FILED
DEC 30 2008
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
DEC 30 2008
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2008 Page 3958

Document 2008 3958 Type 06 002 Pages 12
Date 12/30/2008 Time 9:41:44AM
Rec Amt $62.00

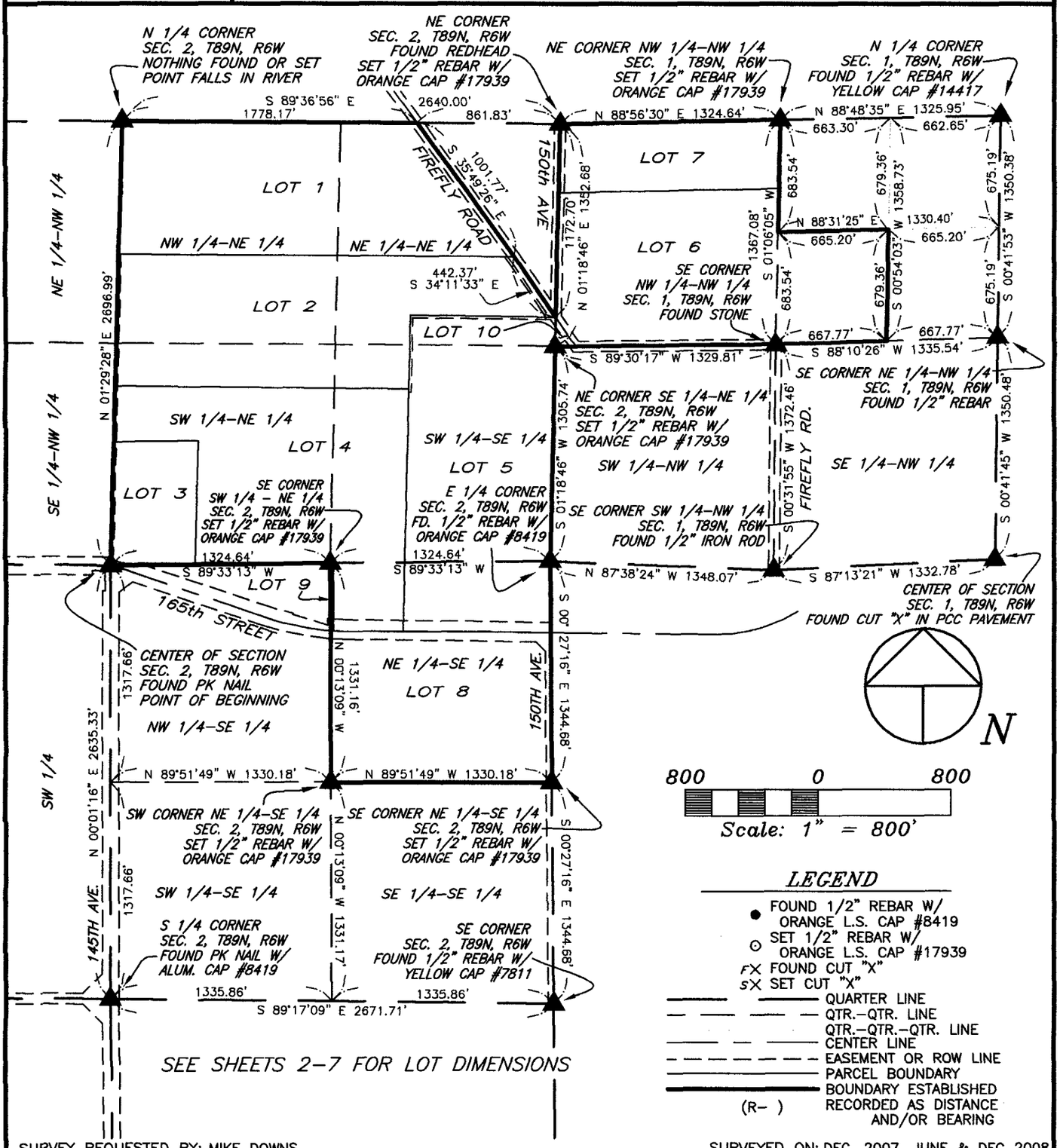
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

SUBDIVISION PLAT

DOWNS FAMILY SUBDIVISION

A SUBDIVISION OF THE NE 1/4-SE 1/4 AND PART OF THE NE 1/4, SEC. 2; PART OF THE NW 1/4, SEC. 1; ALL IN T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SEE SHEETS 2-7 FOR LOT DIMENSIONS

LEGEND

- ● FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #17939
- FX FOUND CUT "X"
- SX SET CUT "X"
- QUARTER LINE
- QTR.-QTR. LINE
- QTR.-QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: MIKE DOWNS

SURVEYED ON: DEC. 2007, JUNE & DEC 2008

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-9

PROPRIETORS: SISBRO PROPERTIES, INC.

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.

12/29/08

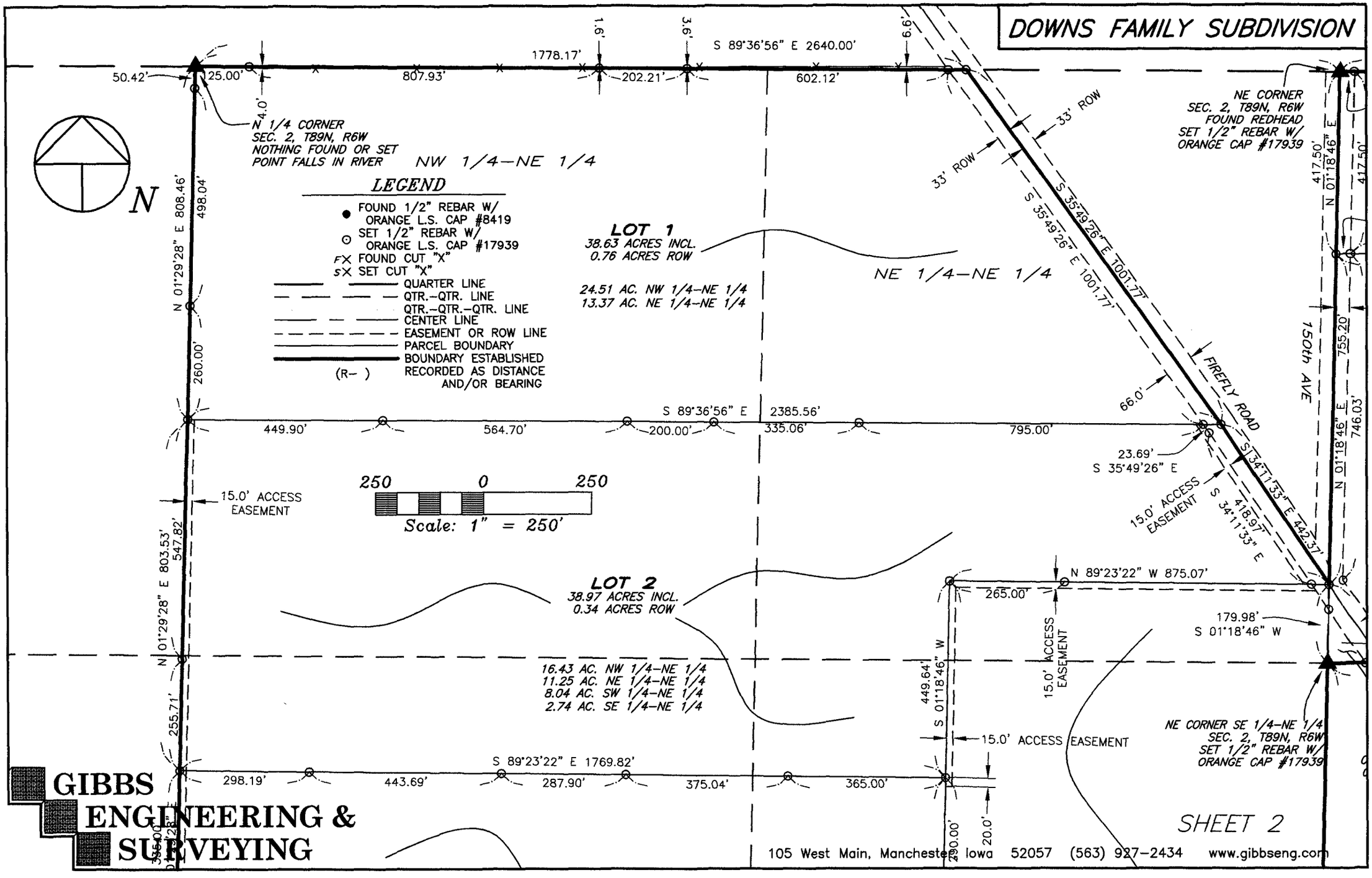
RANDALL L. RATTENBORG L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009

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

PROJECT NO. 07-92
SCALE: 1"=800'
DATE: 6/24/2008
DRAWN BY: RLR
CHECKED BY: JDG
GPS: 23
REVISED
SHEET 1 OF 12

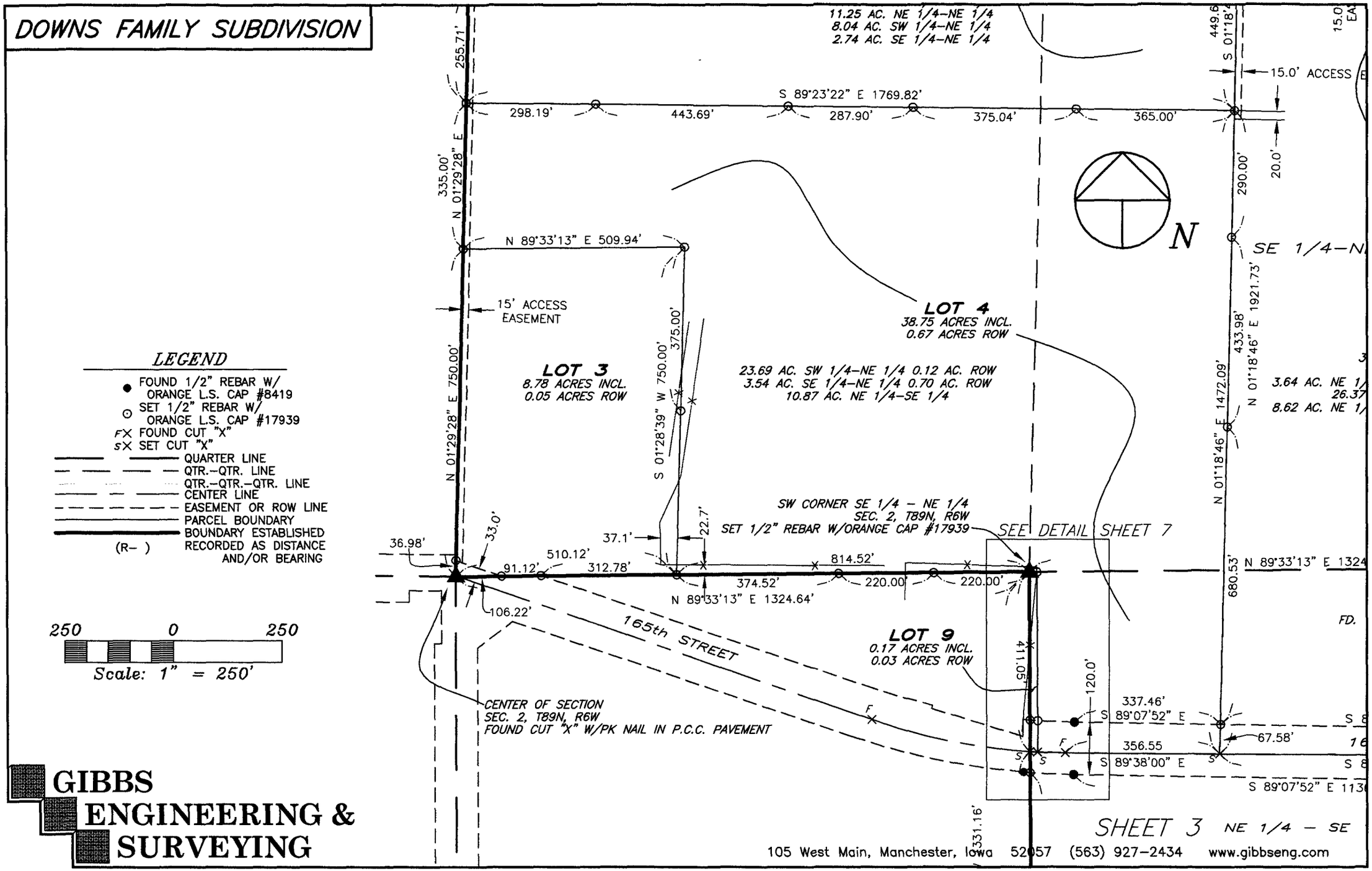
DOWNS FAMILY SUBDIVISION



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DOWNS FAMILY SUBDIVISION



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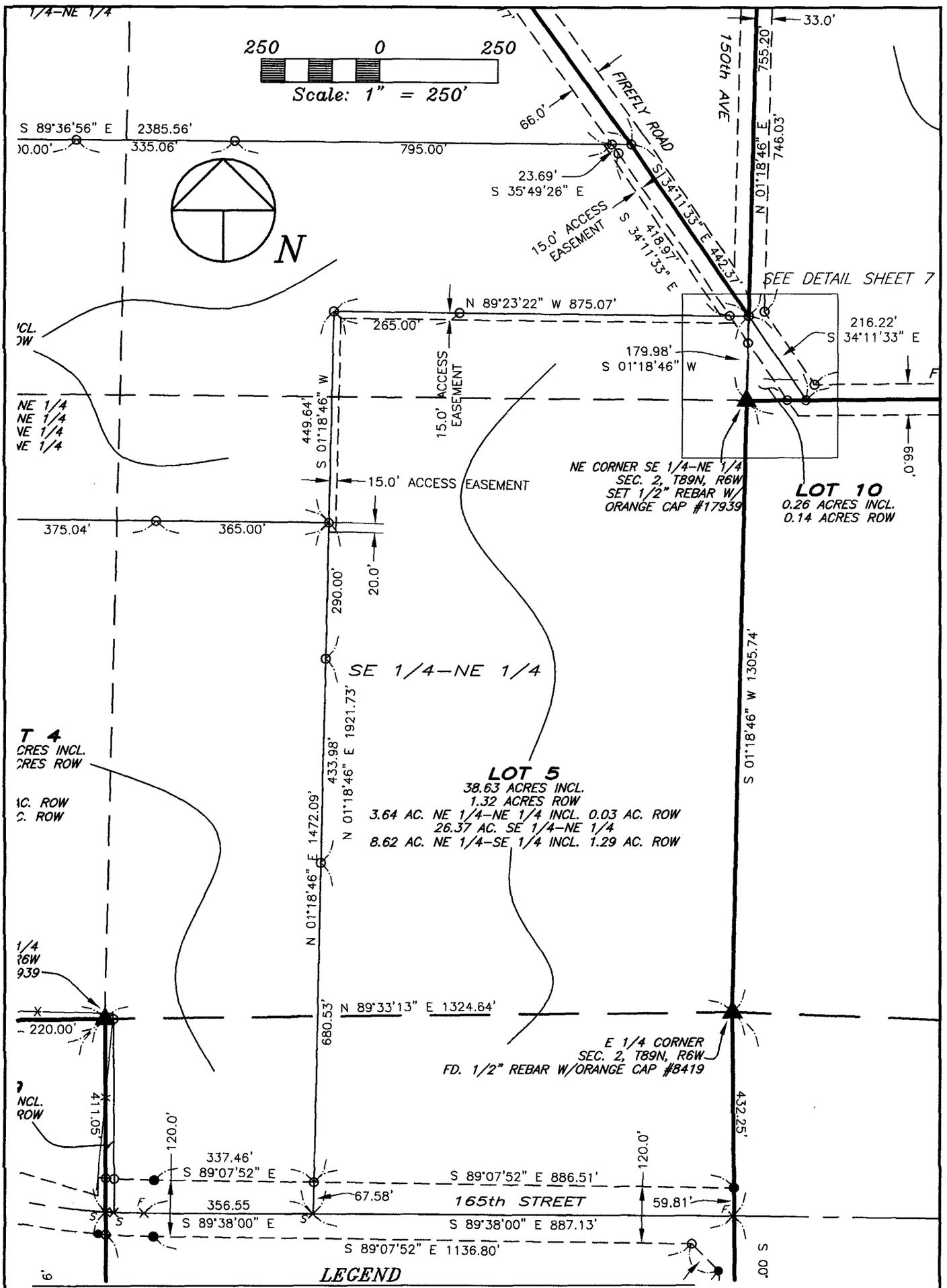
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BOOK 2005 PAGE 3958

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SHEET 3 NE 1/4 - SE

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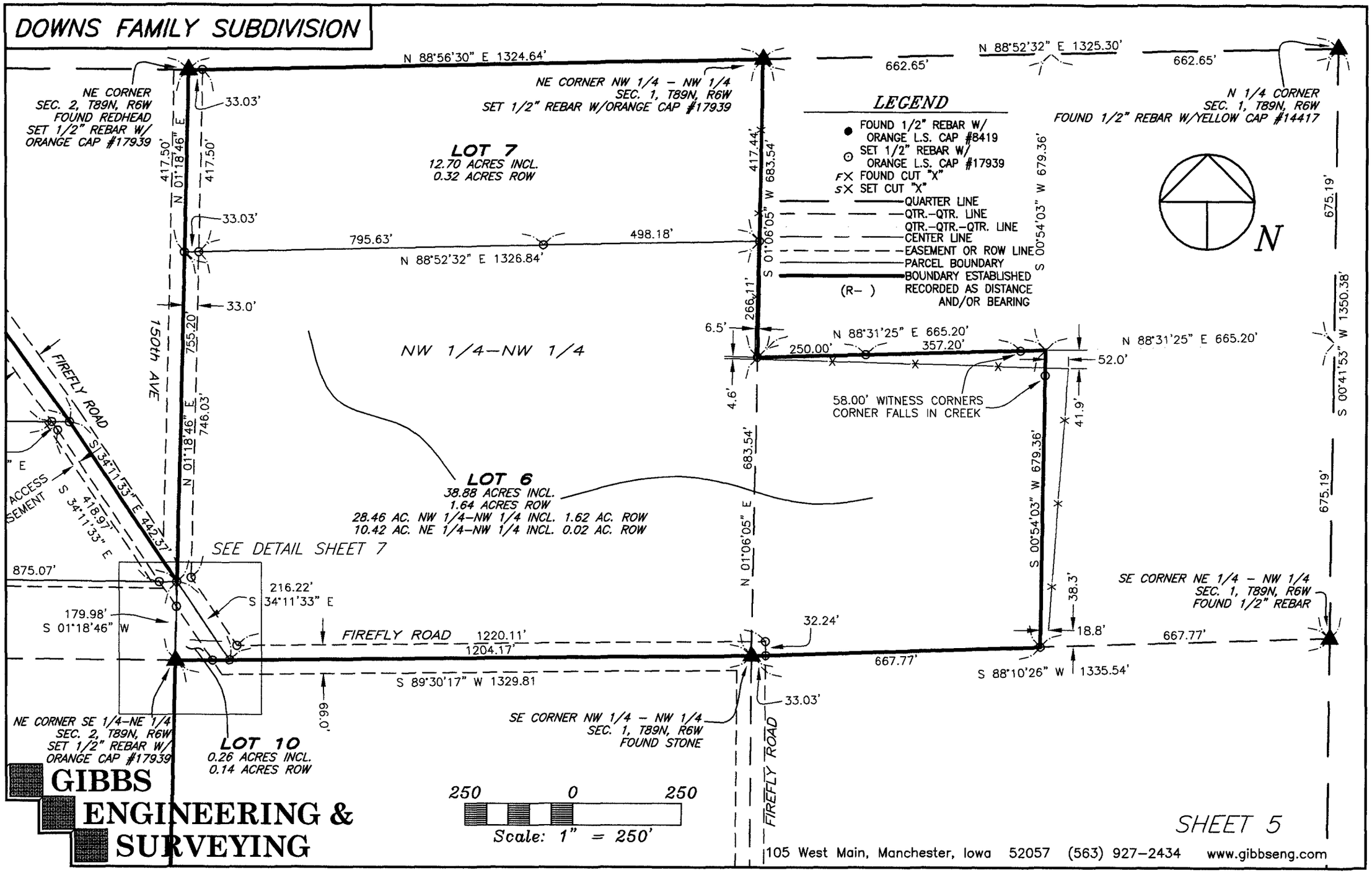
SHEET 4

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DOWNS FAMILY SUBDIVISION

DOWNS FAMILY SUBDIVISION

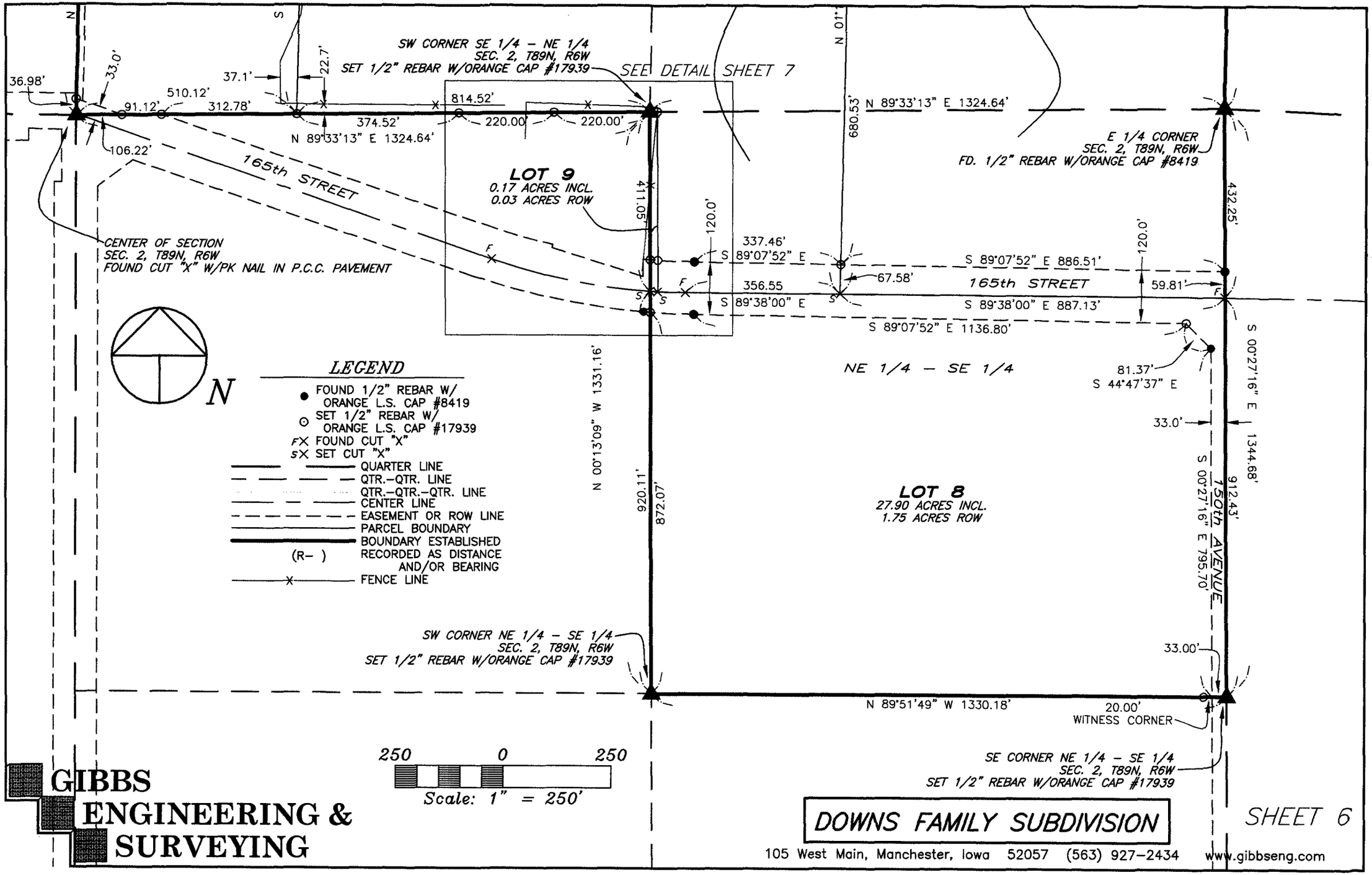


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SHEET 5

BOOK 2008 PAGE 2958

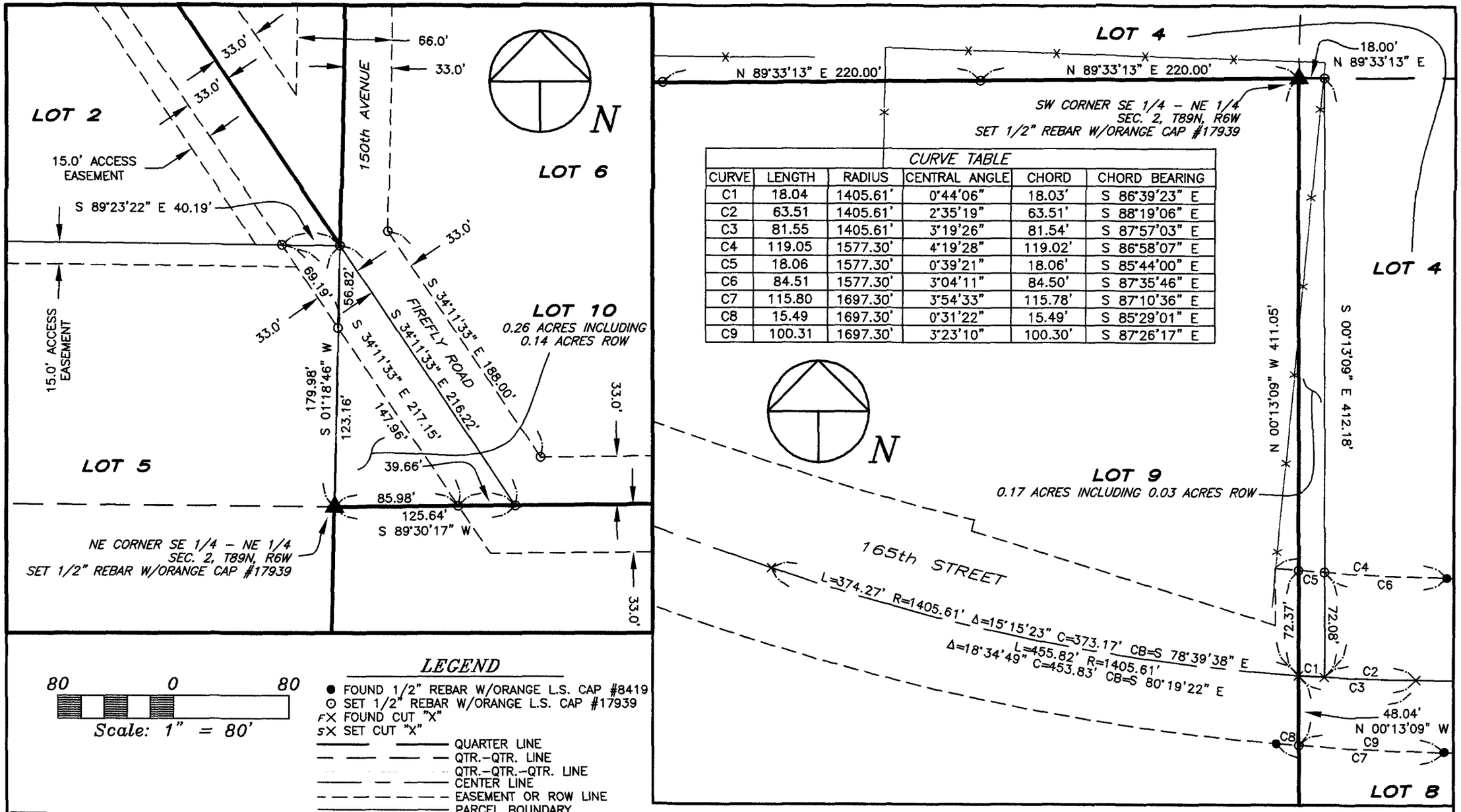


GIBBS ENGINEERING & SURVEYING

DOWNS FAMILY SUBDIVISION

SHEET 6

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CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	18.04	1405.61'	0°44'06"	18.03'	S 86°39'23" E
C2	63.51	1405.61'	2°35'19"	63.51'	S 88°19'06" E
C3	81.55	1405.61'	3°19'26"	81.54'	S 87°57'03" E
C4	119.05	1577.30'	4°19'28"	119.02'	S 86°58'07" E
C5	18.06	1577.30'	0°39'21"	18.06'	S 85°44'00" E
C6	84.51	1577.30'	3°04'11"	84.50'	S 87°35'46" E
C7	115.80	1697.30'	3°54'33"	115.78'	S 87°10'36" E
C8	15.49	1697.30'	0°31'22"	15.49'	S 85°29'01" E
C9	100.31	1697.30'	3°23'10"	100.30'	S 87°26'17" E

80 0 80

Scale: 1" = 80'

LEGEND

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SHEET 7 – DETAIL PAGE

DOWNS FAMILY SUBDIVISION

BOOK 2002 PAGE 2958

LEGAL DESCRIPTION:

DOWNS FAMILY SUBDIVISION: A SUBDIVISION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND PART OF THE NORTHEAST QUARTER (NE ¼) IN SECTION TWO (2), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION ONE (1), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 243.67 acres, including 7.03 acres of public road right of way, subdivided into Ten (10) lots numbered Lot One (1) through Lot Ten (10), subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Center of Section Two (2), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of said Section Two (2), North 01° 29' 28" East, to the North Quarter Corner of said Section Two (2), 2696.99 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of said Section Two (2), South 89° 36' 56" East, to the centerline of Firefly Road, 1778.17 feet;

THENCE along the centerline of Firefly Road, South 35° 49' 26" East, 1001.77 feet;

THENCE continuing along the centerline of Firefly Road, South 34° 11' 33" East, to the Easterly Line of the Northeast Quarter (NE ¼) of said Section Two (2), also being the centerline of 150th Avenue, 442.37 feet;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of said Section Two (2), also being the centerline of 150th Avenue, North 01° 18' 46" East, to the Northeast Corner of said Section Two (2), 1172.70 feet;

THENCE along the Northerly Line of Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section One (1), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, North 88° 56' 30" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section One (1), 1324.64 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section One (1), South 01° 06' 05" West, to the Northerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section One (1), 683.54 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section One (1), North 88° 31' 25" East, to the Northeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section One (1), 665.20 feet;

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section One (1), South 00° 54' 03" West, to the Southeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section One (1), 679.36 feet;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section One (1), South 88° 10' 26" West, to the Southeast Corner of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section One (1), 667.77 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section One (1), South 89° 30' 17" West, to the Northeast Corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Two (2), 1329.81 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Two (2), South 01° 18' 46" West, to the East Quarter Corner of said Section Two (2), 1305.74 feet;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Two (2), South 00° 27' 16" East, to the Southeast Corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Two (2), 1344.68 feet;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Two (2), North 89° 51' 49" West, to the Southwest Corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Two (2), 1330.18 feet;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Two (2), North 00° 13' 09" West, to the Southeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Two (2), 1331.16 feet;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Two (2), South 89° 33' 13" West, 1324.64 feet to the **POINT OF BEGINNING**;

Containing a total of 243.67 acres, including 7.03 acres of public road right of way, subdivided into Ten (10) lots numbered Lot One (1) through Lot Ten (10), and subject to easements of record.

The Westerly Line of the Northeast Quarter (NE ¼) of Section Two (2), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01° 29' 28" East.

OWNER'S ACKNOWLEDGMENT

I Michael K. Downs 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.

Michael K Downs SISBRO PROPERTIES President

State of Iowa)
)
County of Delaware) Ss:

On this 29th day of December 2008, before me, Donna Kunde, a Notary Public in and for said County, personally appeared Michael K. Downs, to me personally known, who being by me duly sworn or affirmed, did say that that person is President of Sisbro Properties, Inc. and that said instrument was signed on behalf of said Sisbro Properties, Inc. by authority of its Board of Directors and the execution of said instrument to be the voluntary act and deed of said Sisbro Properties, Inc. by it voluntarily executed.

Donna M. Kunde
Notary Public in and for said County

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-09

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 ***Downs Family Subdivision*** a subdivision in Delaware County, Iowa.

Carla Becker

Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 29th day of ~~June~~ December, 2008, before me Donna Kunde 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.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-09

Donna M. Kunde

Notary Public

CERTIFICATE OF TREASURER

I, the undersigned, ~~Carolyn A. Wilson~~ Pam Klein, Deputy, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Downs Family Subdivision,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

IOWA DELAWARE COUNTY TREASURER SEAL

Pam Klein Dep Treasurer 12/29/08

Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Downs Family 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 29th day of December, 2008, 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 175597
My Commission Expires
8-16-09

Donna M. Kunde

Notary Public

Q:\Civil3D_Survey\GPS Box 23\Downs 07-92\Legal.doc

ATTORNEY'S OPINION

I, Denny R. Wilson, a practicing attorney at law in Buchanan County, Iowa, have examined the abstract of title to the land included in Downs Family Subdivision, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 12-29-08.

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 3rd day of October, 2008 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 the certification to be in SISBRO Properties, Inc.

Dated at Independence, Iowa, in said County this 19th day of December, 2008.

12/21/08

Denny R. Wilson — Date
Attorney at law