Del. Co. Recorder

FILED
Date 12-13-99
by County Assessor

DEC 13 1999

DELAWARE COUNTY IOWA
FILED
1999 DE 13 AM 11:33
BOOK 1999 PAGE 4249
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$21.00

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

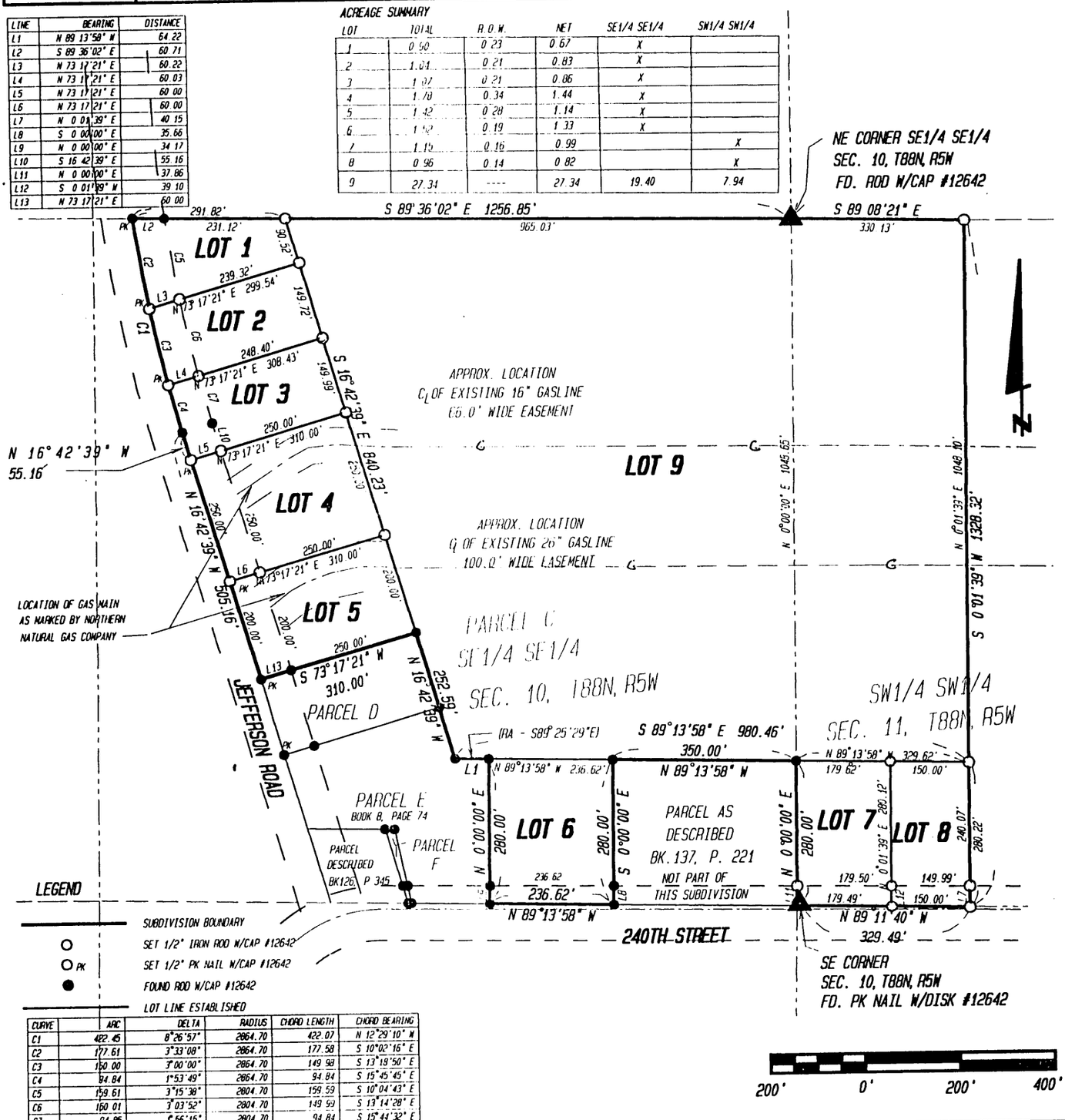
PLAT OF SURVEY

HOULIHAN'S BAILEY FORD SUBDIVISION A SUBDIVISION OF PARCEL C OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4), SECTION TEN (10), AND THE SUBDIVISION OF THE WEST 1/4 OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION ELEVEN (11), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	N 89 13'58" W	64.22
L2	S 89 36'02" E	60.71
L3	N 73 17'21" E	60.22
L4	N 73 17'21" E	60.03
L5	N 73 17'21" E	60.00
L6	N 73 17'21" E	60.00
L7	N 0 01'39" E	40.15
L8	S 0 00'00" E	35.66
L9	N 0 00'00" E	34.17
L10	S 16 42'39" E	55.16
L11	N 0 00'00" E	37.86
L12	S 0 01'39" W	39.10
L13	N 73 17'21" E	60.00

ACREAGE SUMMARY

LOT	TOTAL	R.O.W.	NET	SE1/4 SE1/4	SW1/4 SW1/4
1	0.90	0.23	0.67	X	
2	1.04	0.21	0.83	X	
3	1.07	0.21	0.86	X	
4	1.78	0.34	1.44	X	
5	1.42	0.28	1.14	X	
6	1.52	0.19	1.33	X	
7	1.15	0.16	0.99		X
8	0.96	0.14	0.82		X
9	27.34	----	27.34	19.40	7.94



LEGEND

- SUBDIVISION BOUNDARY
- ○ SET 1/2" IRON ROD W/CAP #12642
- ○ PK SET 1/2" PK NAIL W/CAP #12642
- ● FOUND ROD W/CAP #12642
- LOT LINE ESTABLISHED

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	422.45	8°26'57"	2864.70	422.07	N 12°29'10" W
C2	177.61	3°33'08"	2864.70	177.58	S 10°02'16" E
C3	150.00	3°00'00"	2864.70	149.98	S 13°18'50" E
C4	94.84	1°53'49"	2864.70	94.84	S 15°45'45" E
C5	159.61	3°15'38"	2804.70	159.59	S 10°04'43" E
C6	150.01	3°03'52"	2804.70	149.99	S 13°14'28" E
C7	94.86	1°56'15"	2804.70	94.84	S 15°44'32" E

SCALE: 1" = 200'

DATE OF SURVEY: 6/2/97, 7/24/97, 7/25/97

SHEET 1 OF 3

PROPRIETORS: JAMES ROBERT HOULIHAN & MARGARET EARLENE HOULIHAN

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 2

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

I hearby 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 licensd renewal date is December 31, 1998

William H. Burger 7/5/98
WILLIAM H. BURGER #12642 DATE

Pages or Sheets covered by this seal: 1 thru 2

LEGAL DESCRIPTION:

HOULIHAN'S BAILEY FORD SUBDIVISION A Subdivision of Parcel C of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section Ten (10), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County , Iowa; and a Subdivision of the West 1/4 of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) , Section Eleven (11) , Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County , Iowa; subject to easements of record and more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian , Delaware County , Iowa;

Thence North 00°-00'-00" East 280.00 feet along the East line and to the Northeast corner of a Parcel as described in Book 137, Page 221;

Thence North 89°-13'-58" West 350.00 feet along the North line and to the Northwest corner of said Parcel as described in Book 137, Page 221;

Thence South 00°-00'-00" East 280.00 feet along the West line and to the Southwest corner of a Parcel as described in Book 137, Page 221; said point being on the South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Dubuque County, Iowa

Thence along the South line of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) North 89°-13'-58" West 236.62 feet to the Southeast corner of Parcel E of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Ten (10), as recorded in the Office of the Delaware County Recorder Book 8, Page 74;

Thence North 00°-00'-00" East 280.00 feet along the East line and to the Northeast corner of said Parcel E;

Thence North 89°-13'-58" West 64.22 feet along a Northerly line of said Parcel E;

Thence North 16°-42'-39" West 252.59 feet along the Easterly line of said Parcel E and along the Easterly line and to the Northeast corner of Parcel D of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) as recorded in the Office of the Delaware County Recorder Book 8, Page 74;

Thence South 73°-17'-21" West 310.00 feet along the Northerly line and to the Northwest corner of said Parcel D, said point also being the centerline of Jefferson road;

Thence North 16°-42'-39" West 505.16 feet along the centerline of said road to a point of curvature;

Thence continuing along the centerline of said road and along a circular curve concave northeasterly for an arc length of 422.45 feet, said circular curve having a central angle of 8°-26'-57", a radius of 2864.70 feet, a chord bearing of North 12°-29'-10" West and a chord length of 422.07 feet to the North line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Ten (10);

Thence South 89°-36'-02" East 1256.85 feet along the North line and to the Northeast corner of said Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) ;

Thence South 89°-08'-21" East 330.13 feet along the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) , Section Eleven (11) , Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County , Iowa;

Thence South 00°-01'-39" West 1328.32 feet to the South line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) , Section Eleven (11) ;

Thence North 89°-11'-40" West 329.49 feet along the South line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**; containing a total of 37.18 acres including 1.76 acres of public road right of way, subject to easements of record.
The East line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian , Delaware County , Iowa is assumed to bear North 00°-00'-00" East.

OWNERS ACKNOWLEDGMENT

I (We) James Robert Houlihan & Margaret Earlene Houlihan 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.

James Robert Houlihan.
James Robert Houlihan

Margaret Earlene Houlihan
Margaret Earlene Houlihan

STATE OF IOWA
COUNTY OF Delaware

On this 26 day of October A. D. 1999 before me, a Notary Public in and for said County, personally appeared J. Robert & M. Earlene Houlihan, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that their executed the same as their voluntary act and deed.

James V. Graybill
Notary Public in and for said County

James V. Graybill

NOTARIAL SEAL IOWA — JAMES V. GRAYBILL MY COMMISSION EXPIRES 7-7-2000

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 within HOULIHAN'S BAILEY FORD SUBDIVISION, Delaware County, Iowa, on premises more particularly described in the surveyor's certificate of William H. Burger, date July 5, 1998.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 13th day of October, AD, 19 99, 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 James Robert Houlihan and Margaret Earlene Houlihan, husband and wife
Dated at Manchester, Iowa in said County, this 25th day of October. 19 99

Thomas J. Hanson
Thomas J. Hanson Attorney at Law

DELAWARE COUNTY TREASURER
Delaware County, Iowa

10/28, 1999

I the undersigned, Pam Klein, Deputy Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against Parcel C of the SE1/4 of the SE1/4 Section 10, and the W1/4 of the SW1/4 of the SW1/4 Section 11 both of T88N, R5W have been paid and said real estate is free and clear of all taxes as of this date.

Pam Klein, Deputy
County Treasurer Delaware County, Iowa

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa 12/13, 1999

The foregoing plat of HOULIHAN'S BAILEY FORD SUBDIVISION, Delaware County, Iowa 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 8th day of June, 1996.

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

State of Iowa)
) Ss.
County of Delaware)

On this 13 day of December, 1999, before me Sharon McCrabb, a Notary Public in and for use the State of Iowa, personally appeared Norman Wellman, to me personally known, and, who, being me duly sworn, did say that Norman Wellman is the Coordinator of the Delaware County E-911 Board.

Sharon McCrabb
Notary Public

