Del. Co. Recorder

FILED
Date 6-20-02
Cheryl Stauffacher
County Assessor

JUN 20 2002

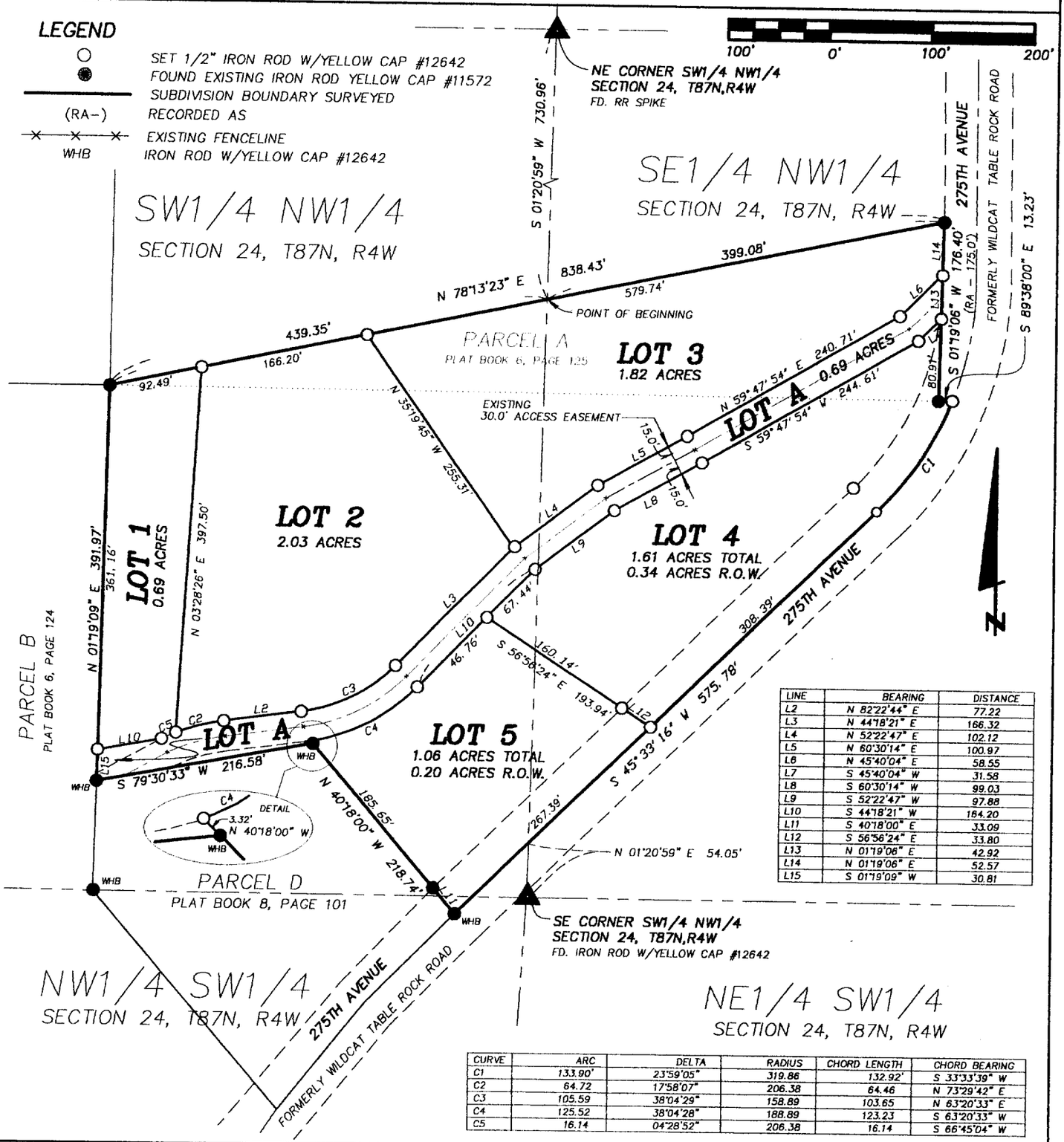
DELAWARE COUNTY IOWA
FILED
2002 JUN 20 PM 3:07
BOOK 2002 PAGE 2294
DEBORAH L. BENSON
DELAWARE CO. RECORDER
B-50

FILED
SHARON MEYER
DELAWARE COUNTY AUDITOR
31.00

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

**PLAT OF SURVEY**

**DETTBARN ADDITION** COMPRISED OF PARCEL A OF THE NORTHWEST QUARTER (NW1/4; PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4); PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF THE NORTHWEST QUARTER (NW1/4) OF SOUTHWEST QUARTER (SW1/4) ALL IN SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA .




| LINE | BEARING | DISTANCE |
|---|---|---|
| L2 | N 82°22'44" E | 77.22 |
| L3 | N 44°18'21" E | 166.32 |
| L4 | N 52°22'47" E | 102.12 |
| L5 | N 60°30'14" E | 100.97 |
| L6 | N 45°40'04" E | 58.55 |
| L7 | S 45°40'04" W | 31.58 |
| L8 | S 60°30'14" W | 99.03 |
| L9 | S 52°22'47" W | 97.88 |
| L10 | S 44°18'21" W | 184.20 |
| L11 | S 40°18'00" E | 33.09 |
| L12 | S 56°56'24" E | 33.80 |
| L13 | N 01°19'06" E | 42.92 |
| L14 | N 01°19'06" E | 52.57 |
| L15 | S 01°19'09" W | 30.81 |

| CURVE | ARC | DELTA | RADIUS | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 133.90' | 23°59'05" | 319.86 | 132.92' | S 33°33'39" W |
| C2 | 64.72 | 17°58'07" | 206.38 | 64.46 | N 73°29'42" E |
| C3 | 105.59 | 38°04'29" | 158.89 | 103.65 | N 63°20'33" E |
| C4 | 125.52 | 38°04'28" | 188.89 | 123.23 | S 63°20'33" W |
| C5 | 16.14 | 04°28'52" | 206.38 | 16.14 | S 66°45'04" W |

SCALE: 1" 100'

DATE OF SURVEY: 5/17/02

SHEET 1 OF 4

PROPRIETORS: AUGUSTINE M. DETTBARN & MARY KAY DETTBARN

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

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 6/20/02

WILLIAM H. BURGER #12642 DATE

**Wm. Burger LandSurveyor**

510 3rd Street West Court
Worthington, Iowa 52078

BOOK 2002 PAGE 2294

## LEGAL DESCRIPTION

**DETTBARN ADDITION** - Comprised of Parcel A of the Northwest Quarter (NW1/4); part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), and part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) all in Section Twenty-four (24), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa containing a total of 7.90 acres including 0.54 acres of public road right of way, **subject to easements of record** and more particularly described by metes and bounds as follows:

**COMMENCING** at the Northeast corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), Section Twenty-four (24), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 01°-20'-59" West 730.96 feet along the East line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) to the **POINT OF BEGINNING**;

**Thence** North 78°-13'23" East 399.08 feet to the Westerly right of way line of 275th Avenue formerly Wildcat Table Rock Road :

**Thence** South 89°-38'00" East 13.23 feet to the centerline of said 275th Avenue formerly Wildcat Table Rock Road :

**Thence** along the centerline of said road and along a circular curve concave Northwesterly for a arc length of 133.90 feet, said circular curve having a central angle of 23°-59'-05", a radius of 319.86 feet, a chord bearing of South 33°-33'-39" West and a chord length of 132.92 feet;

**Thence** continuing along the centerline of said road South 45°-33'-16" West 575.78 feet to an Easterly corner of Parcel D as recorded in the Office of the Delaware County Recorder Plat Book 8, Page 101;

**Thence** North 40°-18'-00" West 218.74 feet along the Northeasterly line and to the Northeasterly corner of said Parcel D;

**Thence** South 79°-30'-33" West 216.58 feet along the Northerly line and to a Northwesterly corner of said Parcel D;

**Thence** North 01°-19'-09" East 391.97 feet along the Easterly line of Parcel B as recorded in the Office of the Delaware County Recorder Plat Book 6, Page 124;

**Thence** North 78°-13'-23" East 439.35 feet to the **POINT OF BEGINNING**; containing a total of 7.90 acres including 0.54 acres of public road right of way, **subject to easements of record**, divided into six (6) lots and numbered Lot 1 through Lot 5 and Lot A as shown on the attached plat;

Lot A for Roadway and Utility purpose.

The East line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), Section Twenty-four (24), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 01°-20'-59" West.

**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, 2002

William H. Burger 6/20/02

William H. Burger Date Reg. No. 12642

No. of sheets covered by this seal 1

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

**OWNERS ACKNOWLEDGMENT**

I (We) Augustine M. Dettbarn and Mary Kay Dettbarn 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.

Augustine M. Dettbarn — Mary Kay Dettbarn

STATE OF IOWA )
) ss.
DELAWARE COUNTY )

On this 20th day of June A. D. 2002 before me, a Notary Public in and for said County, personally appeared Augustine M. Dettbarn and Mary Kay Dettbarn, 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.

Notary Public in and for said County

NOTARIAL SEAL IOWA
MICHAEL A. BOWMAN
COMMISSION # 111019
MY COMMISSION EXPIRES
6-14-05

**ATTORNEY'S OPINION**

I , _____ , a practicing attorney at law in _____ County , Iowa have examined the abstract of title to the land included within of **PARCEL A OF THE NW1/4, ALSO PART OF THE SW1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE NW1/4 OF THE SW1/4, ALL IN SECTION 24, T87N, R4W** Said abstract has been prepared in its entirety by the _____ Abstract Company, and was last certified to by said company on the _____ day of _____ , AD, 20____ , at the hour of _____ o'clock ___. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in _____ and _____
Dated at _____, Iowa in said County , this _____ day of _____ . 20____

_____
Attorney at Law

**DELAWARE COUNTY TREASURER**

Delaware , Iowa 6-20, 2002

I the undersigned, Carolyn A. Wilson , Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against Dettbarn and Dettbarn as proprietors of the of **PARCEL A OF THE NW1/4, ALSO PART OF THE SW1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE NW1/4 OF THE SW1/4, ALL IN SECTION 24, T87N, R4W** 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

**DELAWARE COUNTY E-911 BOARD**

Delaware County, Iowa JUNE 20, 2002

The foregoing plat of Dettbarn Addition, 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 20 day of June A. D. 2002 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.

Sharon McCrabb
Notary Public in and for said County

SHARON McCRABB
Commission Number 00573
IOWA My Comm. Exp. 6-14-05

SHIMANEK, SHIMANEK & BOWMAN, L.L.C.
*Attorneys at Law*
Monticello, Iowa 52310-0351

Robert F. Shimanek
Michael A. Bowman

C.F. Shimanek (1910-1994)

114 South Cedar Street
Post Office Box 351
Telephone 319-465-5448
Fax 319-465-6170

June 13, 2002

TO WHOM IT MAY CONCERN

I have examined title to the following described property:

**The South five hundred (500) feet of the East thirteen (13) acres of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); and that part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) that lies West of the Wild Cat and table Rock Road; and that part of the South five hundred (500) feet of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) that lies West of the Wild Cat and Table Rock Road; all in Section Twenty Four (24), Township Eighty Seven (87) North, range Four (4) West of the Fifth Principal Meridian; also Parcel A Part Of The NW 1/4 Of Section 24, T 87 N, R 4 W Of The 5th P.M. Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 125; except Parcel D Part Of The Southwest Quarter (SW1/4) Of The Northwest Quarter (NW1/4) And Part Of The Northwest Quarter (NW1/4) Of The Southwest Quarter (SW1/4) All In Section Twenty-Four (24), Township Eighty-Seven North (T87N), Range Four West (R4W) OF The Fifth Principal Meridian, Delaware County, Iowa, subject to easements and restrictions of record**

**This property includes the surveyed "Dettbarn Addition" to Delaware County, Iowa,**

as disclosed by an abstract of title from Root Title to June 3, 2002, at 8:00 a.m., last certified by Gary D. Reeder, President of Delaware County Abstract Company, dated June 3, 2002, containing entries no. 1 to 39, inclusive.

**TITLE**

I find marketable title in fee simple and free from objections, except as are hereinafter mentioned, to be in Augusta M. Dettbarn (A.M. Dettbarn) and Mary K. Dettbarn, husband and wife.

Sincerely yours,

Michael A. Bowman, TGD #1918
Shimanek, Shimanek & Bowman

MAB/cap