FILED
Date 8-9-00
John Klaus
County Assessor

AUG 9

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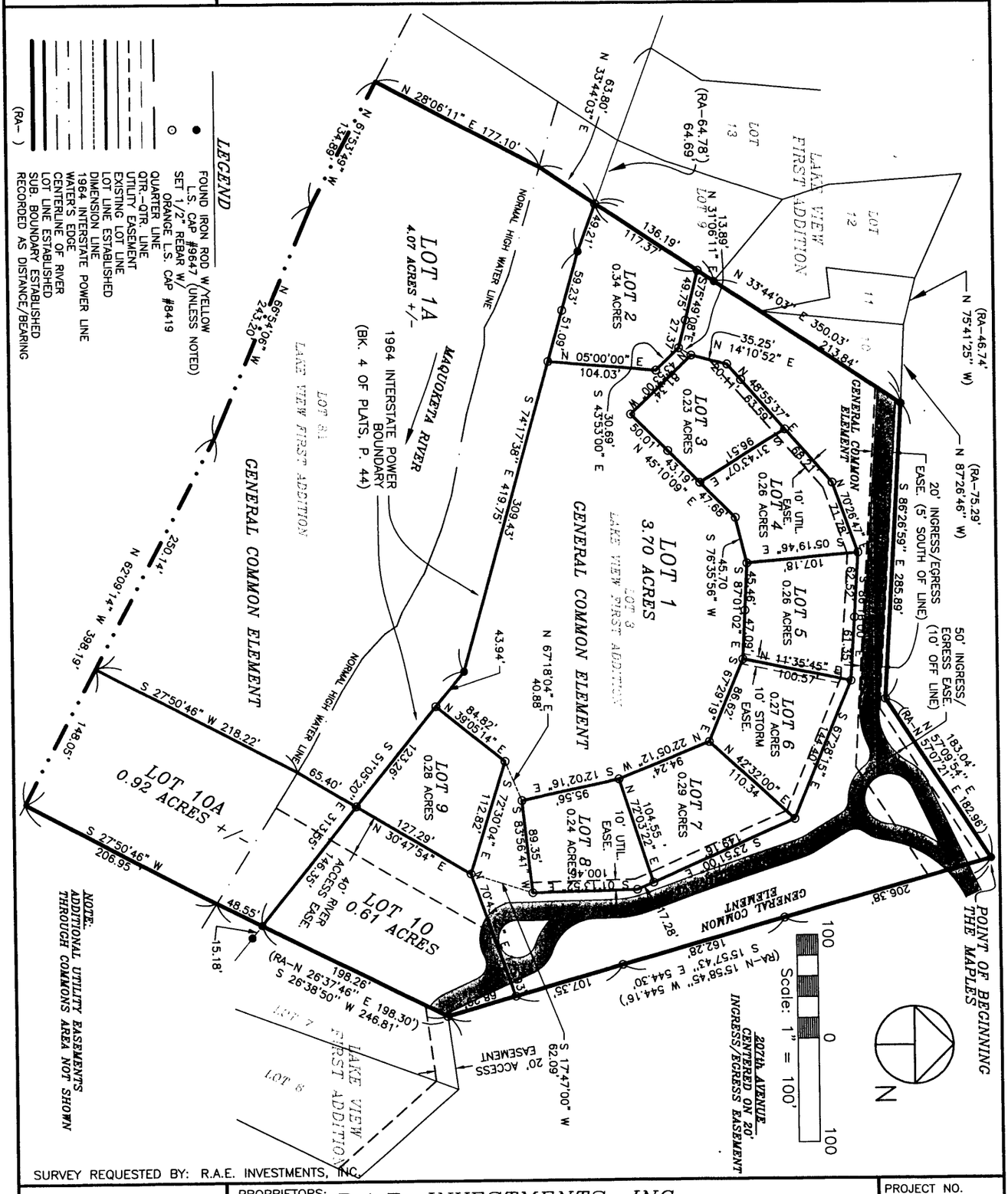
46.00

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

SUBDIVISION PLAT

THE MAPLES

A SUBDIVSION OF LOT 8 AND LOT 8A OF THE LAKE VIEW FIRST ADDITION, PART OF SECTION 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



NOTE: ADDITIONAL UTILITY EASEMENTS THROUGH COMMONS AREA NOT SHOWN

SURVEY REQUESTED BY: R.A.E. INVESTMENTS, INC.

PROPRIETORS: R.A.E. INVESTMENTS, INC.

PROJECT NO. 99-22

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, P.E. & R.L.S. REG. NO. 8419 DATE 8/8/00

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

SCALE: 1"=100'

DATE: 6/16/2000

DRAWN BY: JDG

CHECKED BY: JDG

FIELD BK:

REVISED

SHEET 1 OF 2

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

BOOK 2000 PAGE 2399

LEGAL DESCRIPTION:

***THE MAPLES**, A SUBDIVISION OF LOT 8 AND LOT 8A OF LAKE VIEW FIRST ADDITION, PART OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 11.47 acres, more or less, divided into twelve lots numbered Lot 1 through Lot 10, Lot 1A, and Lot 10A, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Northernmost Corner of Lot 8 of Lake View First Addition, as recorded in Book 8 of Plats, Page 100 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said Lot 8, South 15° 57' 43" East, 544.30 feet;

THENCE continuing along the Easterly Line of said Lot 8, South 26° 38' 50" West, to the 1964 Interstate Power Boundary and the Northeastern most Corner of Lot 8A of said Lake View First Addition, 198.26 feet;

THENCE along the Easterly Line of said Lot 8A, South 26° 38' 50" West, 48.55 feet, more or less;

THENCE continuing along the Easterly Line of said Lot 8A, South 27° 50' 46" West, to the Southerly Line of Lot 8A, also being the centerline of the Maquoketa River, 206.95 feet, more or less;

THENCE along said Southerly Line and centerline of the Maquoketa River, North 62° 09' 14" West, 398.19 feet, more or less;

THENCE continuing along said Southerly Line and centerline of the Maquoketa River, North 66° 54' 06" West, 243.20 feet, more or less;

THENCE continuing along said Southerly Line and centerline of the Maquoketa River, North 61° 53' 49" West, to the Westerly Line of said Lot 8A, 134.89 feet, more or less;

THENCE along the Westerly Line of said Lot 8A, North 28° 06' 11" East, 177.10 feet, more or less;

THENCE continuing along the Westerly Line of said Lot 8A, North 33° 44' 03" East, to the 1964 Interstate Power Boundary and the Southwestern most Corner of said Lot 8, 63.80 feet, more or less;

THENCE along the Westerly Line of said Lot 8, North 33° 44' 03" East, to the Northwestern most Corner of said Lot 8, 350.03 feet;

THENCE along the Northerly Line of said Lot 8, South 86° 26' 59" East, 285.89 feet;

THENCE continuing along the Northerly Line of said Lot 8, North 57° 09' 54" East, 183.04 feet to the **POINT OF BEGINNING**;

Containing 11.47 acres, more or less, and subject to easements of record.

The Westerly Line of Lot 8 of Lake View First Addition, as recorded in Book 8 of Plats, Page 100 in the Office of the Delaware County Recorder is assumed to bear North 33° 44' 03" East.

SURVEYOR'S CERTIFICATE

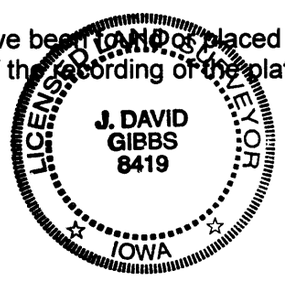
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

I hereby certify that a minimum of two (2) control monuments have been found or placed and that all monuments indicated will be placed within one (1) year of the recording of the plat.

8/8/00

J. David Gibbs L.S. #8419 DATE

My license will be renewed on December 31, 2000



Q:\SURVEYS\HUGHES\MAPLES\MAPLES LEGAL

OWNER'S ACKNOWLEDGMENT

I Evan R. Hughes, President, and Christine L. Hughes, Secretary, of R.A.E. Investments, 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.

R.A.E. ~~Investments~~, Inc.

By: Evan R. Hughes, President

Christine L Hughes

By: Christine L Hughes, Secretary

State of Iowa)
)
County of Delaware) Ss:

On this 9th day of August, 2000, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Evan R. Hughes and Christine L. Hughes to me personally known, who being duly sworn, did say that they are the President and Secretary respectively, of R.A.E. Investments, Inc. executing the within and foregoing instrument to which this is attached, that (no seal has been procured by) (~~the seal affixed thereto is the seal of~~) R.A.E. Investments, Inc.; that said instrument was signed (~~and sealed~~) on behalf of R.A.E. Investments, Inc. by authority of its Board of Directors ; and that Evan R. Hughes and Christine L. Hughes as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of R.A.E. Investments, Inc., by it and by them voluntarily executed.

F. S. Mirvalds

Notary Public in and for said County

F. S. Mirvalds

CERTIFICATE OF TREASURER

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

Carolyn A. Wilson - Tom Klein, deputy 8/8/00

Carolyn A. Wilson, County Treasurer

DELAWARE COUNTY E-911 BOARD

The foregoing plat of ***THE MAPLES***, 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 6th day of August, 1996.

Norman Wellman

Norman Wellman - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 8th day of August, 2000, before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared Norm 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.

Donna M. Kunde

Notary Public

DONNA M. KUNDE
MY COMMISSION EXPIRES
6-16-2002

CONSENT TO PLAT

First State Bank, owner and holder of the following Mortgages:

1. Open-End Real Estate Mortgage dated June 7, 1999, filed for record in the office of the Delaware County Recorder on June 9, 1999, appearing there in Book 1999 at page 2010;

2. Deed of Trust dated November 15, 1999, filed for record in the office of the Delaware County Recorder on November 15, 1999, appearing there in Book 1999 at page 3954 (this Deed of Trust was rerecorded in the office of the Delaware County Recorder on December 1, 1999, appearing there in Book 1999 at Page 4109);

Hereby certifies that the Survey prepared by J. David Gibbs L.S. Reg. No. 8419 of the attached Plat of The Maples, a Subdivision of Lot 8 and Lot 8A of the Lake View First Addition, Part of Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, is made with its free consent and in accordance with its desire as mortgage holder of the premises described therein.

FIRST STATE BANK

By _____
David R. Dudley, Executive Vice President

By _____
Lori L. Cole, Vice President

State of Iowa)
) SS.
County of Delaware)

On this 9th day of August, 2000, before me, the undersigned a Notary Public in and for the State of Iowa, personally appeared David R. Dudley and Lori L. Cole, to me known, who being by me duly sworn, did say that they are the Executive Vice President and Vice President respectively of the corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that David R. Dudley and Lori L. Cole as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

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

Jo Ann Hefferman
Notary Public in and for the State of Iowa

GRAY, STEFANI & MITVALSKY, P.L.C.
LAWYERS
Established 1938

RAYMOND R. STEFANI
FRANK S. MITVALSKY
RAYMOND R. STEFANI II
RICHARD A. STEFANI
THOMAS F. OCHS
RICHARD F. MITVALSKY

RUSSELL I. HESS (OF COUNSEL)

B. D. SILLIMAN (1895-1988)
WILLIAM O. GRAY (1914-1997)

MAILING ADDRESS
P.O. BOX 456
CEDAR RAPIDS, IOWA 52406-0456

TELEPHONE (319) 364-1535

FACSIMILE (319) 364-1562

OFFICE LOCATION
200 AMERICAN BUILDING
101 SECOND STREET, S.E.
CEDAR RAPIDS, IOWA
52401-1245

July 28, 2000

To Whom It May Concern:

Re: **THE MAPLES**, A SUBDIVISION OF LOT 8 AND LOT 8A OF LAKE VIEW FIRST ADDITION, PART OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 11.47 acres, more or less, divided into twelve lots numbered Lot 1 through Lot 10, Lot 1A, and Lot 10A, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Northernmost Corner of Lot 8 of Lake View First Addition, as recorded in Book 8 of Plats, Page 100 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said Lot 8, South 15°57'43" East, 544.30 feet;

THENCE continuing along the Easterly Line of said Lot 8, South 26°38'50" West, to the 1964 Interstate Power Boundary and the Northeasternmost Corner of Lot 8A of said Lake View First Addition, 198.26 feet;

THENCE along the Easterly Line of said Lot 8A, South 26°38'50" West, 48.55 feet, more or less;

THENCE continuing along the Easterly Line of said Lot 8A, South 27°50'46" West, to the Southerly Line of Lot 8A, also being the centerline of the Maquoketa River, 206.95 feet, more or less;

THENCE along said Southerly Line and centerline of the Maquoketa River, North 62°09'14" West, 398.19 feet, more or less;

THENCE continuing along said Southerly Line and centerline of the Maquoketa River, North 66°54'06" West, 243.20 feet, more or less;

THENCE continuing along said Southerly Line and centerline of the Maquoketa River, North 61°53'49" West, to the Westerly Line of said Lot 8A, 134.89 feet, more or less;

THENCE along the Westerly Line of said Lot 8A, North 28°06'11" East, 177.10 feet, more or less;

THENCE continuing along the Westerly Line of said Lot 8A, North 33°44'03" East, to the 1964 Interstate Power Boundary and the Southwesternmost Corner of said Lot 8, 63.80 feet, more or less;

THENCE along the Westerly Line of said Lot 8, North 33°44'03" East, to the Northwesternmost Corner of said Lot 8, 350.03 feet;

THENCE along the Northerly Line of said Lot 8, South 86°26'59" East, 285.89 feet;

THENCE continuing along the Northerly Line of said Lot 8, North 57°09'54" East, 183.04 feet to the POINT OF BEGINNING;

Containing 11.47 acres, more or less, and subject to easements of record.

The Westerly Line of Lot 8 of Lake View First Addition, as recorded in Book 8 of Plats, Page 100 in the Office of the Delaware County Recorder is assumed to bear North 33°44'03" East.

We have examined the Abstract of title to the above-described real estate consisting of Entries 1-95 inclusive, the same being last certified to by Delaware County Abstract Company, Inc., on July 14, 2000, at 8:00 a.m. From such examination we find record title to said real estate to be in the name of:

R.A.E. INVESTMENTS, INC.,

subject to the following:

1. The above-described real estate is free and clear of all mortgages, liens or other encumbrances except as hereinafter shown:

a. Mortgage dated June 7, 1999, filed for record in the office of the Delaware County Recorder on June 9, 1999, appearing there in Book 1999 at Page 2010.

b. Deed of Trust dated November 15, 1999, filed for record in the office of the Delaware County Recorder on November 15, 1999, appearing there in Book 1999 at Page 3954. This Deed of Trust was rerecorded in the office of the Delaware County Recorder on December 1, 1999, appearing there in Book 1999 at Page 4109.

c. Right of Way Easements for use of roadways, referred to at Entries 14, 29, 45, 66, 70, 71, 72 (paragraph 13) and 80 of the Abstract.

d. Water Delivery System Easement referred to at Entry 72 (paragraph 14) of the Abstract.

e. Flood Plain Rights, Restrictions on Altering of Lake Frontage and existing Easement to Interstate Power Company, all originating in a Quit Claim Deed from Lake Delhi Recreation Association, Inc., as shown at Entries 75, 82 and 86 of the Abstract.

f. Your attention is called to any limitations imposed upon the property in the event it lies within a flood plain and by zoning regulations and restrictions and other use restrictions passed by an appropriate governmental agency.

This opinion is made expressly subject to any rights or claims of parties in possession of the premises not shown of record; to defects of title, if any, which may be disclosed by an accurate survey of the premises; to any improvements made or contracted for upon which mechanic's liens could be based within ninety days prior to the date of transfer of the premises; to the presence of solid waste, radioactive waste, hazardous waste or hazardous substances, including those substances defined to be hazardous in Chapter 42, United States Code Section 9601(14) and Chapter 455B of the 1999 Code of Iowa; and to any special assessments still unconfirmed, all these being matters not shown in the abstract and requiring independent knowledge or information on your part.

Respectfully submitted,

GRAY, STEFANI & MITVALSKY, P.L.C.

Frank S. Mitvalsky

FSM/vkp

BOOK 2000 PAGE 2399