Book 2010 Page 258

Document 2010 258 Type 06 002 Pages 7
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FILED
JAN 27 2010
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
JAN 27 2010
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

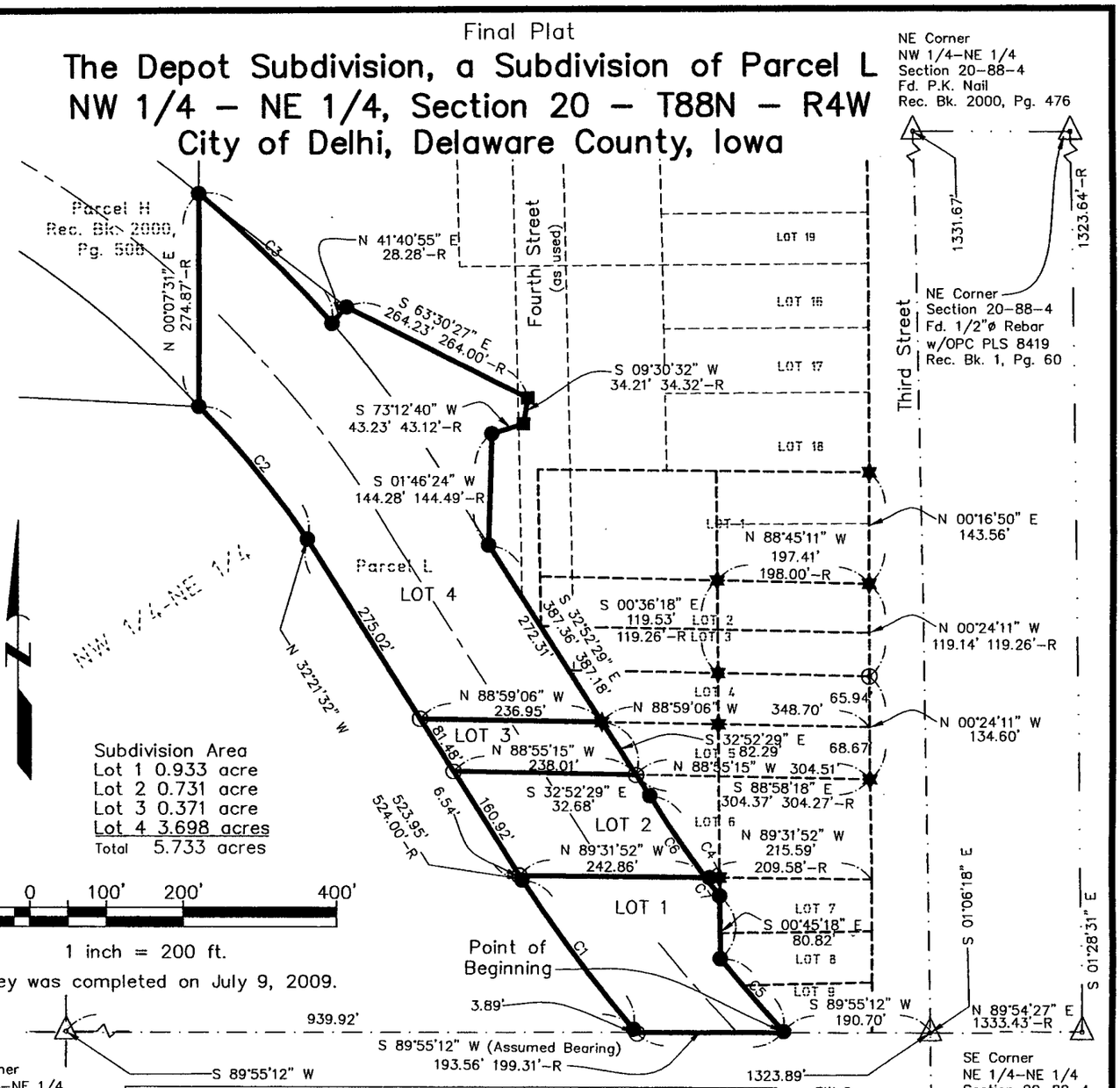
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SAV.

TeKippe Engineering, P.C., 1919 – 210th Street, P.O. Box 357, Manchester, Iowa 52057 Ph. 563-927-2060

Final Plat

The Depot Subdivision, a Subdivision of Parcel L
NW 1/4 – NE 1/4, Section 20 – T88N – R4W
City of Delhi, Delaware County, Iowa



Subdivision Area
Lot 1 0.933 acre
Lot 2 0.731 acre
Lot 3 0.371 acre
Lot 4 3.698 acres
Total 5.733 acres

100' 0 100' 200' 400'

1 inch = 200 ft.

Survey was completed on July 9, 2009.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	DEGREE (CHORD DEF)
C1	243.98'	2122.41'	6°35'11"	243.85'	N 36°58'58" W	2° 41' 58"
C2	223.27'	1332.88'	9°35'51"	223.00'	N 39°15'03" W	4° 17' 55"
C3	242.10'	1532.88'	9°02'57"	241.85'	S 45°43'27" E	3° 44' 16"
C4	158.54'	1320.76'	6°52'40"	158.45'	S 35°04'43" E	4° 20' 17"
C5	125.87'	1972.41'	3°39'23"	125.85'	S 41°15'18" E	2° 21' 55"
C6	128.54'	1320.76'	5°34'34"	128.49'	S 34°25'40" E	4° 20' 17"
C7	30.00'	1320.76'	1°18'06"	30.00'	S 37°52'00" E	4° 20' 17"

LEGEND

Rail Road R.O.W. Centerline.....
Existing Lot Line.....
1/4 – 1/4 Section Line.....
Survey Boundary.....
Orange Plastic Cap.....OPC
Red Plastic Cap.....RPC

Section Line.....
Recorded as.....R
Fd 1/2"ø Rebar.....
Fd. P.K. Nail .....
Fd. 1/2"ø Rebar w/OPC 8419.....
Set 1/2"ø Rebar w/RPC LS 7060...

Proprietors & Requested by:
Craig Davis
and
Julie Davis

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE
7060
IOWA

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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

7-27-09

Lyle G. TeKippe Date:
License number 7060
My license renewal date is December 31, 2010.
Sheets covered by this seal: Sheets P1

TeKippe Engineering, P.C.
West Union
563-422-5131
Manchester 563-927-2060
Cedar Rapids 319-294-6909
www.tekippe.com

M:\Projects\2009\092025LS\dwg\092025LS.dwg
Field Book: Delhi No. 1 Pages: 16-17
Project No. 092025.LS Sheet P1

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

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Lyle G. TeKippe 7-27-09
Lyle G. TeKippe Date
License Number 7060
My license renewal date is December 31, 2010.
Pages covered by this seal: BD-1 Through BD-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 27TH day of July, 2009.

David Meyer
Iowa Notarial Seal
Commission Number: 736541
My Commission Expires: 09-08-2011

Notary Public

SURVEY AND PLAT OF:

Boundary Description:

The Depot Subdivision, a subdivision of Parcel L in the Northwest Quarter of the Northeast Quarter of Section 20, Township 88 North, Range 4 West of the 5th P.M., City of Delhi, Delaware County, Iowa, and more particularly described as follows:

Commencing at the Southeast Corner of said Quarter-Quarter Section;

Thence **South 89°-55'-12" West (Assumed Bearing), 190.70** feet along the South Line of said Quarter-Quarter Section to the Southwest Corner of Lot 9 of a Subdivision of the North Half of the Northeast Quarter of said Section as recorded in Book 3, Page 30, the Southeast Corner of Parcel L as recorded in Book 2000, Page 506, both on file at the Delaware County Recorder's Office, Manchester, Iowa, and the Point of Beginning;

Thence **South 89°-55'-12" West, 193.56 feet** along said South Line of said Quarter-Quarter Section Line;

Thence Northwesterly along a 2122.41 foot radius curve concave Northeasterly 243.98 feet, (said curve having a Long Chord of **North 36°-58'-58" West, 243.85 feet**), also being the Southwest Line of said Parcel L;

Thence **North 32°-21'-32" West, 523.95 feet** along said Southwest Line;

Thence Northwesterly along a 1332.88 foot radius curve concave Southwesterly 223.27 feet, (said curve having a Long Chord of **North 39°-15'-03" West, 223.00 feet**) and along said Southwest Line to the Southeast Corner of Parcel H in said Quarter-Quarter Section;

Thence **North 00°-07'-31" East, 274.87 feet** along the East Line of said Parcel H Recorded in Book 2000, Page 506 on file at the Delaware County Recorder's office, Manchester, Iowa;

Thence Southeasterly along a 1532.88 foot radius curve concave Southwesterly 242.10 feet, (said curve having a Long Chord of **South 45°-43'-27" East, 241.85 feet**), also being the Northeast Line of said Parcel L;

Thence **North 41°-40'-55" East, 28.28 feet;**

Thence **South 63°-30'-27" East, 264.23 feet;**

Thence **South 09°-30'-32" West, 34.21 feet;**

Thence **South 73°-12'-40" West, 43.23 feet;**

Thence **South 01°-46'-24" West, 144.28 feet;**

Thence **South 32°-52'-29" East, 387.36 feet;**

Thence Southeasterly along a 1922.41 foot radius curve concave Northeasterly 158.42 feet, (said curve having a Long Chord of **South 35°-04'-43" East, 158.38 feet**);

Thence **South 00°-45'-18" East, 80.82 feet;**

Thence Southeasterly along a 1972.41 foot radius curve concave Northeasterly 125.87 feet, (said curve having a Long Chord of **South 41°-15'-18" East, 125.85 feet**), the last 9 courses all along said Northeast Line to the Point of Beginning, containing **5.733 acres**, subject to easements of record.
(See plat attached to this original survey description.)

CERTIFICATE OF TREASURER

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

Pam Klein Deputy Treasurer

Carolyn A. Wilson, Delaware County Treasurer

10/23/2009

Date

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 ***The Depot Subdivision, Delaware County, Iowa,*** a subdivision in Delaware County, Iowa.

Carla K Becker

Carla K. Becker, Delaware County Auditor

10/22/09

Date

State of Iowa)
) SS
Delaware County)

On this 22 day of October, 2009, before me Paula Hargrafen 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.

PAULA HARGRAFEN
Commission Number 757688
MY COMMISSION EXPIRES
MARCH 25, 2012

Notary Public in and for the State of Iowa

My commission expires 3-25-2012

OWNER'S ACKNOWLEDGMENT

We **Craig A. Davis and Julie A. Davis** of Delaware Co., State of Iowa, do herby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Craig A. Davis

Julie A. Davis

Craig A. Davis **Julie A. Davis**

State of Iowa)
) SS
Delaware County)

On this 20th day of November, 2009, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Craig A. Davis and Julie A. Davis**, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

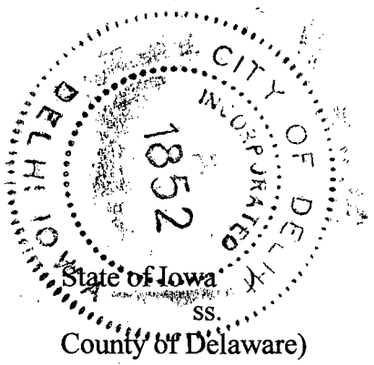
LINDA J. JAY
Commission Number 129134
MY COMMISSION EXPIRES
February 18, 2011

Linda J. Jay

Notary Public in and for the State of Iowa
My commission expires 2/18/11

OWNER'S ACKNOWLEDGMENT

We Terry Harbach, Mayor, and Angie Billings, City Clerk, on behalf of the City of Delhi, Iowa, hereby approve the attached Description and Plat.

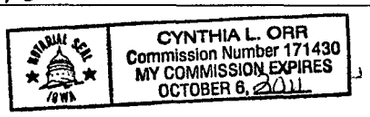


Terry Harbach, Mayor

Angie Billings, City Clerk

State of Iowa)
SS.
County of Delaware)

On this 2nd day of October, 2009, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Terry Harbach and Angie Billings, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its City Council; and that the said Terry Harbach and Angie Billings as such officers, acknowledge the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **The Depot Subdivision**, City of Delhi, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated July 27, 2009.

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 18th day of December, 2009 at 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 Craig Davis and Julie Davis, husband and wife.

Dated at Manchester, Delaware County, Iowa, in said County, this 28th day of December, 2009.

Thomas J. Hanson
Attorney at Law
401 E Main Street
Manchester, Iowa 52057
(563) 927-5920