FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JUL 31 2003

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

JUL 31 2003

BOOK 2003 PAGE 3681
DEBORAH L. HEYTON
DELAWARE CO RECORDER
26.00

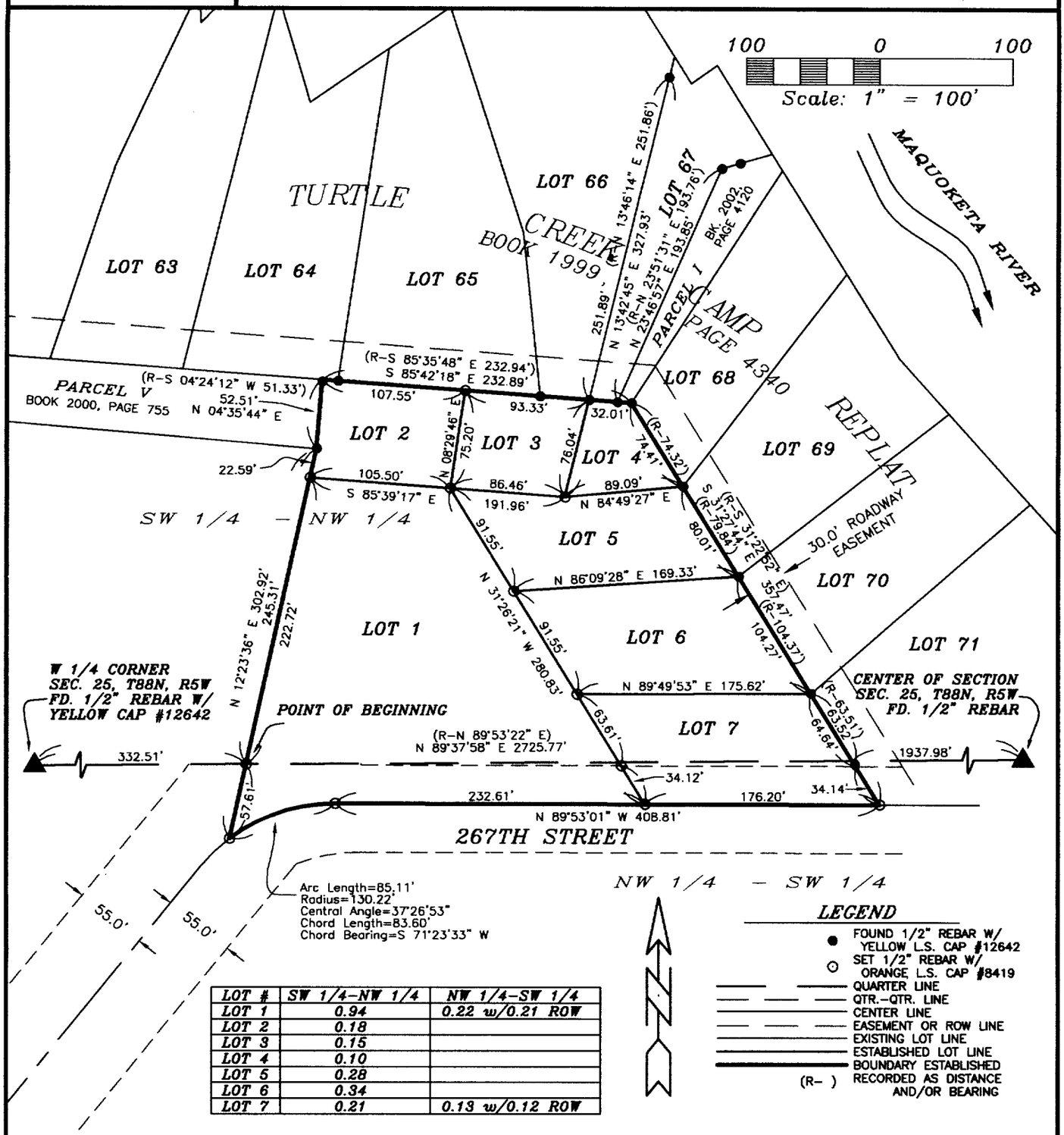
2003 JUL 31 PM 3:55

DELAWARE COUNTY IOWA
FILED

PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

BOGE THIRD ADDITION
PART OF THE SW 1/4–NW 1/4 AND PART OF THE NW 1/4–SW 1/4
SEC. 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LOT #	SW 1/4–NW 1/4	NW 1/4–SW 1/4
LOT 1	0.94	0.22 w/0.21 ROW
LOT 2	0.18	
LOT 3	0.15	
LOT 4	0.10	
LOT 5	0.28	
LOT 6	0.34	
LOT 7	0.21	0.13 w/0.12 ROW

SURVEY REQUESTED BY: ALLAN BOGE

SURVEYED ON: 12/12/2002

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

PROPRIETORS:
ALLAN L. BOGE & RUTH M. BOGE

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., L.S. LIC. #8419 — DATE 6/23/03

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

PROJECT NO. 01-54
SCALE: 1"=100'
DATE: 2/6/2003
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED 6/23/2003
SHEET 1 OF 4

LEGAL DESCRIPTION:

***BOGE THIRD ADDITION**; PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 2.55 acres, including 0.33 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 West Quarter Corner of Section Twenty-Five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of said Section Twenty-Five (25), North 89° 37' 58" East, 332.51 feet to the **POINT OF BEGINNING**;

THENCE North 12° 23' 36" East, to the Southeasterly Corner of Parcel V as recorded in Book 2000, Page 755 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said Parcel V, North 04° 35' 44" East, to the Southerly Line of Turtle Creek Camp Replat, as recorded in Book 1999, Page 4340 in the Office of the Delaware County Recorder, 52.51 feet;

THENCE along the Southerly Line of said Turtle Creek Camp Replat, South 85° 42' 18" East, 232.89 feet;

THENCE continuing along the Southerly Line of said Turtle Creek Camp Replat, South 31° 27' 44" East, to the centerline of 267th Street, 357.47 feet;

THENCE along the centerline of 267th Street, North 89° 53' 01" West, 408.81 feet;

THENCE continuing along the centerline of 267th along a circular curve concave Southeasterly for an arc length of 85.11 feet, said circular curve having a radius of 130.22 feet, a central angle of 37° 26' 53", a chord length of 83.60 feet, and a chord bearing of South 71° 23' 33" West;

THENCE North 12° 23' 36" East, 57.61 feet to the **POINT OF BEGINNING**;

Containing a total of 2.55 acres, including 0.33 acres of public road right of way, and subject to easements of record.

The Southerly Line of the Northwest Quarter (NW ¼) of Section Twenty-Five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 37' 58" East.

OWNER'S ACKNOWLEDGMENT

I Allan L. Boge and 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 our free consent, and in accordance with our desire.

Allan L. Boge

Allan L. Boge

Ruth M. Boge

Ruth M. Boge

State of Iowa)
)
County of Delaware) ss:

On this 30th day of July A.D 2003, before me a Notary Public in and for said State, personally appeared Allan L. Boge and Ruth M. Boge 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
8-16-06

CERTIFICATE OF TREASURER

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

Carolyn A. Wilson 7-31-03

Carolyn A. Wilson, County Treasurer Date

Pam Klein, Deputy

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***BOGE THIRD ADDITION***, 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

Norman Wellman – Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) ss:

On this 23rd day of June, 2003, 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 [illegible]
My Commission Expires
8-16-03

Donna M Kunde

Notary Public

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ATTORNEY'S OPINION

I, William D. Werger, a practicing attorney at law in Manchester, Iowa County, Iowa, have examined the abstract of title to the land included in ***BOGE THIRD ADDITION***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated June 23, 2003.

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 18th day of June, A.D., 2003, 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 the certification to be in Allan L. Boge and Ruth M. Boge, husband and wife subject to Deeds of Trust to Citizens State Bank Book 123 L.M., Page 4 and Book 2000, Page 1907.

Dated at Manchester, Iowa, in said County, this 29th day of July, 2003.

Attorney at Law — Date 7-29-03

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Citizens State Bank, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

x A. G. Savage
By: A.G. SAVAGE, President

x A. G. Savage
By: A.G. SAVAGE, Cashier

State of Iowa)
)
County of Jones) Ss:

On this 7th day of July, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared A.G. SAVAGE and A.G. SAVAGE to me personally known, who being duly sworn, did say that they are the President and Cashier respectively, of the Corporation executing the within and foregoing instrument to which this is attached, that ( ) (the seal affixed hereto is the seal of the) Corporation; that said instrument was signed (and sealed) on behalf of the Citizens State Bank by authority of its Board of Directors; and that A.G. SAVAGE and A.G. SAVAGE as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Citizens State Bank by it and by them voluntarily executed.

Notary Public in and for said County

KEITH A. KRAMER
Commission Number 121093
My Commission Expires
2-19-04