FILED

AUG 22 2007

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED

AUG 22 2007

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

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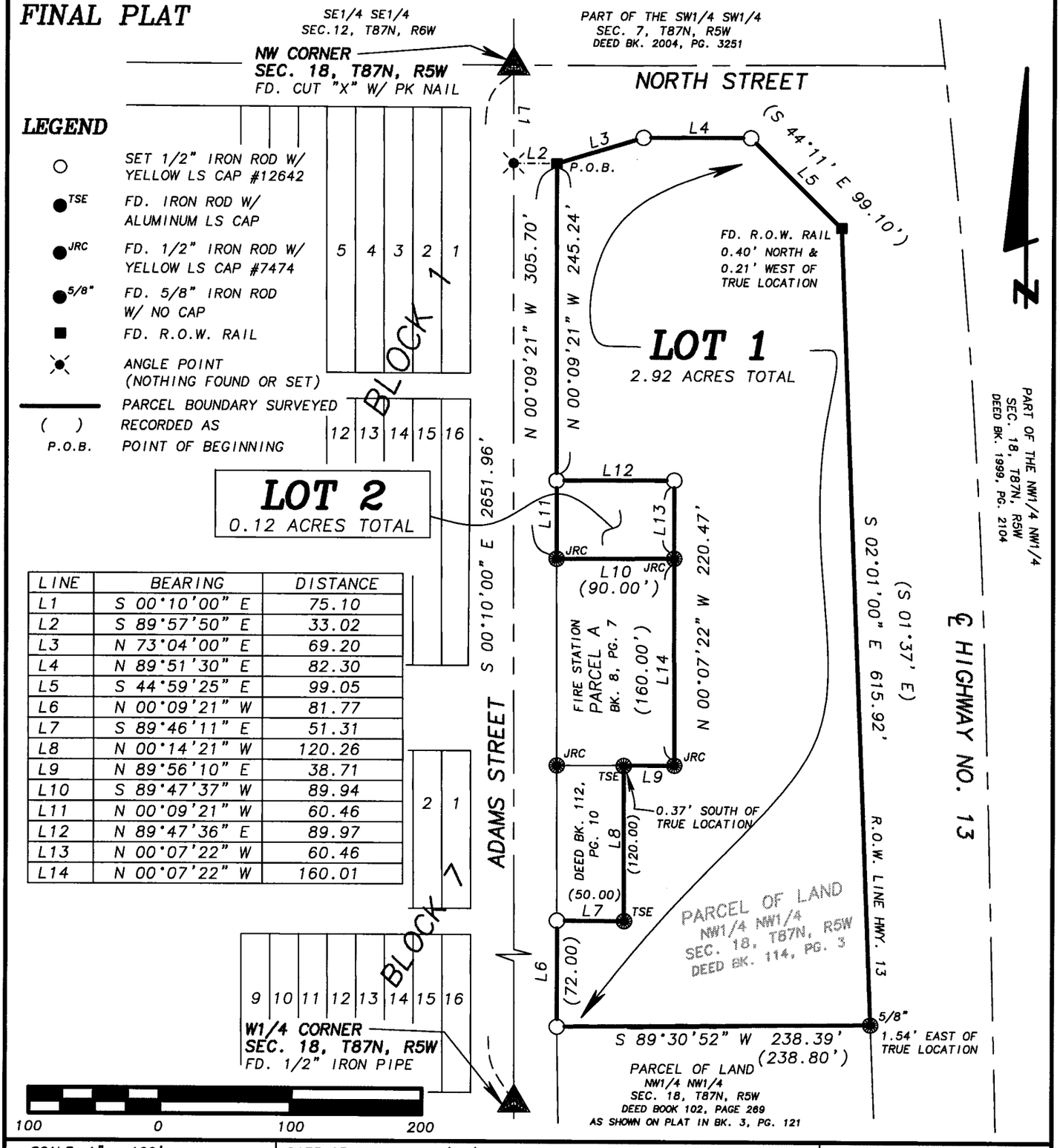
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SAUSER'S 1ST ADDITION

PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

FINAL PLAT



LINE	BEARING	DISTANCE
L1	S 00°10'00" E	75.10
L2	S 89°57'50" E	33.02
L3	N 73°04'00" E	69.20
L4	N 89°51'30" E	82.30
L5	S 44°59'25" E	99.05
L6	N 00°09'21" W	81.77
L7	S 89°46'11" E	51.31
L8	N 00°14'21" W	120.26
L9	N 89°56'10" E	38.71
L10	S 89°47'37" W	89.94
L11	N 00°09'21" W	60.46
L12	N 89°47'36" E	89.97
L13	N 00°07'22" W	60.46
L14	N 00°07'22" W	160.01

SCALE: 1" = 100'

DATE OF SURVEY: 5/16/2007

SHEET 1 OF 6

PROPRIETORS: TERRY SAUSER

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COMPRISING 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, 2008

William H. Burger 7/09/07

WILLIAM H. BURGER #12642 DATE

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

BOOK 2007 PAGE 2715

LEGAL DESCRIPTION

SAUSER'S 1ST ADDITION Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Eighteen (18), Township Eighty-seven North (T87N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 3.04 acres, divided into Two (2) lots and numbered Lot 1 and Lot 2 as shown on the attached plat and **subject to easements of record** and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest corner of Section Eighteen (18), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-10'-00" East 75.10 feet along the West line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Eighteen (18), also being the centerline of Adams street;

Thence South 89°-57'-50" East 33.02 feet to the **POINT OF BEGINNING**;

Thence North 73°-04'-00" East 69.20 feet along the South right of way line of North Street;

Thence continuing along said South right of way line North 89°-51'-30" East 82.30 feet;

Thence continuing along said South right of way line South 44°-59'-25" East 99.05 feet to the Westerly right of way line of Highway No. 13;

Thence South 02°-01'-00" East 615.92 feet along said Westerly right of way line of Highway No. 13 to the Northeast corner of a Parcel of land in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Eighteen (18) as recorded in the office of the Delaware County Recorder, Deed Book 102, Page 269;

Thence South 89°-30'-52" West 238.39 feet along the North line of said Parcel of land in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Eighteen (18) as recorded in the office of the Delaware County Recorder, Deed Book 102, Page 269 to the Northwest corner of said Parcel of land, point also being on the East right of way line of said Adams Street;

Thence North 00°-09'-21" West 81.77 feet along said East right of way line of Adams Street to the Southwest corner of a Parcel of land in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Eighteen (18) as recorded in the office of the Delaware County Recorder, Deed Book 112, Page 10;

Thence South 89°-46'-11" East 51.31 feet along the South line of said Parcel of land in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Eighteen (18) as recorded in the office of the Delaware County Recorder, Deed Book 112, Page 10 to the Southeast corner of said Parcel of land;

Thence North 00°-14'-21" West 120.26 feet along the East line of said Parcel of land in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Eighteen (18) as recorded in the office of the Delaware County Recorder, Deed Book 112, Page 10 to the Northeast corner of said Parcel of land, point also being on the South line of Parcel A of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Eighteen (18) as recorded in the office of the Delaware County Recorder Book 8, Page 7;

Thence North 89°-56'-10" East 38.71 feet along the said South line of Parcel A to the Southeast corner of said Parcel A;

Thence North 00°-07'-22" West 160.01 feet along the East line of said Parcel A to the Northeast corner of said Parcel A;

Thence South 89°-47'-37" West 89.94 feet along the North line of said Parcel A to the Northwest corner of said Parcel A, point also being on the said East right of way line of Adams Street;

Thence North 00°-09'-21" West 305.70 feet along the said East right of way line of Adams Street to the **POINT OF BEGINNING;** containing a total of 3.04 acres, divided into Two (2) lots and numbered Lot 1 and Lot 2 as shown on the attached plat and **subject to easements of record;**

The West line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Eighteen (18), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00°-10'-00" East.

SURVEYORS CERTIFICATE:

I hereby certify that this land survey 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, 2008

William H. Burger 7/09/07

William H. Burger Date Reg. No. 12642

No. of sheets covered by this seal 1



OWNERS ACKNOWLEDGMENT

I (We) Terry Sauser of DELAWARE County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Terry Sauser

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 9th day of July A. D. 20 07 before me, a Notary Public in and for said County, personally appeared TERRY SAUSER, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Diane M. McElliott
Notary Public in and for said County

NOTARIAL SEAL IOWA

DIANE M. McELLIOTT
Commission Number 746595
My Commission Expires
4/25/2010

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned _____ bank of _____ city State of Iowa, do hereby certify that the attached Plat of Survey of **SAUSER'S 1ST ADDITION**; has made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

_____ BANK _____ CITY

By: _____ By: _____
President Vice President

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this _____ day of _____ A. D. 20_____ before me, the undersigned, a Notary Public in and for said State, personally appeared _____ 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 the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that _____ and _____ as officers, acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.

_____
Notary Public in and for said State

ATTORNEY'S OPINION

I, William G. Blum, a practicing attorney at law in Dubuque, ~~Delaware~~ County, Iowa have examined the abstract of title to the land included within Part of the **Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) as described by Deed Book 99, Page 213 as recorded in the office of the Delaware County Recorder and by Deed Book 100, Page 171 as recorded in the office of the Delaware County Recorder and except land described by Deed Book 104, Page 147 as recorded in the office of the Delaware County Recorder and except Parcel A, all in Section Eighteen (18), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;** Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 8th day of June, AD, 2007, 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 certification to be in Terry Sauser ~~and~~ _____
Dated at Dubuque, Iowa in said County, this 18th day of July. 2007

William G. Blum, Attorney at Law

DELAWARE COUNTY TREASURER

Delaware, Iowa
2007

8-13-07.

I the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) as described by Deed Book 99, Page 213 as recorded in the office of the Delaware County Recorder and by Deed Book 100, Page 171 as recorded in the office of the Delaware County Recorder and except land described by Deed Book 104, Page 147 as recorded in the office of the Delaware County Recorder and except Parcel A, all in Section Eighteen (18), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;** have been paid and said real estate is free and clear of all taxes as of this date.

8-13-07

Carolyn A. Wilson
County Treasurer Delaware County, Iowa

DELAWARE COUNTY TREASURER SEAL IOWA

RESOLUTION APPROVING FINAL PLAT

RESOLUTION #3-13-2007

WHEREAS, the plat of **SAUSER'S 1ST ADDITION**; being within the corporate limits of the City of Ryan has been filed with the City Clerk of the City of Ryan, Delaware, County, Iowa; and

WHEREAS, said final plat has been examined by the City Council and they find that the same conforms to the statutes and ordinances relating thereto;

NOW THEREFORE, BE IT RESOLVED, by the City of Ryan, Delaware County, Iowa

Section 1: That the plat of **SAUSER'S 1ST ADDITION**; be, and the same is hereby acknowledged, approved and accepted on the part of the City of Ryan, Delaware County, Iowa.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said plat as by law provided.
Passed this 9th day of July, A.D., 2007.

Mike Corcoran 7-11-07
Mayor

ATTEST:

Natalie Ross
City Clerk

STATE OF IOWA)
)
COUNTY OF DELAWARE)

On this 11th day of July, 2007, before me, DIANE M. McELLIOTT, a Notary Public in and for the State of Iowa, personally appeared MIKE CORCORAN and NATALIE ROSS, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ryan, Delaware County Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation , by authority of its City Council , as contained in Resolution Number 3-13-07 adopted by the City Council on the 9th day of July, 2007, and that the Mayor and the City Clerk acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Diane M. McElliott
Notary Public

NOTARIAL SEAL IOWA
DIANE M. McELLIOTT
Commission Number 746595
My Commission Expires
4/25/2010

CITY OF RYAN SEAL IOWA

APPROVAL OF AUDITOR

I, **Carla K. Becker**, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of Sauser's 1st Addition, a subdivision in Delaware County, Iowa.

Carla K. Becker

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 22nd day of August, 2007, before me Julia L. Hackbarth a Notary Public in and for the State of Iowa, personally appeared **Carla K. Becker**, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Julia L. Hackbarth

Notary Public

JULIA L. HACKBARTH
Commission Number 169605
My Commission Expires
May 24, 2008