DELAWARE COUNTY IOWA
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BOOK 2002 PAGE 3012
DEBORAH J. TIDYON
DELAWARE CO. RECORDER
16.00

CHG

Prepared By J. David Gibbs, 105 West Main Street, Manchester, IA, 563-927-2434

AFFIDAVIT

OAK PARK SECOND SUBDIVISION, A SUBDIVISION OF THE EAST ONE-HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

I, J. David Gibbs, a duly licensed land surveyor under the laws of the State of Iowa, being first duly sworn on oath depose and state that

1) I prepared the Plat of Survey of the ***Oak Park Second Subdivision***, **A Subdivision of the East One-Half (E ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and Part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Seventeen (17), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa,** as recorded on August 7, 2001, in Book 2001, Page 2846 in the Office of the Delaware County Recorder; and that

2) Scrivener's errors were made in the attachments to the recorded plat and are amended and replaced with the attached.

Dated this 7th day of October 2002.

J. David Gibbs 10/7/02
J. David Gibbs DATE

Subscribed and sworn to before me by the said J. David Gibbs this 7th day of October 2002.

Donna M. Kunde
Notary Public in and for the State of Iowa

DONNA M. KUNDE
Commission Number 175697
My Commission Expires
3-16-03

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OWNER'S ACKNOWLEDGMENT

I (we) Burnell A. Lynch and Velma C. Lynch of Delaware County, State of Iowa, do hereby certify that the Plat of Survey of ***Oak Park Second Subdivision***, described in the Surveyor's Certificate of J. David Gibbs, dated August 2, 2001, as recorded in Book 2001, Page 2846 in the Office of the Delaware County Recorder, is made with our free consent, and in accordance with our desire.

Burnell A. Lynch

Velma C. Lynch

State of Iowa)
)
County of Delaware) ss:

On this 7th day of October A.D. 2002, before me a Notary Public in and for said State, personally appeared Burnell A. Lynch and Velma C. Lynch 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.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-03

DEDICATION OF EASEMENTS

Burnell A. Lynch and Velma C. Lynch, as owners and developers of ***Oak Park Second Subdivision, Delaware County, Iowa***, see plat dated August 2, 2001, as recorded in Book 2001, Page 2846 in the Office of the Delaware County Recorder, hereby dedicates to the owners of lots in said ***Oak Park Second Subdivision, Delaware County, Iowa,*** their successors and assigns, perpetual use of the easements as shown in the attached plat. Utility easements, water line easements and well easements as shown on the plat along the sides and rear lot lines are also established for said intended use and hereby dedicated to the owners of said lots. Said road right of way and utility easement shall be considered a part of the subdivision roadway system and subject to the Declaration of Covenants, Conditions, Restrictions, Reservations and Grants of ***Oak Park Second Subdivision, Delaware County, Iowa.*** Said road right of way, utility, and drainage easements are hereby retained and dedicated to the City in the event of future annexation of ***Oak Park Second Subdivision***, Delaware County, Iowa.

Dated this 7th day of October, 2002.

Burnell A. Lynch

Velma C. Lynch

State of Iowa)
)
County of Delaware) ss:

On this 7th day of October A.D. 2002, before me a Notary Public in and for said State, personally appeared Burnell A. Lynch and Velma C. Lynch 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.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-03

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CERTIFICATE OF TREASURER

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

Carolyn A. Wilson 10-7-02
Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Oak Park Second Subdivision***, as recorded in Book 2001, Page 2846 in the Office of the Delaware County Recorder, 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 6th day of August, 1996.

Norman Wellman 10/7/02
Norman Wellman – Coordinator Date
Delaware County E-911 Board

State of Iowa)
) ss:
County of Delaware)

On this 7th day of October, 2002 before me Donna M Kunde, a Notary Public 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.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-03

Donna M. Kunde
Notary Public

ATTORNEY'S OPINION

I, Mary Lou Tracey, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Oak Park Second Subdivision,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated August 2, 2001.

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 25th day of May, A.D., 2001, 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 the certification to be in Burnell Lynch and Velma Lynch.
Dated at Manchester, Iowa, in said County, this 7TH day of October, 2002.

Mary Lou Tracey 10-07-02
Attorney at Law Date

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