DELAWARE COUNTY IOWA
FILED B-71
2005 FE -9 AM 10: 46
BOOK 2005 PAGE 404
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
17.00

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

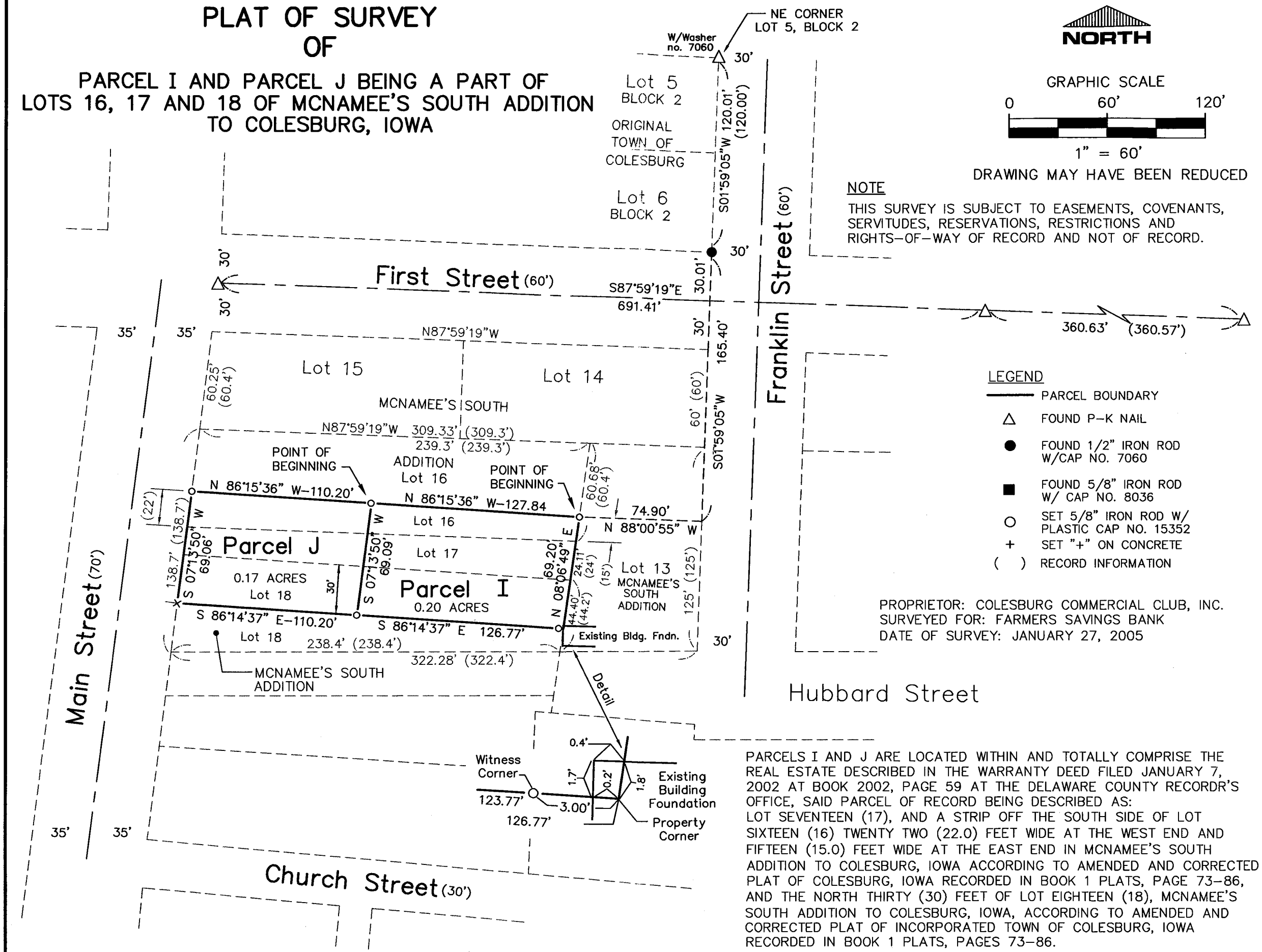
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PLAT OF SURVEY
OF

PARCEL I AND PARCEL J BEING A PART OF LOTS 16, 17 AND 18 OF MCNAMEE'S SOUTH ADDITION TO COLESBURG, IOWA



NOTE

THIS SURVEY IS SUBJECT TO EASEMENTS, COVENANTS, SERVITUDES, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.

LEGEND

- PARCEL BOUNDARY
- △ FOUND P-K NAIL
- ● FOUND 1/2" IRON ROD W/CAP NO. 7060
- ■ FOUND 5/8" IRON ROD W/ CAP NO. 8036
- ○ SET 5/8" IRON ROD W/ PLASTIC CAP NO. 15352
- \+ SET "+" ON CONCRETE
- ( ) RECORD INFORMATION

PROPRIETOR: COLESBURG COMMERCIAL CLUB, INC.
SURVEYED FOR: FARMERS SAVINGS BANK
DATE OF SURVEY: JANUARY 27, 2005

PARCELS I AND J ARE LOCATED WITHIN AND TOTALLY COMPRISE THE REAL ESTATE DESCRIBED IN THE WARRANTY DEED FILED JANUARY 7, 2002 AT BOOK 2002, PAGE 59 AT THE DELAWARE COUNTY RECORDR'S OFFICE, SAID PARCEL OF RECORD BEING DESCRIBED AS:
LOT SEVENTEEN (17), AND A STRIP OFF THE SOUTH SIDE OF LOT SIXTEEN (16) TWENTY TWO (22.0) FEET WIDE AT THE WEST END AND FIFTEEN (15.0) FEET WIDE AT THE EAST END IN MCNAMEE'S SOUTH ADDITION TO COLESBURG, IOWA ACCORDING TO AMENDED AND CORRECTED PLAT OF COLESBURG, IOWA RECORDED IN BOOK 1 PLATS, PAGE 73-86, AND THE NORTH THIRTY (30) FEET OF LOT EIGHTEEN (18), MCNAMEE'S SOUTH ADDITION TO COLESBURG, IOWA, ACCORDING TO AMENDED AND CORRECTED PLAT OF INCORPORATED TOWN OF COLESBURG, IOWA RECORDED IN BOOK 1 PLATS, PAGES 73-86.

IIW ENGINEERS & SURVEYORS, P.C.
Iowa, Illinois, Wisconsin
4155 Pennsylvania Ave, Dubuque, IA 52002
563.556.2464
Hazel Green, WI

DRAWN	TJO
CHECKED	TJO
DATE	1-25-05
PLAT NO.	3-IA-05
PROJ. NO.	05705
SHEET	1 of 2
P:\05\700\705\05705\dwg\05705L1.dwg	

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.

FOR IIW ENGINEERS & SURVEYORS, P.C.

THOMAS J. OSTER — Thomas J. Oster — February 4, 2005
Date

LICENSE NO. 15352 MY LICENSE RENEWAL DATE IS 12/31/2005

PAGES OR SHEETS COVERED BY THIS SEAL 1 and 2 of 2

IOWA THOMAS J. OSTER LS 15352 LICENSED LAND SURVEYOR

PREPARED BY: IIW ENGINEERS & SURVEYORS P.C. 4155 PENNSYLVANIA AVE, DUBUQUE, IOWA, 563.556.2464

BOOK 2005 PAGE 404

E-06-4

SURVEYOR'S CERTIFICATE

I, Thomas J. Oster, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Parcel I being a part of Lots 16, 17 and 18 of McNamee's South Addition to Colesburg, Iowa being more particularly described as follows:

Commencing at the northeasterly corner of Lot 5 of Block 2 of the Original Town of Colesburg, Iowa;

Thence South 01 degrees 59 minutes 05 seconds West (assumed), 120.01 feet along the westerly line of Franklin Street to the southeasterly corner of Lot 6 of Block 2 of the Original Town of Colesburg, Iowa:

Thence continuing South 01 degrees 59 minutes 05 seconds West, 165.40 feet along the westerly line of Franklin Street;

Thence North 88 degrees 00 minutes 55 minutes West, 74.90 feet to the point of beginning;

Thence North 86 degrees 15 minutes 36 seconds West,127.84 feet;

Thence South 07 degrees 13 minutes 50 seconds West, 69.09 feet to the southerly line of the north 30 feet of said lot 18;

Thence South 86 degrees 14 minutes 37 seconds East, 126.77 along said southerly line;

Thence North 08 degrees 06 minutes 49 seconds East, 69.20 feet to the point of beginning, containing 0.20 acres more or less and subject to easements, reservations, restrictions and rights of way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

Parcel J being a part of Lots 16, 17 and 18 of McNamee's South Addition to Colesburg, Iowa being more particularly described as follows:

Commencing at the northeasterly corner of Lot 5 of Block 2 of the Original Town of Colesburg, Iowa;

Thence South 01 degrees 59 minutes 05 seconds West (assumed), 120.01 feet along the westerly line of Franklin Street to the southeasterly corner of Lot 6 of Block 2 of the Original Town of Colesburg, Iowa:

Thence continuing South 01 degrees 59 minutes 05 seconds West, 165.40 feet along the westerly line of Franklin Street;

Thence North 88 degrees 00 minutes 55 minutes West, 74.90 feet;

Thence North 86 degrees 15 minutes 36 seconds West, 127.84 feet to the point of beginning;

Thence North 86 degrees 15 minutes 36 seconds West, 110.20 feet to the easterly line of Main Street;

Thence South 07 degrees 13 minutes 50 seconds West along the easterly line of Main Street, 69.06 feet to the southerly line of the north 30 feet of said lot 18;

Thence South 86 degrees 14 minutes 37 seconds East, 110.20 feet along said southerly line;

Thence North 07 degrees 13 minutes 50 seconds East, 69.09 feet to the point of beginning, containing 0.17 acres more or less and subject to easements, reservations, restrictions and rights of way of record and not of record the plat of which is attached hereto and made a part of this certificate.

OWNER'S CONSENT

Colesburg, Iowa — February 7, 2005

The foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

COLESBURG COMMERCIAL CLUB, INC.

By Mark E. White Pres.
Mark White, President

By Dale Boeckenstedt V.P. cee
Dale Boeckenstedt, Vice President

State of Iowa)
) ss:
County of)

On this 7th day of February, A.D. 20 05, before me, the undersigned a Notary Public in and for the state of Iowa, personally appeared Mark White & Dale Boeckenstedt and to me personally known, who being by me duly sworn, did say that they are the president and vice president respectively of the corporation executing the within and foregoing instrument that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Mark White and Dale Boeckenstedt as officers acknowledge the execution of the foregoing instrument to be voluntary act and deed of the corporation, by it and by them voluntarily executed.

Jeanette K. Thein
Notary Public in the State of Iowa

NOTARIAL SEAL IOWA — JEANETTE K. THEIN
COMMISSION NUMBER 139384
My Comm. Exp. 5-1-07

My Commission Expires 5-1-07