FILED

AUG 19 2008

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED

AUG 19 2008

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2008 Page 2601

Document 2008 2601 Type 06 002 Pages 8
Date 8/19/2008 Time 10:46:10AM
Rec Amt $42.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

CHG

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

PLAT OF SURVEY

KEITH'S SECOND SUBDIVISION

A SUBDIVISION OF PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4 SEC. 30, T88N, R4W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

***KEITH'S SECOND SUBDIVISION**; A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) IN SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 46.20 acres, including 0.13 acres of existing public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;*

BEGINNING at the South Quarter Corner of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southwest Quarter (SW 1/4) of said Section Thirty (30), South 89° 05' 58" West, to the Southeast Corner of Lot 4 of Sands Subdivision, as recorded in Plat Book 8, Page 107 in the Office of the Delaware County Recorder, 1771.89 feet;

THENCE along the Easterly Line of said Lot 4 and the Easterly Line of Parcel Y, as recorded in Book 2007, Page 3728 in the Office of the Delaware County Recorder, North 01° 17' 19" East, to the Northeasterly most Corner of said Parcel Y, 702.46 feet;

THENCE along the Northerly Line of said Parcel Y, North 36 °26' 46" West, to the Easterly Line of a Parcel, as recorded in L.D. Book 121, Page 116 in the Office of the Delaware County recorder, 139.89 feet;

THENCE along the Easterly Line of said Parcel, North 01° 15' 15" West, to the Southerly most Corner of Lot 1 of said Sands Subdivision, 123.65 feet;

THENCE along the Easterly Line of said Lot 1, North 08° 47' 57" East, 61.46 feet;

THENCE North 89° 05' 58" East, 1044.28 feet;

THENCE South 83° 50' 17" East, 209.25 feet;

THENCE South 80° 38' 30" East, 268.99 feet;

THENCE South 85° 59' 39" East, 327.53 feet;

THENCE South 87° 48' 22" East, to the Westerly Line of the East 1009.5 feet of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), 292.06 feet;

THENCE along the Westerly Line of the East 1009.5 feet of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), South 00° 26' 47" East, to the Southerly Line of the Southeast Quarter (SE 1/4) of said Section Thirty (30), 883.02 feet;

THENCE along the Southerly Line of the Southeast Quarter (SE 1/4) of said Section Thirty (30), South 89° 10' 26" West, 310.80 feet to the POINT OF BEGINNING;

Containing a total of 46.20 acres, including 0.13 acres of existing public road right of way, and subject to easements of record.

The Southerly Line of the Southwest Quarter (SW 1/4) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 05' 58" West.

SURVEY REQUESTED BY: KEN KEITH

SURVEYED ON: 4/14, 4/22, 4/23, 5/9/2008

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-6

PROPRIETORS: *KENNETH L. KEITH & LARUE J. KEITH*

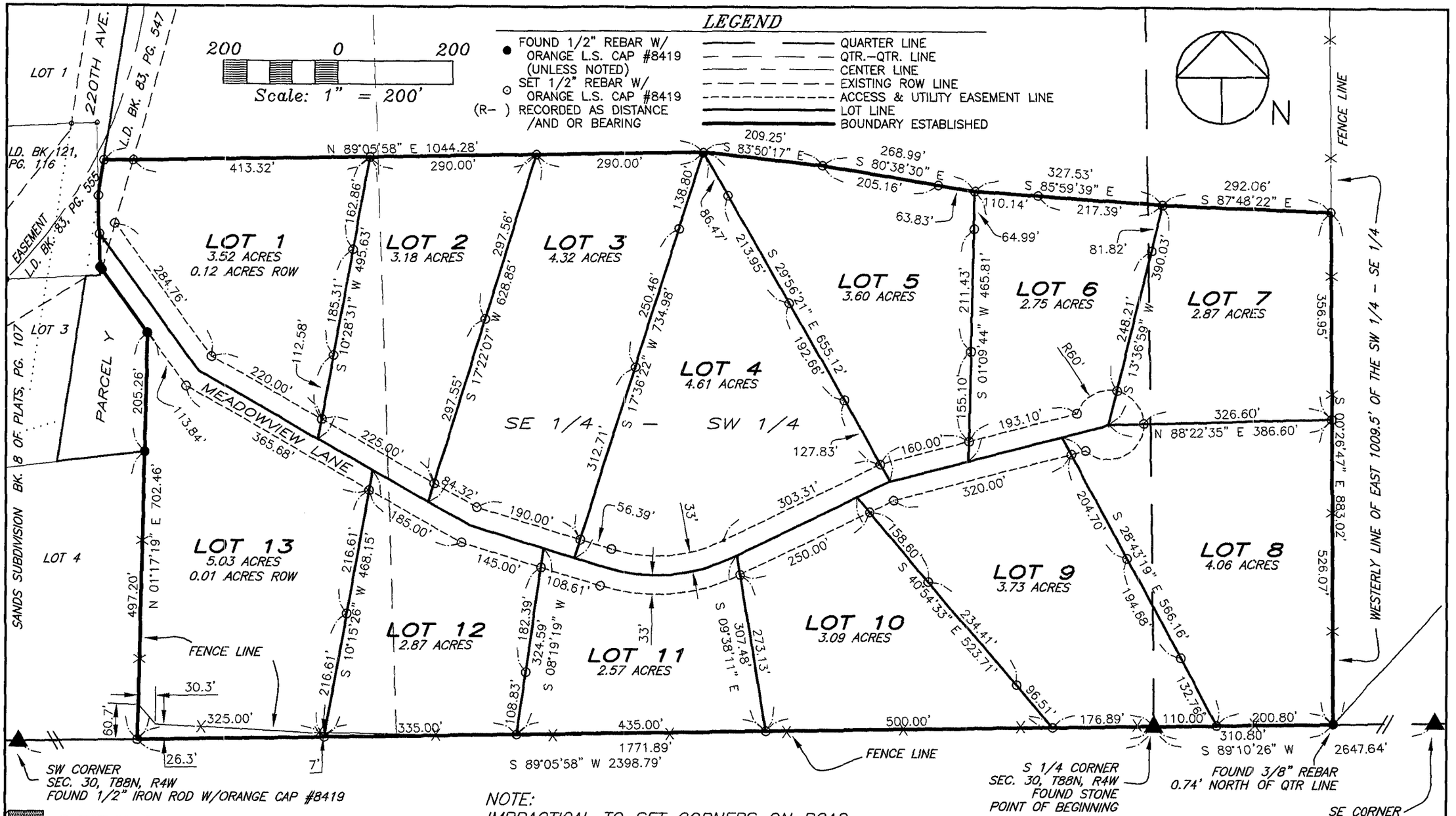
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 7/30/08

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008

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

PROJECT NO. 07-24
SCALE: SEE SHEETS
DATE: 5/20/2008
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED 6/27/2008
SHEET 1 OF 8

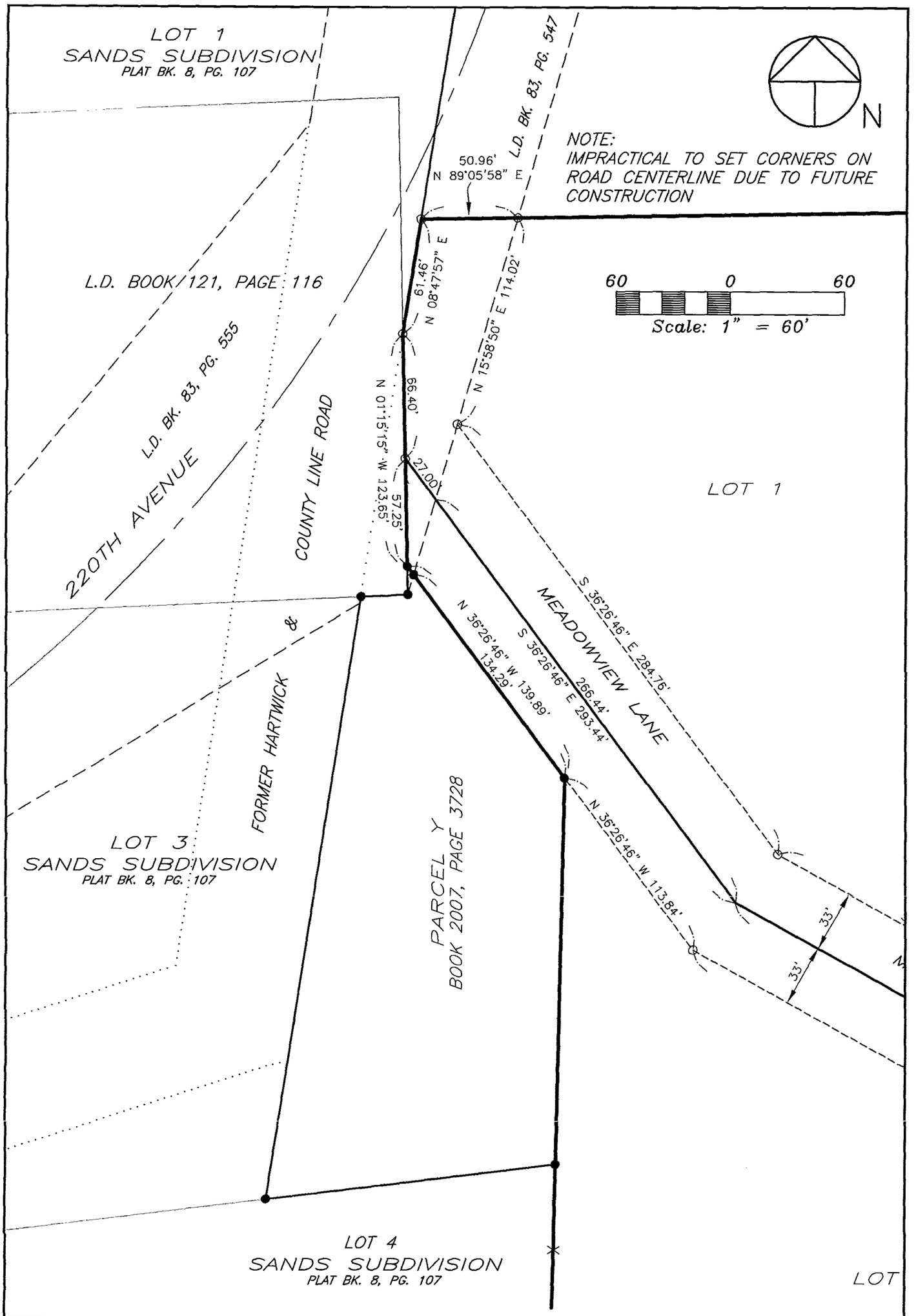


NOTE:
IMPRACTICAL TO SET CORNERS ON ROAD CENTERLINE DUE TO FUTURE CONSTRUCTION

KEITH'S SECOND SUBDIVISION

JUNE 2008 SCALE 1"=200' SHEET 2

GIBBS ENGINEERING & SURVEYING
105 West Main, Manchester, Iowa 52057 (563) 927-2434 www.gibbseng.com

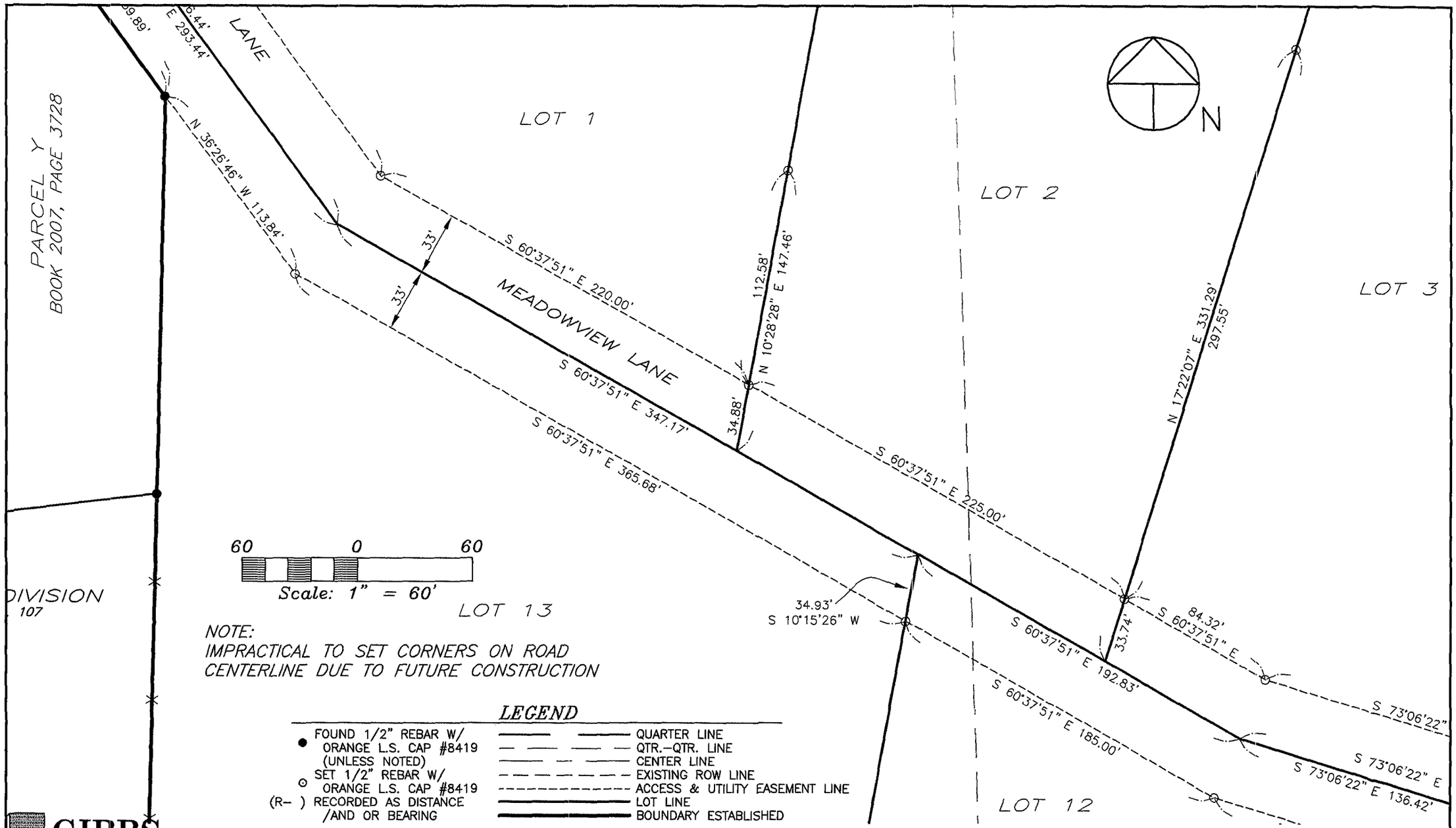


GIBBS ENGINEERING & SURVEYING

KEITH'S SECOND SUBDIVISION

JUNE 2008 SCALE 1"=60' SHEET 3

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



NOTE:
IMPRACTICAL TO SET CORNERS ON ROAD CENTERLINE DUE TO FUTURE CONSTRUCTION

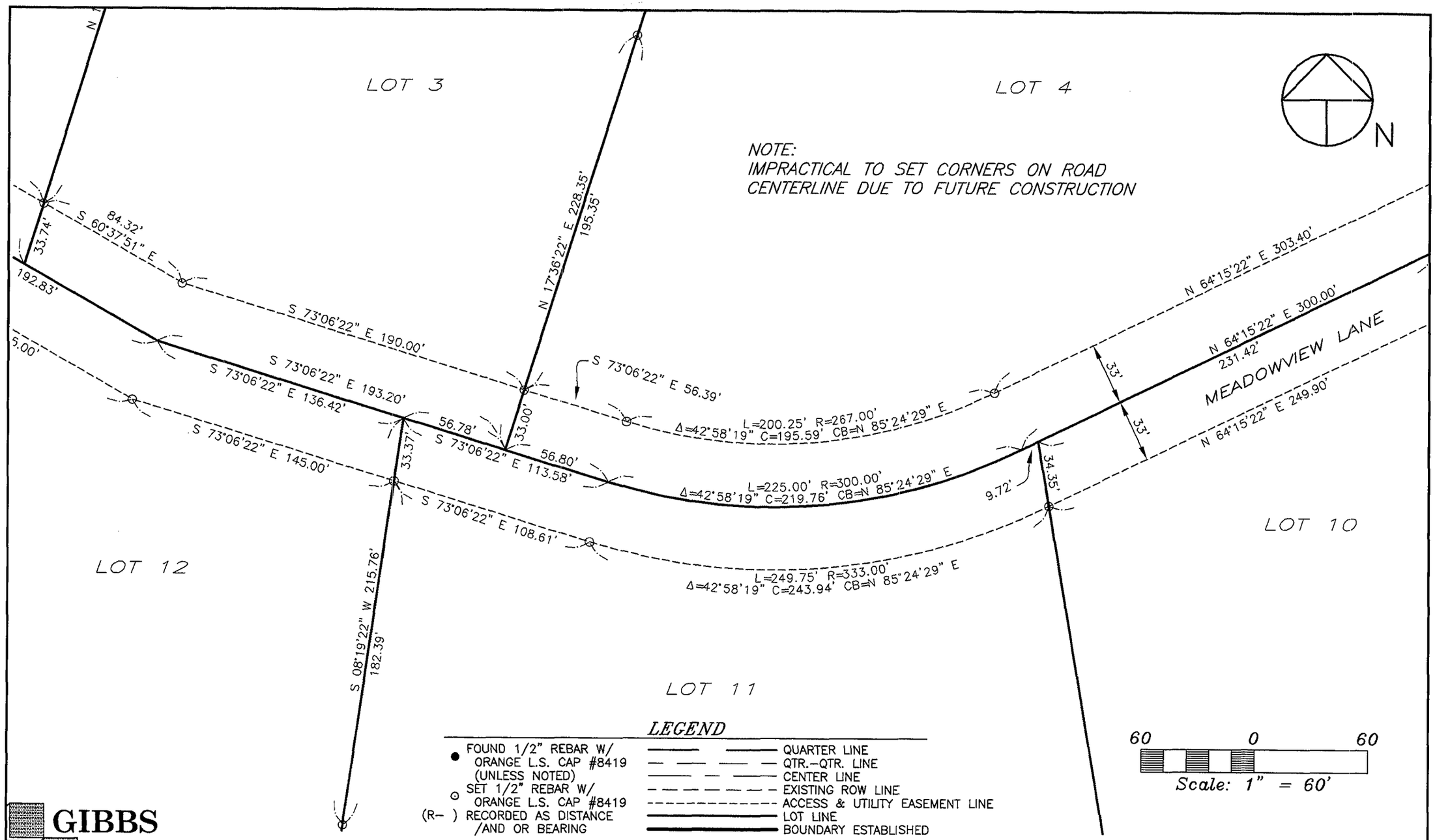
LEGEND

- ● FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419 (UNLESS NOTED)
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- (R–) RECORDED AS DISTANCE /AND OR BEARING
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EXISTING ROW LINE
- ACCESS & UTILITY EASEMENT LINE
- LOT LINE
- BOUNDARY ESTABLISHED

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

JUNE 2008 SCALE 1"=60' SHEET 4

KEITH'S SECOND SUBDIVISION

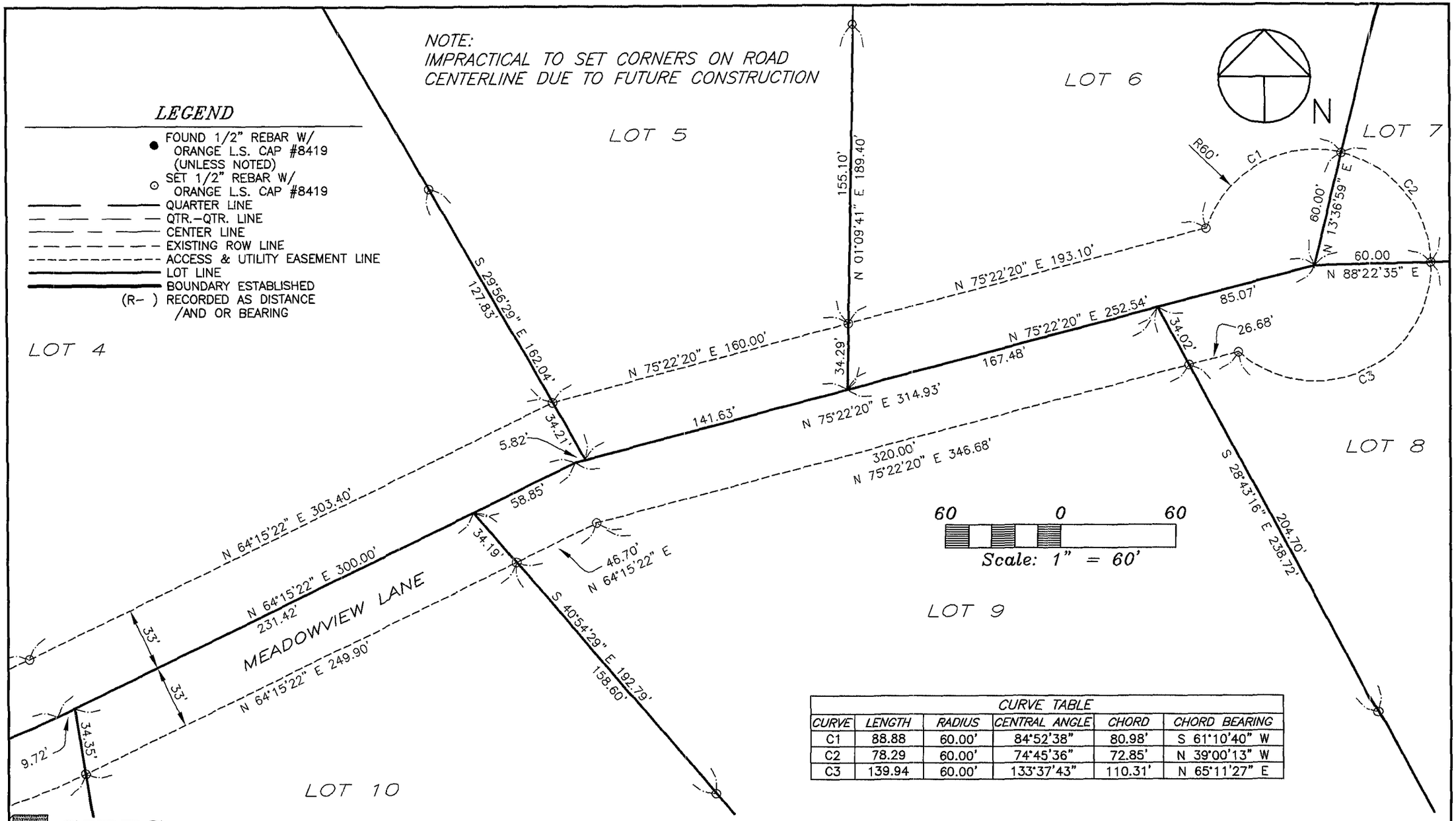


GIBBS ENGINEERING & SURVEYING

JUNE 2008 SCALE 1"=60' SHEET 5

KEITH'S SECOND SUBDIVISION

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	88.88	60.00'	84°52'38"	80.98'	S 61°10'40" W
C2	78.29	60.00'	74°45'36"	72.85'	N 39°00'13" W
C3	139.94	60.00'	133°37'43"	110.31'	N 65°11'27" E

GIBBS ENGINEERING & SURVEYING

JUNE 2008 SCALE 1"=60' SHEET 6

KEITH'S SECOND SUBDIVISION

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

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.

I hereby certify that a minimum of two (2) control monuments have been found or placed and that all monuments indicated will be placed within one (1) year of the recording of the plat.

J. David Gibbs L.S. #8419 7/30/08
J. David Gibbs L.S. #8419 Date
My license will be renewed on December 31, 2008

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

OWNER'S ACKNOWLEDGMENT

I Kenneth L. Keith and LaRue J. Keith 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.

Kenneth L. Keith

LaRue J. Keith

State of Iowa)
)
County of Wapello) ss:

On this 8th day of July A.D. 2008, before me a Notary Public in and for said State, personally appeared Kenneth L. Keith and LaRue J. Keith 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.

Colleen Fredrickson
Notary Public in and for said State

NOTARIAL SEAL IOWA
COLLEEN FREDRICKSON
Commission Number 106788
My Commission Expires
August 29, 2008

ATTORNEY'S OPINION

I, Mary Lou Tracey, a practicing attorney at law in Delaware, County, Iowa, have examined the abstract of title to the land included in ***Keith's Second Subdivision,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated July 30, 2008.

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 17th day of July, A.D., 2008, at the hour of 8 o'clock A.M.

My examination of said abstract shows good and merchantible title on the date and hour of the certification to be in Kenneth L. Keith and LaRue J. Keith, as Tenants in Common.

Dated at Manchester, Iowa, in said County, this 1st day of Aug., 2008.

Mary Lou Tracey
Attorney at Law Mary Lou Tracey

BOOK 2008 PAGE 2601

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Keith's Second Subdivision***, 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 19th day of August, 2008, before me Andrea Schmidt, 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.

Andrea Schmidt
Notary Public

ANDREA SCHMIDT
Commission Number 744417
My Commission Expires
December 14, 2009

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Keith's 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 8-19-08
Carolyn A. Wilson, County Treasurer Date

APPROVAL OF AUDITOR

I, Carla 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 ***Keith's Second Subdivision***, a subdivision in Delaware County, Iowa.

Carla Becker
Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 19th day of August, 2008, before me Andrea Schmidt a Notary Public in and for the State of Iowa, personally appeared Carla Becker, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Andrea Schmidt
Notary Public

ANDREA SCHMIDT
Commission Number 744417
My Commission Expires
December 14, 2009