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DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

AFFIDAVIT

TANGLEWOOD SUBDIVISION-PLAT NO. 3, CITY OF MANCHESTER, SEC. 29, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

I, J. David Gibbs, being first duly sworn on oath depose and state that

***1) I prepared the Plat of Survey of the TANGLEWOOD SUBDIVISION-PLAT NO. 3, CITY OF MANCHESTER, SEC. 29, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA* as recorded on March 30, 2005, in Book 2005, Page 1095 in the Office of the Delaware County Recorder; and that**

2) A scrivener's error was made on the Lot Dimensions and bearings of Lots 14, 15, 16 & 17 in the Plat of Survey on Sheet 3 of 9, where recorded dimensions and bearings should be corrected as follows:

LOT	LINE	RECORDED	CORRECTED
LOT 14	L8 SOUTHWESTERLY	L8 = S 62° 00' 40" W 19.95' N 33° 26' 57" W 20.00'	L8 = S 63° 37' 00" W 15.54' N 34° 01' 30" W 21.53'
LOT 15	SOUTHEASTERLY SOUTHWESTERLY	169.96' N 33° 26' 57" W 138.44'	165.46' N 34° 01' 30" W 136.91'
LOT 16	SOUTHEASTERLY SOUTHWESTERLY	150.50' N 33° 26' 57" W 110.00'	147.65' N 34° 01' 30" W 110.01'
LOT 17	SOUTHEASTERLY SOUTHWESTERLY	150.50' N 33° 26' 57" W 173.18'	148.76' N 34° 01' 30" W 173.19'

3) A scrivener's error was made on the Lot Areas of Lots 15 & 16 in the Plat of Survey on Sheet 1 of 9 and Sheet 3 of 9, where it reads:

Lot 15: 0.39 ACRES and should read: Lot 15: 0.38 ACRES

Where it reads:

Lot 16: 0.38 ACRES and should read: Lot 16: 0.37 ACRES

4) A scrivener's error was made on the Subdivision Boundary Dimensions in the Plat of Survey on page 1 of 9 and Sheet 3 of 9, where it reads:

Line L8 = S 62° 00' 40" W 19.95'

And should read:

Line L8 = S 63° 37' 00" W 15.54'

Along the Southwesterly Line of Lots 14, 15, 16, & 17 where it reads:

N 33° 26' 57" W 441.62'

And should read:

N 34° 01' 30" W 441.64'

5) A scrivener's error was made on Sheet 4 of 9 of the Legal Description, 13th and 14th **THENCE**

Where it reads:

THENCE along the Northerly Line of Lot 20 of said Tanglewood Subdivision – Plat No. 1, South 62° 00' 40" West, to the Southeast Corner .....19.95 feet;

And should read:

THENCE along the Northerly Line of Lot 20 of said Tanglewood Subdivision – Plat No. 1, South 63° 37' 00" West, to the Southeast Corner .....15.54 feet;

Where it reads:

THENCE along the Easterly Line of Tanglewood Subdivision – Plat No. 2, North 33° 26' 57" West, 441.63 feet;

And should read:

THENCE along the Easterly Line of Tanglewood Subdivision – Plat No. 2, North 34° 01' 30" West, 441.64 feet;

Dated this 11th day of ~~June~~ July, 2005,

SURVEYOR'S CERTIFICATE

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.

7/14/05

J. David Gibbs L.S. #8419 DATE

My license will be renewed on December 31, 2006

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

Subscribed and sworn to before me this 11th day of ~~June~~ July, 2005

Notary Public in and for the State of Iowa

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-06

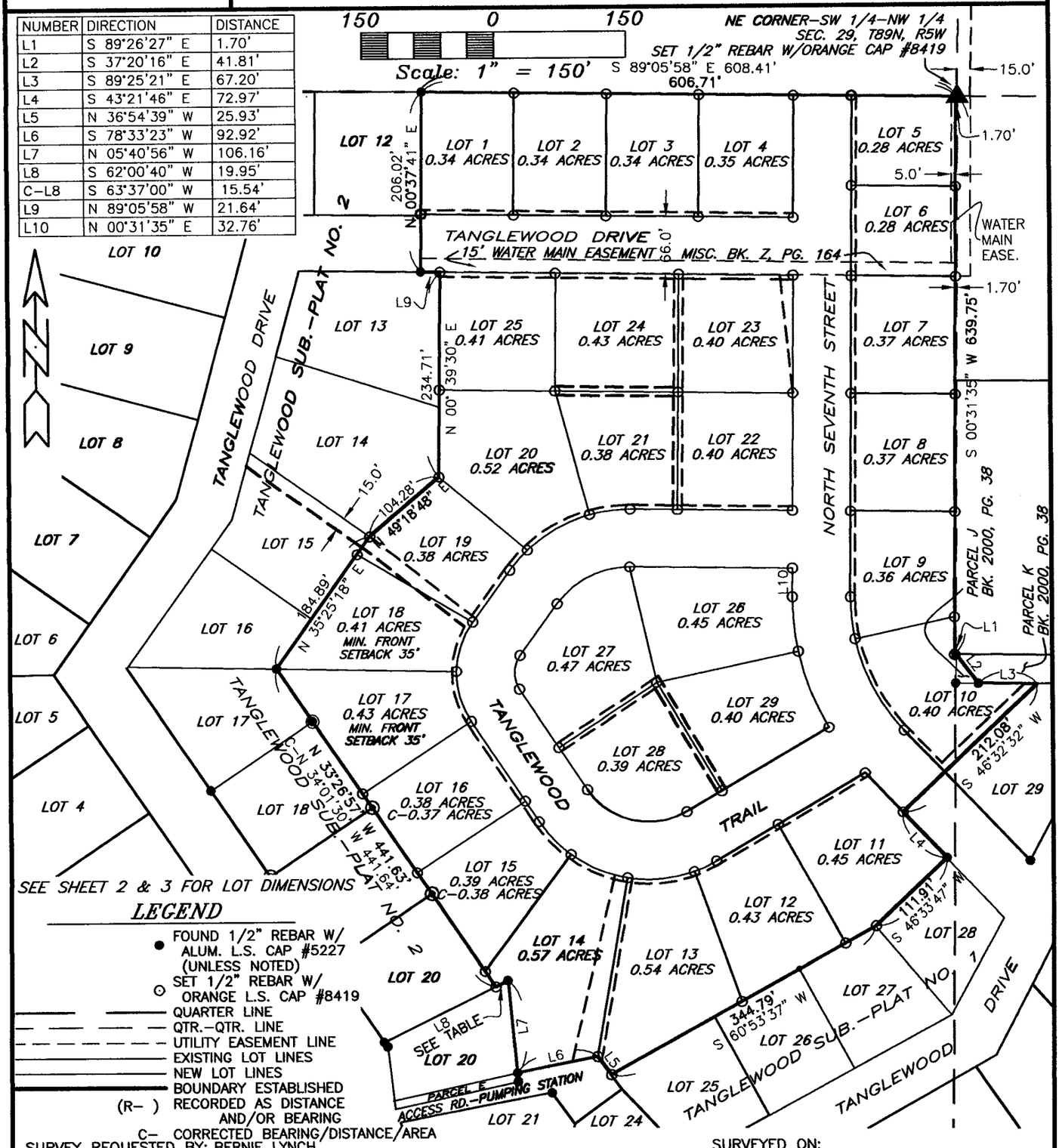
PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

EXHIBIT A

FINAL PLAT

TANGLEWOOD SUBDIVISION – PLAT NO. 3, CITY OF MANCHESTER
SEC. 29, T89N, R5W OF THE FIFTH P.M, DELAWARE COUNTY, IOWA

NUMBER	DIRECTION	DISTANCE
L1	S 89°26'27" E	1.70'
L2	S 37°20'16" E	41.81'
L3	S 89°25'21" E	67.20'
L4	S 43°21'46" E	72.97'
L5	N 36°54'39" W	25.93'
L6	S 78°33'23" W	92.92'
L7	N 05°40'56" W	106.16'
L8	S 62°00'40" W	19.95'
C–L8	S 63°37'00" W	15.54'
L9	N 89°05'58" W	21.64'
L10	N 00°31'35" E	32.76'



SEE SHEET 2 & 3 FOR LOT DIMENSIONS

LEGEND

- ● FOUND 1/2" REBAR W/ ALUM. L.S. CAP #5227 (UNLESS NOTED)
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- UTILITY EASEMENT LINE
- EXISTING LOT LINES
- NEW LOT LINES
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING
- C– CORRECTED BEARING/DISTANCE/AREA

SURVEY REQUESTED BY: BERNIE LYNCH

SURVEYED ON:

PROPRIETORS: *RIVERLAND DEVELOPMENT CORPORATION*
1872 HONEY CREEK RD. MANCHESTER, IA 52057

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 7/11/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

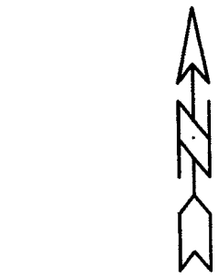
LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–5

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

PROJECT NO.	01–36
SCALE:	1"=150'
DATE:	2/28/2005
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	3/18/2005
SHEET	1 OF 9

EXHIBIT A



100 0 100

Scale: 1" = 100'

LEGEND

- FOUND 1/2" REBAR W/ ALUM. L.S. CAP #5227 (UNLESS NOTED)
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- UTILITY EASEMENT LINE
- EXISTING LOT LINES
- NEW LOT LINES
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING
- C– CORRECTED BEARING/DISTANCE/AREA

NOTE

L8 R–S 62°00'40" W 19.95' C–S 63°37'00" W 15.54'
ORIGINALLY RECORDED AS S 60°42'30" W 19.71'

LOT 15 | LOT 19 0.38 ACRES | LOT 18 0.41 ACRES MIN. FRONT SETBACK 35' | LOT 17 0.43 ACRES MIN. FRONT SETBACK 35' | LOT 16 R–0.38 ACRES C–0.37 ACRES | LOT 15 R–0.39 ACRES C–0.38 ACRES | LOT 14 0.57 ACRES | LOT 13 0.54 ACRES | LOT 12 0.43 ACRES | LOT 27 0.47 ACRES | LOT 26 0.45 ACRES | LOT 29 0.40 ACRES | LOT 28 0.39 ACRES | LOT 20 | LOT 20 12642 | LOT 25 | LOT 26

TANGLEWOOD SUB. | TANGLEWOOD TRAIL | PLAT NO. 2 | DRIVE | PARCEL E ACCESS ROAD TO PUMPING STATION | UTIL. EASE. | SEE NOTE

GIBBS ENGINEERING & SURVEYING

105 West Main, Manchester, Iowa 52057 (563) 927–2434 www.gibbseng.com