, Secretary, of Lammers Acres, Inc., State of Iowa, do hereby dedicate Twelfth Avenue S.W., Eighteenth Avenue S.W. and all easements to the public.

Lammers Acres, Inc.

By: Thomas R. Lammers, President

By: Rebecca S. Traeger, Secretary

State of Iowa)
)
County of Delaware) Ss:

On this 24th day of October A.D. 1995, before me, the President and Secretary in and for said corporation, personally appeared Thomas R. Lammers and Rebecca S. Traeger, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of the corporation, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that Thomas R. Lammers and Rebecca S. Traeger acknowledged the execution of the instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public in and for said County

SUSAN L. STEFFEN-ERTL
MY COMMISSION EXPIRES
1-24-97

ATTORNEY'S OPINION

I, Gary K. Norby, a practicing attorney at law in Dubuque, Dubuque County, Iowa, have examined the abstract of title to the land included in ***LAMMERS ACRES***, City of Dyersville , Delaware County, Iowa , on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated October 19, 1995.

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 16th day of October, A.D., 1995, at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantible title on the date and hour of the certification to be in Lammers Acres, Inc..
Dated at Dubuque, Iowa, in said County, this 20th day of October, 1995.

KANE, NORBY & REDDICK, P.C.
By Gary K Norby
Gary K. Norby Attorney at Law

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A Wilson Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***LAMMERS ACRES***, City of Dyersville , Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson
County Treasurer

CITY PLANNING AND ZONING

Dyersville, Iowa October 23, 1995

The foregoing plat in the City of Dyersville, Iowa, is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Iowa, is hereby recommended.

Charles P. Sears
Dyersville Planning and
Zoning Commission

CITY COUNCIL

Dyersville, Iowa October 23, 1995

The City Council of the City of Dyersville, Iowa, does hereby certify that the foregoing plat in the City of Dyersville, Iowa, has been filed in this office of the Clerk of the City of Dyersville, Iowa, and that by Resolution No. 35-95 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Robert H. Kramer, Mayor

Susan L Steffen-Ertl
Susan L. Steffen-Ertl, Clerk

RESOLUTION NO. 35-95
RESOLUTION APPROVING THE PLAT OF LAMMERS ACRES
IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk a plat in which a part of the West 1/2 of the Southeast 1/4 of Section 36, Township 89 North, Range 3 West of the Fifth P.M., City of Dyersville, Delaware County, Iowa, is platted and now known as Lots 1 and 2 of Lammers Acres in the City of Dyersville, Delaware County, Iowa; and

WHEREAS, said plat has been examined by the City Planning and Zoning Commission for the City of Dyersville, Iowa, and has been approved by that Commission; and

WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DYERSVILLE, IOWA:

SECTION I: That the Plat of Survey of Part of the West 1/2 of the Southeast 1/4 of Section 36, Township 89 North, Range 3 West of the Fifth P.M., City of Dyersville, Delaware County, Iowa, to be known hereafter as Lots 1 and 2 of Lammers Acres in the City of Dyersville, Delaware County, Iowa, is hereby approved and the Mayor and the City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville, Iowa, on said plat.

SECTION II: That the dedication of Twelfth Avenue, S.W. and Eighteenth Avenue, S.W. for street right of way is hereby accepted.

SECTION III: That the approval of the plat is not contingent on the construction or completion of improvements, the installation of water mains, sanitary sewer mains or streets.

PASSED, ADOPTED AND APPROVED this 23rd day of October, 1995.

CITY OF DYERSVILLE Iowa

Robert H Kramer
ROBERT H. KRAMER, Mayor

ATTEST: Susan L Steffen-Ertl
SUSAN L. STEFFEN-ERTL,
Clerk