PLAT OF SURVEY
BOGE FIRST ADDITION

A SUBDIVISION OF PART OF LOT 1 OF THE SUBDIVISION OF LOT 1 OF THE SE1/4 OF THE NE1/4, SECTION 26, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

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

NE CORNER
SE1/4 OF THE NE1/4
SECTION 26, T88N, R5W
F.D. IRON ROD W/YELLOW CAP #12642

NW CORNER LOT 57
TURTLE CREEK CAMP REPLAT
SUBDIVISION CORNER
SET IRON ROD W/YELLOW CAP
#12642 OVER GIBBS ROD

LINE	BEARING	DISTANCE
L1	N 71°55'44" W	26.26
L2	S 44°45'55" W	49.18'
L3	N 57°08'50" E	56.90
L4	N 67°38'28" E	59.62
L5	N 47°20'20" W	15.50'

80' 0' 80' 160'

LEGEND

- ○ SET 1/2" IRON ROD W/LS CAP #12642
- ● FOUND EXISTING MONUMENT IRON ROD WYELLOW CAP #12642
- SUBDIVISION BOUNDARY SURVEYED
- LOT LINE ESTABLISHED
- (RA-) RECORDED AS
- WHB IRON ROD W/YELLOW CAP #12642

LOT 1 OF SUB. OF LOT 1
SE1/4 NE1/4
SEC. 26, T88N R5W

N 68°41'00" E 201.66'
140.50'
61.16'
83.25'
N 57°09'56" E 219.31'
136.06'
N 47°20'20" W 118.26'
102.76'
100.00'
100.55'
N 67°38'28" E 116.52'
L3
L4
& UTILITY EASEMENT
N 23°08'21" W 301.02'
166.02'
S 09°18'19" E 100.02'
100.02'
S 07°40'30" E 226.22'
166.22'
60.00'
35.00'
36.47'
61.75'
S 68°55'43" W 98.22' L1
S 89°55'47" W 207.30'
DIMENSION LINE ONLY
IPS CORNER #102
NOTHING FOUND OR SET
N 57°08'50" E 121.00'
30.0' ACCESS & UTILITY EASEMENT
N 39°00'18" W 298.08'
162.51'
EXISTING ACCESS ROADWAY TO BE VACATED
N 59°00'48" W 212.60'
172.60'
40.00'
49.18'
L2
N 55°41'52" E 467.33'
EXISTING ACCESS ROADWAY TO BE VACATED

LOT 1 a. 70 ACRES
LOT 2 a. 70 ACRES
LOT 3 a. 70 ACRES

LOT 57
LOT 56
LOT 49
LOT 52
LOT 51
LOT 50
TURTLE CREEK CAMP REPLAT
SW1/4 NW1/4
SEC. 25, T88N, R5W
N 00°04'10" W 1321.42'
SECTION LINE
N 00°04'10" W 772.20'
COVE
COVE
PARCEL M
CREEK
LOT 58
PARCEL V
LOT 59

E1/4 CORNER
SECTION 26, T88N, R5W
F.D. IRON ROD W/YELLOW CAP #12642

DATE OF SURVEY: 7/9/2000, 9/4/2000	SHEET 1 OF 4
PROPRIETORS: ALLAN L. & RUTH M. BOGE	SCALE: 1" = 80'

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, 2002

William H. Burger 8/10/2001
WILLIAM M. BURGER #12642 DATE
NO. OF SHEETS COVERED BY THIS SEAL 1

LICENSED LAND SURVEYOR WILLIAM H. BURGER 12642 IOWA

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

BOOK B-42 PAGE 276 SHEET 1 OF 4

FILED
Date 8/20-01
John L. Klaustbt
County Assessor

Del. Co. Recorder
AUG 2001
FILED
2001 AUG 20 AM 10:25
B-42
DELAWARE COUNTY IOWA
FILED
BOOK 2001 PAGE 2996
DELAWARE COUNTY, IOWA
3.00

LEGAL DESCRIPTION

BOGE FIRST ADDITION a subdivision of part of Lot 1 of the subdivision of Lot 1 of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in the Office of the Delaware County Recorder, plat book 2 , page number 62 , containing a total of 2.10 acres, divided into 3 Lots and numbered Lot 1 through Lot 3 as shown on the attached; **subject to easements of record** and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest corner of Lot 57 of Turtle Creek Camp Replat, Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder Plat Book 1999, Page 4340;

Thence South 09°-18'-19" East 100.02 feet along the West line of Lot 57 of Turtle Creek Replat to the Northwest corner of Lot 52 of said Turtle Creek Replat;

Thence South 07°-40'-30" East 226.22 feet along the West line of said Lot 52;

Thence North 71°-55'-44" West 26.26 feet;

Thence South 68°-55'-43" West 98.22 feet;

Thence South 44°-45'-55" West 49.18 feet;

Thence North 58°-00'-48" West 212.60 feet;

Thence North 47°-20'-20" West 118.26 feet;

Thence North 57°-09'-56" East 219.31 feet;

Thence North 68°-41'-00" East 201.66 feet to the **POINT OF BEGINNING** containing a total of 2.10 acres divided into 3 Lots and numbered Lot 1 through Lot 3 as shown on the attached plat; **subject to easements of record.**

The East line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) is assumed to bear North 00°-04'-10" West

A 30.0 foot wide access and utility easement is hereby created across Lot 1 through 3 of Boge First Addition as shown on the attached plat for the benefit of Lot 1 through 3 of Boge First Addition and Lots 1 through 57 of Turtle Creek Camp Replat as recorded in the Office of the Delaware County Recorder Plat Book 1999, Page 4340.

SURVEYORS CERTIFICATE :

I hereby certify that this land survey 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, 2002

William H. Burger 8/10/2001

William H. Burger Date Reg. No. 12642



No. of sheets covered by this seal 1

OWNERS ACKNOWLEDGMENT

I (We), Allan L. Boge & Ruth M. Boge of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my (our) free consent, and in accordance with my (our) desire.

Allan L Boge
Allan L. Boge

Ruth M Boge
Ruth M. Boge

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 2nd day of February A. D. 2001, before me, a Notary Public in and for said County, personally appeared Allan Boge and Ruth Boge, 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.

B-15-a Jean L. Hoefer
Notary Public in and for said County

ATTORNEY'S OPINION

I, William D. Werger, a practicing attorney at law in Delaware County, Iowa have examined the abstract of title to the land included within Lot One (1) of the Subdivision of Lot One (1) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 9th day of April, A.D. 2001 at the hour of 8 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Allan Boge and Ruth Boge
Dated at Manchester, Iowa in said County, this 25th day of April, 2001.

Attorney at Law

DELAWARE COUNTY TREASURER

Delaware, Iowa 5-1, 2001

I the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against Lot One (1) of the Sibdivision of Lot One (1) of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Twenty-six (2), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, 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 Delaware County, Iowa

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned CITIZENS STATE BANK of MONTICELLO city State of Iowa, do hereby certify that the attached Plat of Survey of **Boge First Addition** a subdivision of part of Lot 1 of the subdivision of Lot 1 of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, has made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

CITIZENS STATE BANK MONTICELLO CITY

By: Audrey G. Savage
President

By: Keith A Kramer
Senior - Vice President

CITIZENS STATE BANK CORPORATE SEAL IOWA

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 21st day of MAY A. D. 20 01 before me, the undersigned, a Notary Public in and for said State, personally appeared AUDREY G SAVAGE and KEITH A KRAMER, to me personally known, who being by me duly sworn, did say that they are the President and Senior 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 AUDREY G SAVAGE and KEITH A KRAMER as officers, acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.

Brenda Kelchen
Notary Public in and for said State

NOTARIAL SEAL IOWA BRENDA K. KELCHEN MY COMMISSION EXPIRES 04-13-03

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa MAY 1, 2001

The foregoing plat of BOGE FIRST ADDITION, Delaware County, Iowa has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform 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 1st day of May, 2001, before me Kathy Hauschild, 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 he is the Coordinator of the Delaware County E-911 Board.

Kathy M. Hauschild
Notary Public

NOTARIAL SEAL IOWA KATHY M. HAUSCHILD MY COMMISSION EXPIRES 4-14-02

William D. Werger 401 East Main Manchester (319) 927-5920
Preparer Information

VACATION OF EASEMENT
DEDICATION OF REPLACEMENT EASEMENT

Concerning:

Lot 1 of the Subdivision of Lot 1 of part of the SE¼ of the NE¼ of Section 26, Township 88 North, Range 5, West of the Fifth P.M., except Parcels F, G and H thereof as shown on plat of survey recorded in Book 1999, page 4357 and except Parcels M and V thereof as shown on plat of survey recorded in Book 2000, page 755, Delaware County records.

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

We, Allan L. Boge and Ruth M. Boge, husband and wife, being first duly sworn on oath do depose and state as follows:

1. We are the owners of the above-described real estate.

2. We are filing herewith a plat of survey of Boge First Addition, which is a part of the above-described real estate.

3. The plat of survey of Boge First Addition shows the existing platted access roadway that is no longer in use and is being vacated and the replacement access roadway as it has actually been constructed and is currently being used.

4. The replacement access roadway as shown on the plat of survey of Boge First Addition is hereby dedicated to use by all property owners in Turtle Creek Replat under the same terms and conditions as the original access roadway.

5. The portion of the existing access roadway, which has been removed, is shown on the plat of survey of Boge First Addition and is hereby vacated.

Dated this 30th day of November 2000.

Allan L. Boge

Allan L. Boge

Subscribed and sworn to before me, a Notary Public, by Allan L. Boge this 30th day of November 2000.

Notary Public In And For The State Of Iowa

Ruth M. Boge

Ruth M. Boge

Subscribed and sworn to before me, a Notary Public, by Ruth M. Boge this 30th day of November 2000.

Notary Public In And For The State Of Iowa