FILED
Date 8/31/99
John R. Klaus by
County Auditor

AUG 31 1999

FILED
SHARON MACKEY
DELAWARE COUNTY AUDITOR

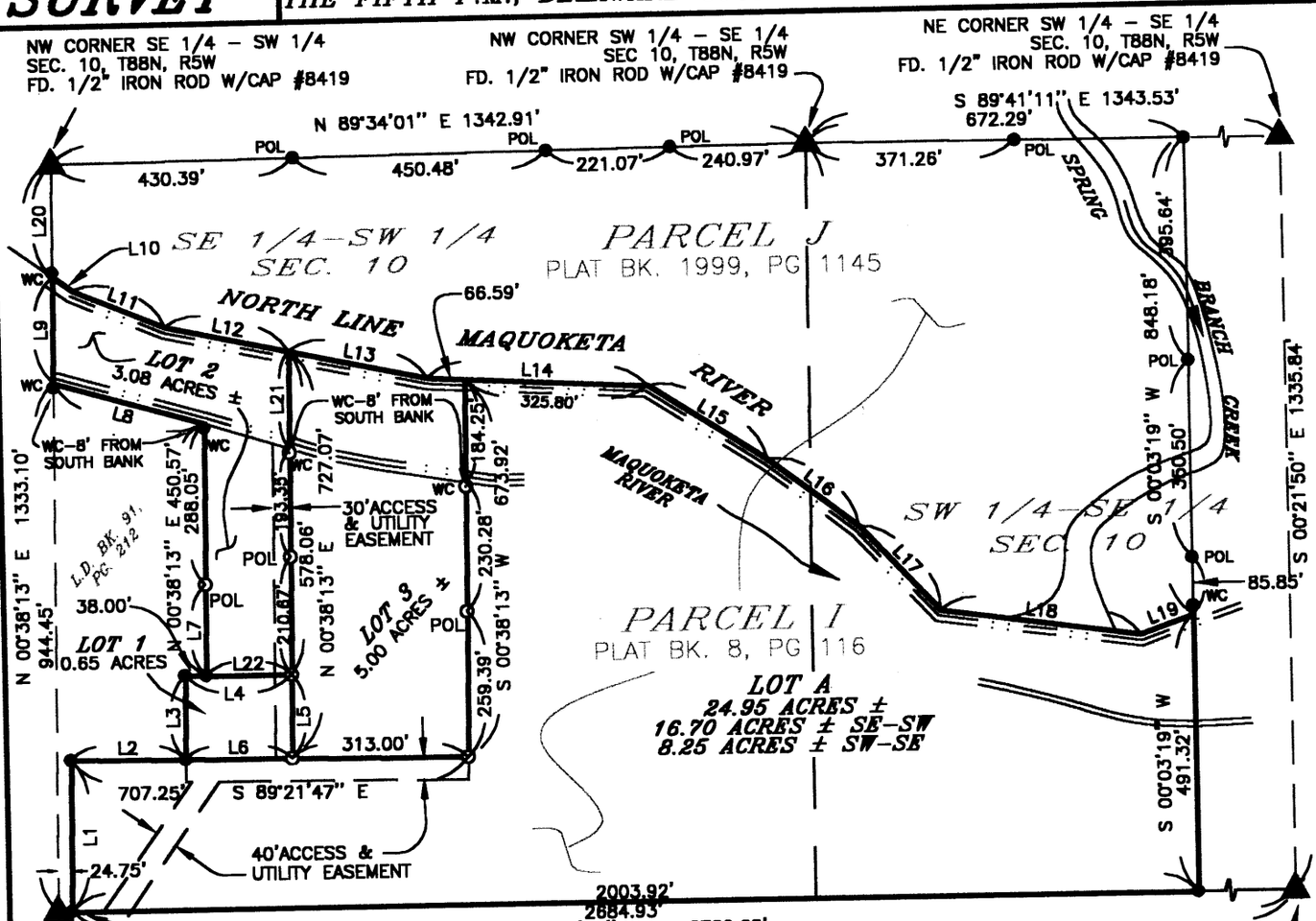
1999 AUG 31 PM 1:26
DELAWARE COUNTY IOWA
FILED

1999 PAGE 3039
DELAWARE COUNTY IOWA
RECORDER
#24.00

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

PLAT OF SURVEY

BOONE DOCKS, A SUBDIVISION OF PARCEL I, EXCEPT PARCEL J, BEING IN THE SE 1/4 & THE SW 1/4 OF SEC. 10, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



NUMBER	Direction	Distance
L1	N 00°38'13" E	269.77'
L2	S 89°21'47" E	204.25'
L3	N 00°38'13" E	149.00'
L4	S 89°21'47" E	190.00'
L5	S 00°38'13" W	149.00'
L6	N 89°21'47" W	190.00'
L7	N 00°38'13" E	162.52'
L8	N 73°42'20" W	277.29'
L9	N 00°38'13" E	189.26'
L10	S 53°45'07" E	43.29'
L11	S 67°13'14" E	176.91'
L12	S 77°52'16" E	224.44'
L13	S 77°52'16" E	251.53'
L14	S 86°45'03" E	392.39'
L15	S 57°04'29" E	249.98'
L16	S 52°46'16" E	201.16'
L17	S 43°00'11" E	208.22'
L18	S 82°06'53" E	359.15'
L19	N 70°30'34" E	99.34'
L20	S 00°38'13" W	199.39'
L21	S 00°38'13" W	174.05'
L22	N 89°21'47" W	152.00'

LEGEND

- ● FOUND IRON ROD WITH L.S. CAP #8419
- ⊙ SET 1/2" IRON ROD WITH L.S. CAP #8419
- WC WITNESS CORNER
- POL POINT ON LINE
- QUARTER LINE
- QTR.–QTR. LINE
- PARCEL BOUNDARY
- EASEMENT/ROW LINE
- MAQUOKETA RIVER
- BOUNDARY ESTABLISHED
- (RA–) RECORDED DISTANCE/BEARING

SURVEY REQUESTED BY: DOUG BOONE

SURVEYED ON: 7/14/99

PROPRIETORS: DOUGLAS & JAN BOONE

PROJECT NO. 99–41

SCALE: 1"= 300'

DATE: 7/22/99

DRAWN BY: KRS

CHECKED BY: JDG

FIELD BK: D.L.

REVISED 8/16/99

SHEET 1 OF 5

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1,2,3

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE 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.

J. David Gibbs 8/16/99

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

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

BOOK 1999 PAGE 3039

LEGAL DESCRIPTION

BOONE DOCKS, A SUBDIVISION OF PARCEL I, EXCEPT PARCEL J, BEING IN PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼), SECTION TEN (10), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; containing a total of 33.68 acres, more or less, divided into Four (4) Lots, numbered Lot 1, Lot 2, Lot 3, and Lot A subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Ten (10), South 90° 00' 00" East, to the Westerly line of Parcel I as recorded in Book 8 of Plats, Page 116, in the Office of the Delaware County Recorder, 24.75 feet, the **POINT OF BEGINNING**;

THENCE along the Westerly Line of said Parcel I, North 00° 38' 13" East, 269.77 feet;

THENCE continuing along the Westerly Line of said Parcel I, South 89° 21' 47" East, 204.25 feet;

THENCE continuing along the Westerly Line of said Parcel I, North 00° 38' 13" East, 149.00 feet;

THENCE continuing along the Westerly Line of said Parcel I, South 89° 21' 47" East, 38.00 feet;

THENCE continuing along the Westerly Line of said Parcel I, North 00° 38' 13" East, to the South Bank of the Maquoketa River, 450.57 feet, more or less;

THENCE Northwesterly along the South Bank of the Maquoketa River, North 73° 42' 20" West, to the Westerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Ten (10), 277.29 feet, more or less;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Ten (10) to the North Line of the Maquoketa River, North 00° 38' 13" East, 189.26 feet, more or less;

THENCE Easterly and Southeasterly along the North Line of the Maquoketa River to the Easterly Line of Parcel I, as recorded in Plat Book 8, Page 116, said North Line being represented by a meander line being described as follows;

> **Commencing** at the intersection of the Westerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Ten (10), and the North Line of the Maquoketa River;
>
> **Thence** South 53° 45' 07" East, 43.29 feet, more or less;
>
> **Thence** South 67° 13' 14" East, 176.91 feet, more or less;
>
> **Thence** South 77° 52' 16" East, 224.44 feet, more or less;
>
> **Thence** continuing South 77° 52' 16" East, 251.53 feet, more or less;
>
> **Thence** South 86° 45' 03" East, 392.39 feet, more or less;
>
> **Thence** South 57° 04' 29" East, 249.98 feet, more or less;
>
> **Thence** South 52° 46' 16" East, 201.16 feet, more or less;

Thence South 43° 00' 11" East, 208.22 feet, more or less;

Thence South 82° 06' 53" East, 359.15 feet, more or less;

Thence North 70° 30' 34" East, to the Easterly Line of said Parcel I, 99.34 feet, more or less;

Thence along the Easterly Line of said Parcel I, South 00° 03' 19" West, to the Southerly Line of the Southeast Quarter of said Section Ten (10), 491.32 feet, more or less;

Thence along the Southerly Line of said Section Ten (10), North 90°00'00" West 2003.92 feet, to the **POINT OF BEGINNING.**

Containing a total of 33.68 acres, more or less, divided into Four (4) Lots, numbered Lot 1, Lot 2, Lot 3, and Lot A, subject to easements whether of record or not.

The Southerly Line of Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, is assumed to bear North 90° 00' 00" West.

SURVEYOR'S CERTIFICATE

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision, that all monuments have been found or placed and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J. David Gibbs 8/16/99

J. David Gibbs License # 8419 Date

My license renewal date is December 31, 2000

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

OWNER'S ACKNOWLEDGMENT

I (we) Douglas D. Boone and Jan M. Boone 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.

Douglas D. Boone
Douglas D. Boone

Jan M. Boone
Jan M. Boone

State of Iowa)
)
County of Delaware) Ss:

On this 21st day of Aug A.D. 1999, before me a Notary Public in and for said County, personally appeared Douglas D. Boone and Jan M. Boone to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Christine L Tegeler
Notary Public in and for said County

ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Boone Docks,*** on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated August 16th, 1999.

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 12th day of July, A.D., 1999, 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 Douglas Boone and Jan Boone, husband and wife as joint tenants with full rights of survivorship and not as tenants in common.
Dated at Manchester, Iowa, in said County, this 19th day of August, 1999

Attorney at Law
Thomas J. Hanson

MORTGAGE HOLDERS ACKNOWLEDGMENT

The First State Bank, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

First State Bank

By

By Christina L Tegeler

STATE OF IOWA, Delaware County, Iowa, Ss:

On this 23rd day of August, 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph Wiewel and Christina Tegeler, to me personally known, who being duly sworn, did say that they are the President and Sr. Vice Pres. respectively, of the First State executing the within and foregoing instrument to which this is attached, that ~~(no seal has been procured by~~ the) (the seal affixed hereto is the seal of the) First State Bank, that said instrument was signed (and sealed) on behalf of the First State Bank by authority of its Board of Directors; and that Joseph Wiewel and Christina Tegeler as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the First State Bank, by it and by them voluntarily executed.

Jo Ann Hefferman
Notary Public in and for said State

Jo Ann Hefferman
Notary Public, State of Iowa
My Commission Expires 2-19-2002

CERTIFICATE OF TREASURER

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

Carolyn A. Wilson, Pam Klein, Dep
Carolyn A. Wilson, County Treasurer

DELAWARE COUNTY E-911 BOARD

The foregoing plat of ***Boone Docks***, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform ~~Rural Address~~ System, as passed and adopted by the Delaware County Board of Supervisors on the 6 day AUGUST, 1999.

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

State of Iowa)
County of Delaware) Ss:

On this 20th day of August, 1999, before me Connie Talledge, ~~a Notary Public~~ Designee in and for the State of Iowa, personally appeared Norman Wellman, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Connie Talledge
~~Notary Public~~ Designee
Clerk of Court