Rel. to Resurvey

FILED
Date 9-8-98
Joan K. Klaus by CAS

FILED
SHARON McCREED
DELAWARE COUNTY AUDITOR
SEP 9 1998

1998 SP -9 AM 11:
DELAWARE COUNTY IOWA
FILED
354

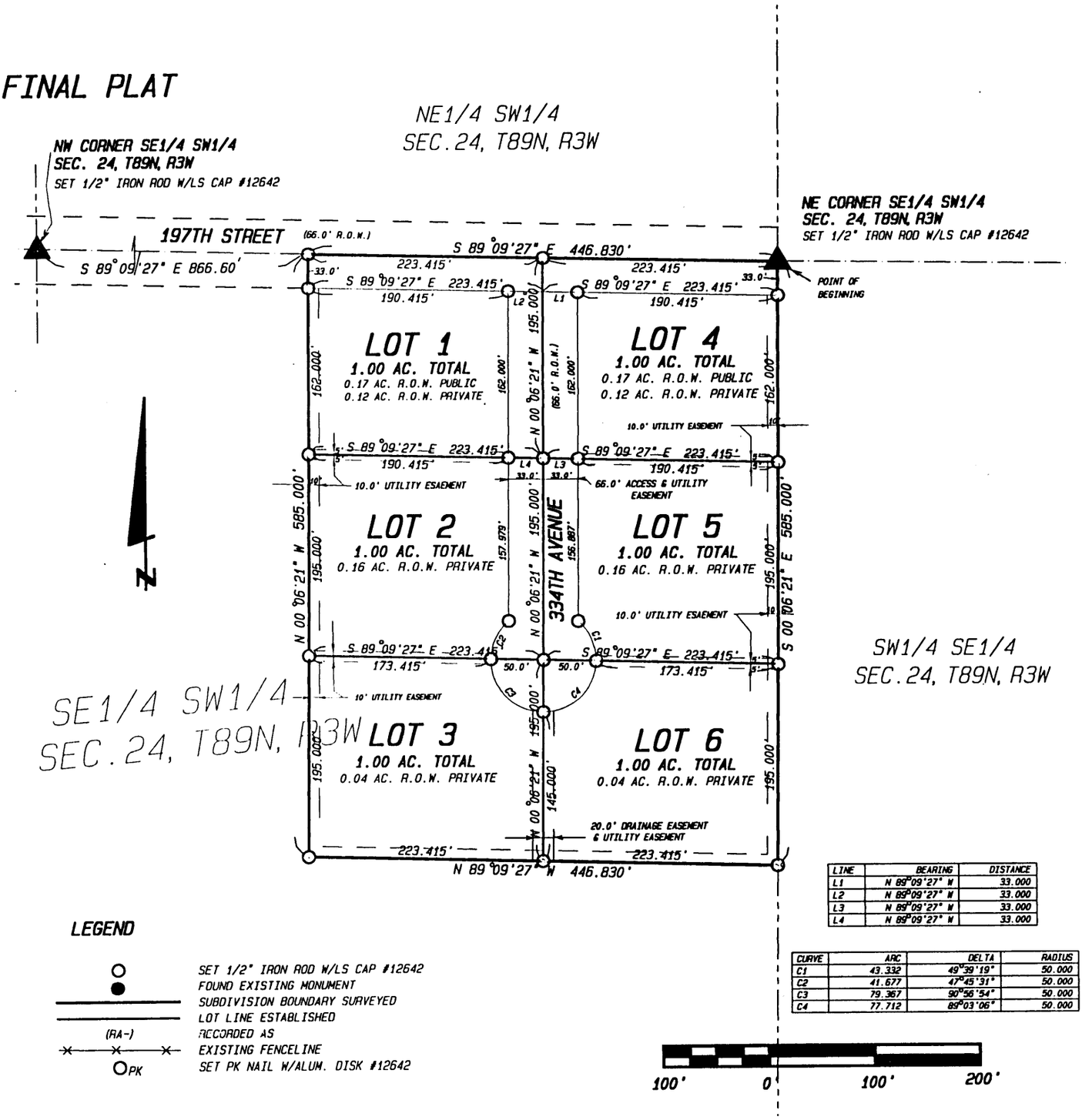
BOOK 8 PAGE 153
DELAWARE CO RECORDER
26.00

PREPARED BY BILL BURGER OF WM. BURGER LANDSURVEYORS 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (319) 855 2028

PLAT OF SURVEY

SCENIC HILL TERRACE A SUBDIVISION IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

FINAL PLAT



LINE	BEARING	DISTANCE
L1	N 89°09'27" W	33.000
L2	N 89°09'27" W	33.000
L3	N 89°09'27" W	33.000
L4	N 89°09'27" W	33.000

CURVE	ARC	DELTA	RADIUS
C1	43.332	49°39'19"	50.000
C2	41.677	47°45'31"	50.000
C3	79.367	90°56'54"	50.000
C4	77.712	89°03'06"	50.000

LEGEND

- ○ SET 1/2" IRON ROD W/LS CAP #12642
- ● FOUND EXISTING MONUMENT
- ——— SUBDIVISION BOUNDARY SURVEYED
- ——— LOT LINE ESTABLISHED
- (RA-) RECORDED AS
- -x-x-x- EXISTING FENCELINE
- OPK SET PK NAIL W/ALUM. DISK #12642

100' 0 100' 200'

NOTE: ALL RODS ARE SET OR WILL BE SET WITHIN 1 YEAR FROM THE DATE OF RECORDING

SCALE: 1" = 100' | DATE OF SURVEY: 6/19/98 | SHEET 1 OF 5

PROPRIETORS: ERNEST J. OFFERMANN & DORIS A. OFFERMANN

LICENSED LAND SURVEYOR WILLIAM H. BURGER 12642 IOWA

NO. OF SHEETS COVERED BY THIS SEAL 2

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PREFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 1998

William H. Burger 7/29/98

WILLIAM M. BURGER 12642 DATE

Wm. Burger LandSurveyors

510 3rd Street West Court
Worthington, Iowa 52078

DATE 9-9-98 BOOK 8 PAGE 153 B-20

LEGAL DESCRIPTION

SCENIC HILL TERRACE A subdivision of part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 6.00 acres including 0.34 acres of public road right of way and including 0.64 acres of private road right of way; **subject to easements of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-06'-21" East 585.00 feet along the East line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-09'-27" West 446.83 feet;

Thence North 00°-06'-21" West 585.00 feet to the North line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4);

Thence along the North line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) South 89°-09'-27" East 446.83 feet to the **POINT OF BEGINNING subject to easements of record** and containing a total of 6.00 acres including 0.34 acres of public road right of way and including 0.64 acres of private road right of way;

The North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; is assumed to bear South 89°-07'-27" East.

A 66.0' wide easement for public access and utilities, named 334th Avenue by the Delaware County E-911 Board is created for the benefit of Lots One (1) through Lot Six (6). A 20.0 foot wide drainage & utility easement is created centered on the East line of Lot Three (3) as shown on the attached Plat; and 10.0' utility easements are created as shown on the attached plat.

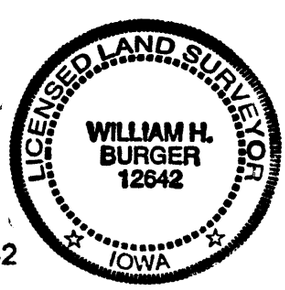
SURVEYORS CERTIFICATE :

I hereby certify that this landsurvey document was prepared and related survey work was performed by me or under my direct personal supervision , and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa

My license renewal date is December 31, 1998

William H. Burger 7/29/98

William H. Burger Date Reg. No. 12642



OWNERS ACKNOWLEDGMENT

I (We) Ernest J. Offermann & Doris A. Offermann of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Ernest J. Offermann

Ernest J. Offermann

Doris A. Offermann

Doris A. Offermann

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 17th day of August A. D. 19 98 before me,
a Notary Public in and for said County, personally appeared Ernest J. Offermann and Doris A. Offermann, 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.

MARVIN R. GASSMANN IOWA NOTARIAL SEAL

Marvin R. Gassmann

Notary Public in and for said County Marvin R. Gassmann

DELAWARE COUNTY TREASURER

Delaware , Iowa 8-18, 19 98

I the undersigned, Carolyn A. Wilson Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against Ernest J. Offermann and Doris A. Offermann as proprietors of the **SE1/4 SW1/4 , Section 24, T89N R3W** have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson

County Treasurer Delaware County, Iowa

ATTORNEY'S OPINION

I, Tom Jenk, a practicing attorney at law in Dubuque County, Iowa have examined the abstract of title to the land included within of **SE1/4 SW1/4, Section 24, T89N, R3W** Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 28th day of August, AD, 19 98, 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 Ernest J. Offermann and Doris A. Offermann, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common.
Dated at Dyersville, Iowa in said County, this 3rd day of September. 19 98
Subject to:**

** Fiscal year 1997-1998 taxes payable in 1998-1999 as to the remainder of the property in caption - $2,502.00.

Tom Jenk Attorney at Law
320 1st Avenue East
Dyersville, Iowa 52040
(319) 875-7191

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa August 18, 19 98

The foregoing plat of Scenic Hill Terrace, Delaware County, Iowa has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 8th day of June, 1996

Norman Wellman
Norman Wellman - Coordinator
Delaware County E-911 Board

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 18th day of August A. D. 19 98 before me, a Notary Public in and for said County, personally appeared Norman Wellman to me personally known, and, who, being me duly sworn; did say that he is the Coordinator of the Delaware County E-911 Board.

Marvin R. Gassmann
Notary Public in and for said County Marvin R. Gassmann

MARVIN R. GASSMANN IOWA NOTARIAL SEAL

DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa 7-13-98, 19___

The foregoing plat of **Scenic Hill Terrace** of the SE1/4 of the SW1/4 of Section 24, T89N, R3W of the 5th P.M. being within two miles of the corporate limits of the City of Dyersville is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Dubuque County , Iowa is here by recommended

Dyersville Planning & Zoning Commission

By Charles R Lee
Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville , Iowa August 3 , 19 98

The undersigned, Alan T. Gibbs, Mayor, and Susan L. Ertl, Clerk of the City of Dyersville, Dubuque County , Iowa do hereby certify that the foregoing Final Plat of **Scenic Hill Terrace** of the SE1/4 of the SW1/4 of Section 24, T89N, R3W of the 5th P.M. as appears heretofore has been filed in the Office of the City Clerk of Dyersville , Iowa and that the City Council of the City of Dyersville , Iowa approves said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Alan T. Gibbs
, Mayor

Susan L. Ertl
,City Clerk

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 3rd day of August, 19 98 , before me, Mary A. Goerdt, a Notary Public in and for the State of Iowa, personally appeared Alan T. Gibbs and Susan L. Ertl , to me personally known, and , who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dyersville , Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation , by authority of its City Council , as contained in ~~Resolution Number~~ On a motion adopted by the City Council on the 3rd day of August, 19 98, and that Alan T. Gibbs and Susan L. Ertl acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Mary A. Goerdt
Notary Public;

MARY A. GOERDT
MY COMMISSION EXPIRES
5-05-2000