FILED
JUN 10 2010
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
JUN 10 2010
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2010 Page 1760
Document 2010 1760 Type 06 002 Pages 14
Date 6/10/2010 Time 2:40:23PM
Rec Amt $74.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

CHG

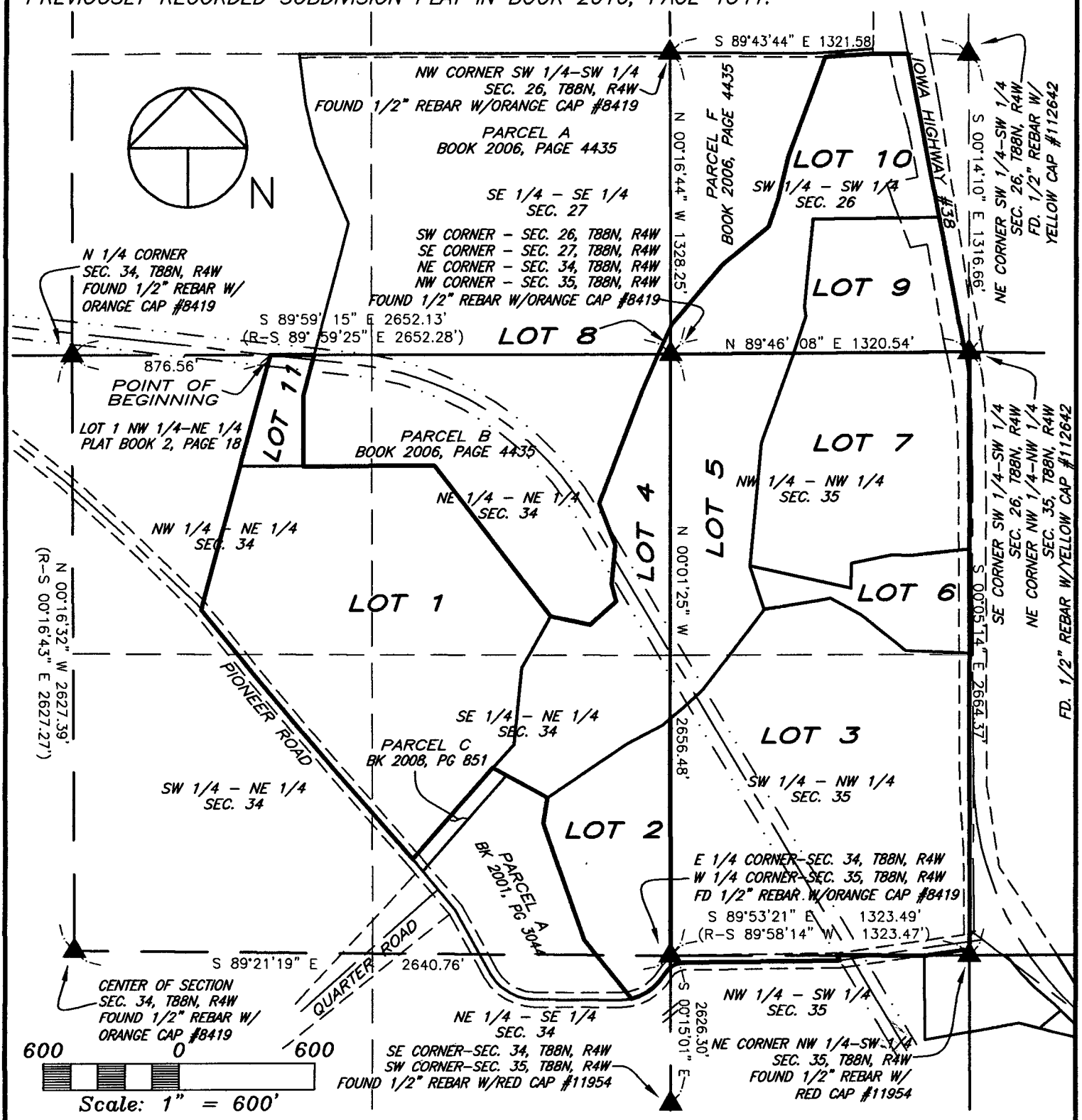
PREPARED BY/RETURN TO: RANDALL L. RATTENBORG; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

MILES ACRES SUBDIVISION

PART OF SECTIONS 26, 27, 34, AND 35
ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

THIS SUBDIVISION IS BEING AMENDED TO INCLUDE LOT 11. THIS PLAT AMENDS AND SUPERCEDES PREVIOUSLY RECORDED SUBDIVISION PLAT IN BOOK 2010, PAGE 1541.



SURVEY REQUESTED BY: RANDY MILES

SURVEYED ON: APRIL 2010

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-10

PROPRIETORS:
RONALD J. MILES & HILA M. MILES

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.

6/10/10

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

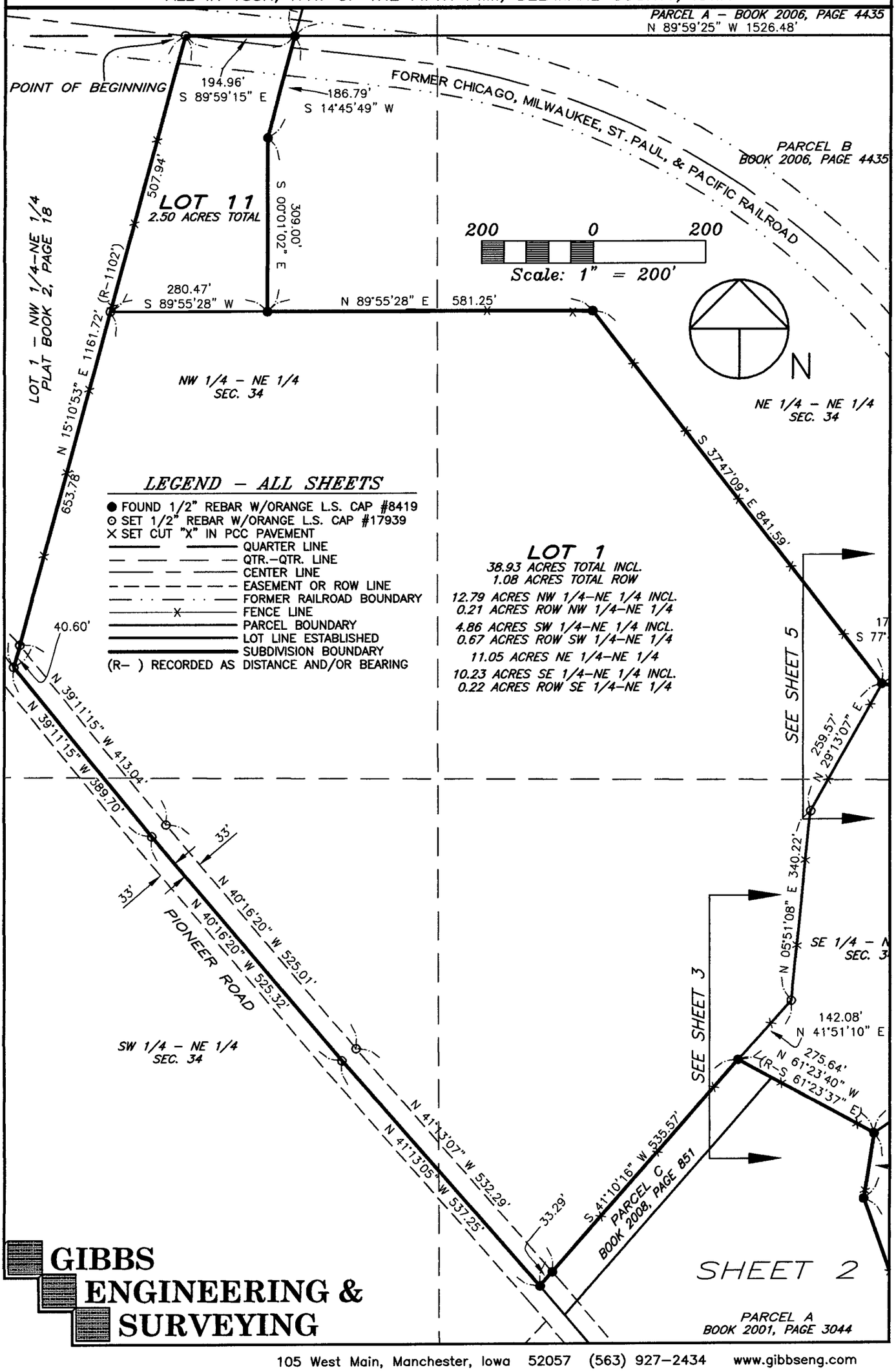
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

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

PROJECT NO. 10-17
SCALE: 1"=600'
DATE: 4/22/2010
DRAWN BY: RLR
CHECKED BY: JDG
GPS: DELHI-260
REVISED 6/10/2010
SHEET 1 OF 14

MILES ACRES SUBDIVISION

PART OF SECTIONS 26, 27, 34, AND 35
ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



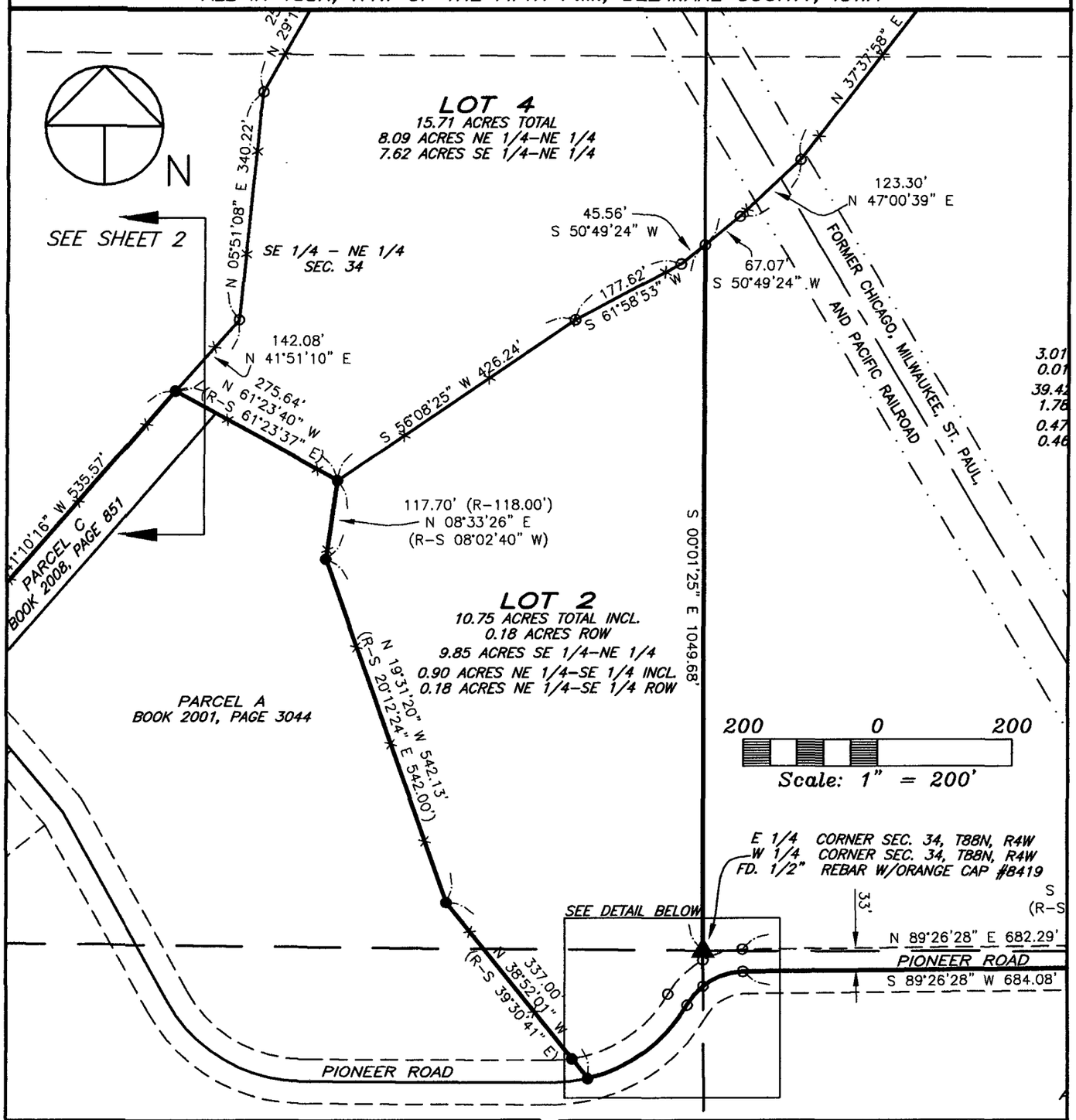
SHEET 2

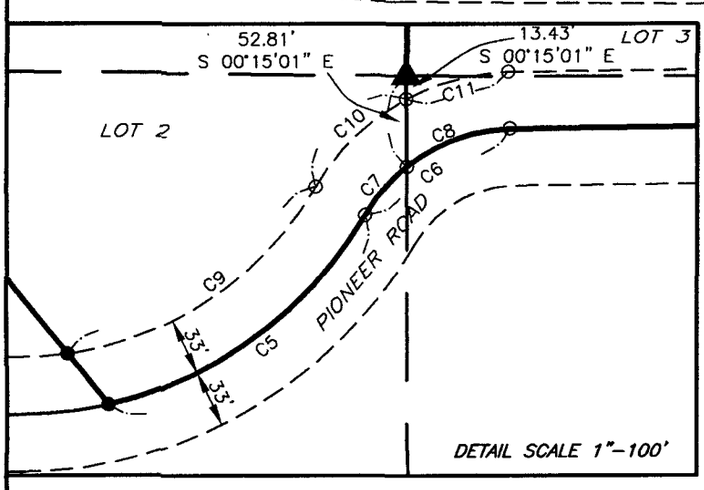
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MILES ACRES SUBDIVISION

PART OF SECTIONS 26, 27, 34, AND 35
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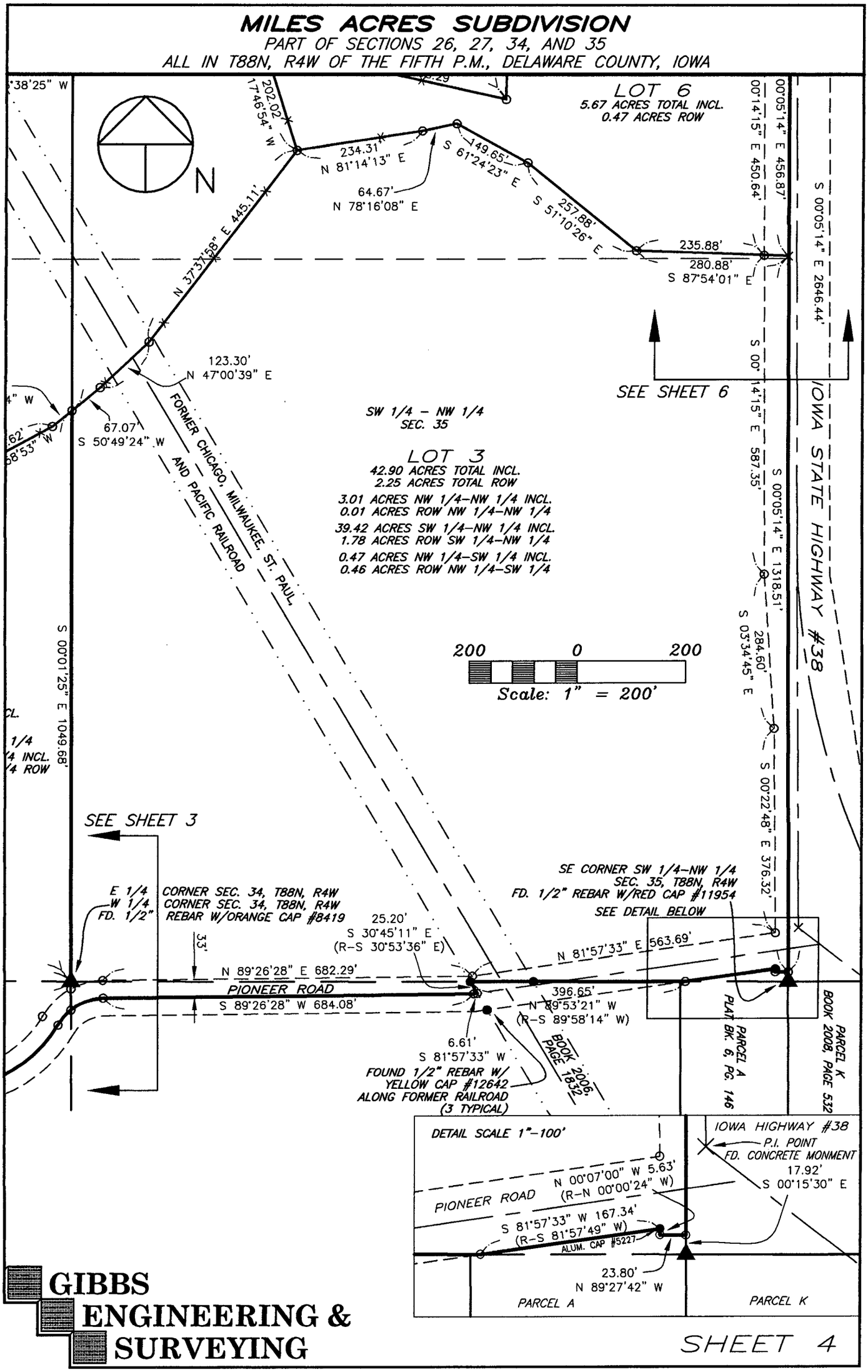
CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C5	188.99	229.18	47°14'52"	183.68	N 53°34'12" E
C6	101.29	100.00	58°02'14"	97.02	S 58°57'53" W
C7	36.88	100.00	21°07'53"	36.67	S 40°30'42" W
C8	64.41	100.00	36°54'22"	63.31	S 69°31'50" W
C9	178.22	196.18	52°02'59"	172.15	N 55°59'14" E
C10	73.83	133.00	31°48'18"	72.88	S 45°49'29" W
C11	61.42	133.00	26°27'43"	60.88	S 74°57'29" W

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MILES ACRES SUBDIVISION

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ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



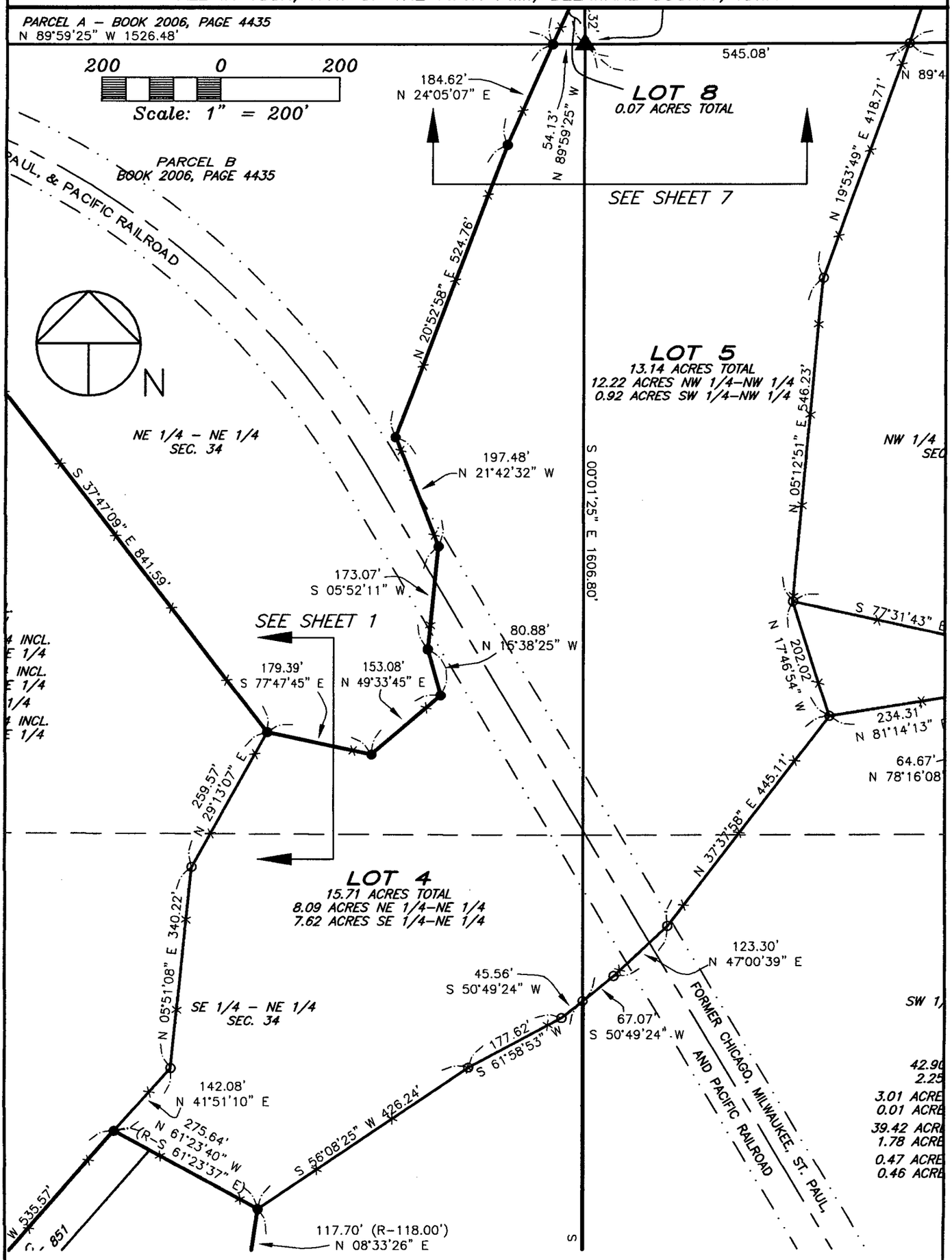
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MILES ACRES SUBDIVISION

PART OF SECTIONS 26, 27, 34, AND 35
ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



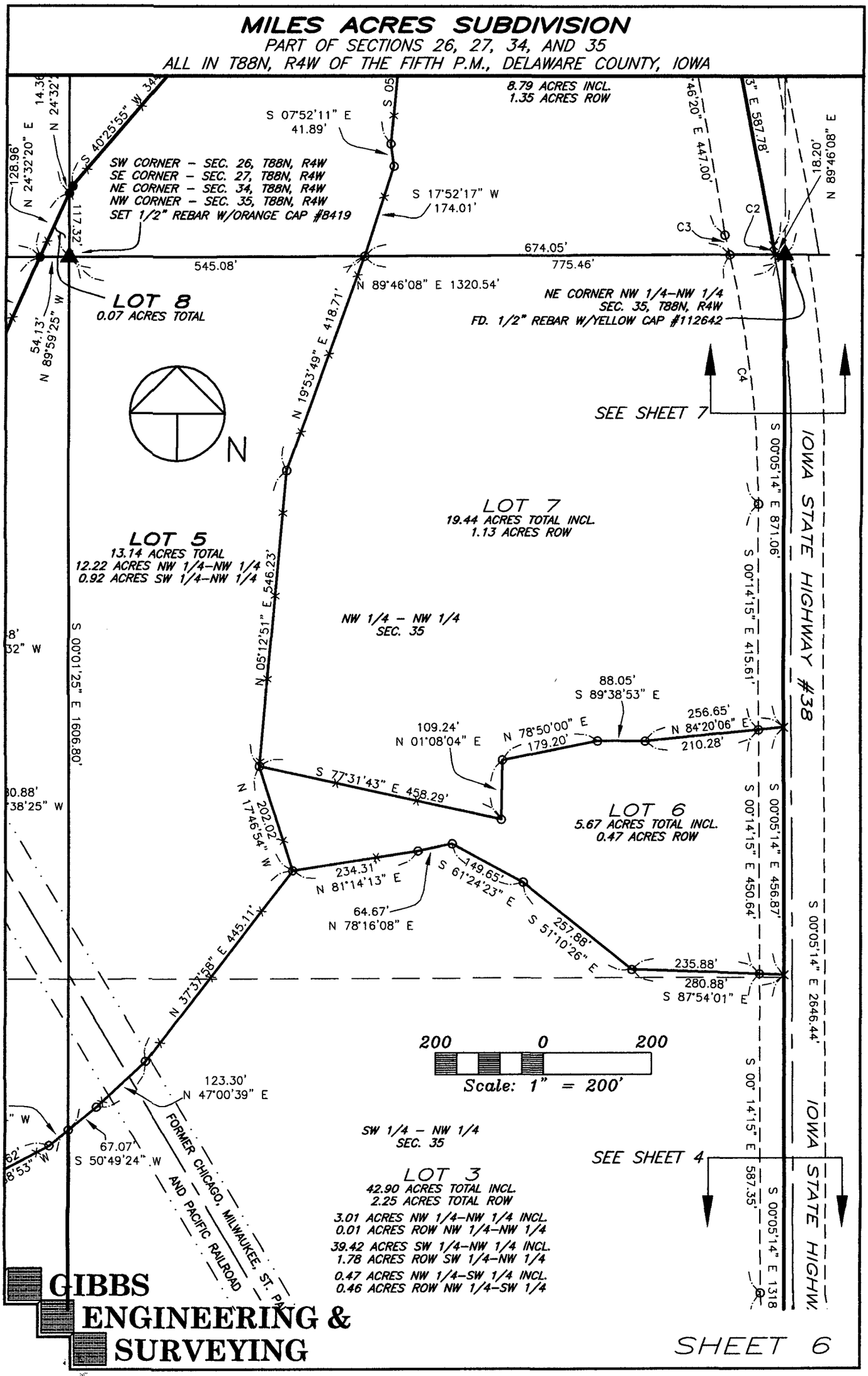
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SHEET 5

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MILES ACRES SUBDIVISION

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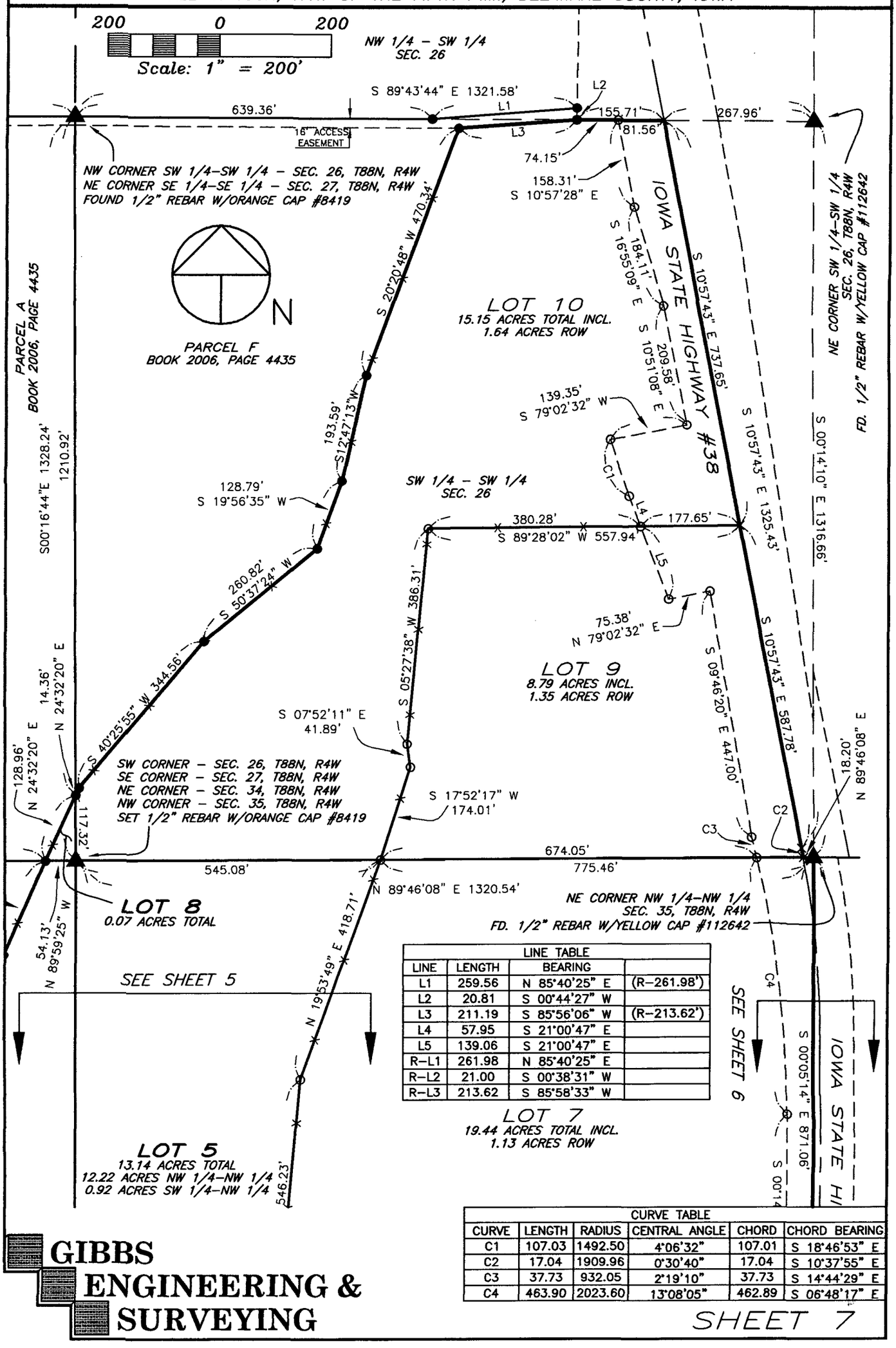
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SHEET 6

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MILES ACRES SUBDIVISION

PART OF SECTIONS 26, 27, 34, AND 35
ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LINE TABLE			
LINE	LENGTH	BEARING	
L1	259.56	N 85°40'25" E	(R–261.98')
L2	20.81	S 00°44'27" W	
L3	211.19	S 85°56'06" W	(R–213.62')
L4	57.95	S 21°00'47" E	
L5	139.06	S 21°00'47" E	
R–L1	261.98	N 85°40'25" E	
R–L2	21.00	S 00°38'31" W	
R–L3	213.62	S 85°58'33" W	

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	107.03	1492.50	4°06'32"	107.01	S 18°46'53" E
C2	17.04	1909.96	0°30'40"	17.04	S 10°37'55" E
C3	37.73	932.05	2°19'10"	37.73	S 14°44'29" E
C4	463.90	2023.60	13°08'05"	462.89	S 06°48'17" E

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SHEET 7

LEGAL DESCRIPTION:

MILES ACRES SUBDIVISION; *A SUBDIVISION IN SECTIONS TWENTY-SIX (26), TWENTY-SEVEN (27), THIRTY-FOUR (34), AND THIRTY-FIVE (35), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W), OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 173.05 acres, including 8.10 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the North Quarter Corner of Section Thirty-four (34), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of said Section Thirty-four, South 89° 59' 15" East, 876.56 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of the Northeast Quarter (NE ¼) of said Section Thirty-four, South 89° 56' 15" East, to the Northwest Corner of Parcel B, as recorded in Book 2006, Page 4435 in the Office of the Delaware County Recorder, 194.96 feet;

THENCE along the boundary line of said Parcel B, South 14° 45' 49" West, 186.79 feet;

THENCE continuing along the boundary line of said Parcel B, South 00° 01' 02" East, 309.00 feet;

THENCE continuing along the boundary line of said Parcel B, North 89° 55' 28" East, 581.25 feet;

THENCE continuing along the boundary line of said Parcel B, South 37° 47' 09" East, 841.59 feet;

THENCE continuing along the boundary line of said Parcel B, South 77° 47' 45" East, 179.39 feet;

THENCE continuing along the boundary line of said Parcel B, North 49° 33' 45" East, 153.08 feet;

THENCE continuing along the boundary line of said Parcel B, North 15° 38' 25" West, 80.88 feet;

THENCE continuing along the boundary line of said Parcel B, North 05° 52' 11" East, 173.07 feet;

THENCE continuing along the boundary line of said Parcel B, North 21° 42' 32" West, 197.48 feet;

THENCE continuing along the boundary line of said Parcel B, North 20° 52' 58" East, 524.76 feet;

THENCE continuing along the boundary line of said Parcel B, North 24° 05' 07" East, to the Northeast Corner of said Parcel B, being the Southeast Corner of Parcel A, as recorded in Book 2006, Page 4435, and being on the Southerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-seven (27), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa, 184.62 feet;

THENCE along the Southerly Line of said Parcel A, North 24° 32' 20" East, to the Easterly Boundary Line of said Parcel A, also being the Southwesterly Most Corner of Parcel F, as recorded in Book 2006, Page 4435, also being the Westerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa, 128.96 feet;

THENCE along the Southeasterly Line of said Parcel F, North 24° 32' 20" East, 14.36 feet;

THENCE continuing along the Southeasterly Line of said Parcel F, North 40° 25' 55" East, 344.56 feet;

THENCE continuing along the Southeasterly Line of said Parcel F, North 50° 37' 24" East, 260.82 feet;

THENCE continuing along the Southeasterly Line of said Parcel F, North 19° 56' 35" East, 128.79 feet;

THENCE continuing along the Southeasterly Line of said Parcel F, North 12° 47' 13" East, 193.59 feet;

THENCE continuing along the Southeasterly Line of said Parcel F, North 20° 20' 48" East, to the Northerly Line of said Parcel F, 470.34 feet;

THENCE along the Northerly Line of said Parcel F, North 85° 56' 06" East, to the Northerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-six (26), 211.19 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-six (26), South 89° 43' 44" East, to the centerline of Iowa State Highway #38, 155.71 feet;

THENCE along the centerline of Iowa State Highway #38, South 10° 57' 43" East, 1325.43 feet;

THENCE continuing along the centerline of Iowa State Highway #38 along a circular curve concave Westerly having a radius of 1909.96 feet, an arc length of 17.04 feet, a central angle of 00° 30' 40", a chord length of 17.04 feet, and a chord bearing of South 10° 37' 55" East, to the Northerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Thirty-five (35), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa,

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-five (35), North 89° 46' 08" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-five (35), 18.20 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) and the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-five (35), South 00° 05' 10" East, to the Northerly Line of Parcel A, as recorded in Plat Book 6, Page 146, 2646.44 feet;

THENCE along the Northerly Line of Parcel A, as recorded in Plat Book 6, Page 146, North 89° 27' 42" West, 23.80 feet;

THENCE along the Northerly Line of Parcel A, as recorded in Plat Book 6, Page 146, North 00° 07' 00" West, 5.63 feet;

THENCE along the Northerly Line of Parcel A, as recorded in Plat Book 6, Page 146, South 81° 57' 33" West, to the Southerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-five (35), 167.34 feet;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-five (35), North 89° 53' 21" West, to the Westerly Line of the former Chicago, Milwaukee, St. Paul, and Pacific Railroad, 396.65 feet;

THENCE along the Westerly Line of the former Chicago, Milwaukee, St. Paul, and Pacific Railroad, South 30° 45' 11" East, to the centerline of Pioneer Road, 25.20 feet;

THENCE along the centerline of Pioneer Road, South 81° 57' 33" West, 6.61 feet;

THENCE continuing along the centerline of Pioneer Road, South 89° 26' 28" West, 684.08 feet;

THENCE continuing along the centerline of Pioneer Road along a circular curve concave Southeasterly having a radius of 100.00 feet, an arc length of 101.29 feet, a central angle of 58° 02' 14", a chord length of 97.02 feet, and a chord bearing of South 58° 57' 53" West;

THENCE continuing along the centerline of Pioneer Road along a circular curve concave Northwesterly having a radius of 229.18 feet, an arc length of 188.99 feet, a central angle of 47° 14' 52", a chord length of 183.68 feet, and a chord bearing of South 53° 34' 12" West, to the Southeast Corner of Parcel A, as recorded in Book 2001, Page 3044;

THENCE along the Easterly Line of said Parcel A, as recorded in Book 2001, Page 3044, North 38° 52' 01" West, 337.00 feet;

THENCE continuing along the Easterly Line of said Parcel A, as recorded in Book 2001, Page 3044, North 19° 31' 20" West, 542.13 feet;

THENCE continuing along the Easterly Line of said Parcel A, as recorded in Book 2001, Page 3044, North 08° 33' 26" East, to the Northeast Corner Parcel A, as recorded in Book 2001, Page 3044, 117.70 feet;

THENCE along the Northerly Line of Parcel A, as recorded in Book 2001, Page 3044, and the Northerly Line of Parcel C, as recorded in Book 2008, Page 851, North 61° 23' 40" West, to the Northwest Corner of said Parcel C, 275.64 feet;

THENCE along the Westerly Line of said Parcel C, South 41° 10' 16" West, to the Southwest Corner of said Parcel C, being the centerline of Pioneer Road, 535.57 feet;

THENCE along the centerline of Pioneer Road, North 41° 13' 05" West, 537.25 feet;

THENCE continuing along the centerline of Pioneer Road, North 40° 16' 20" West, 525.32 feet;

THENCE continuing along the centerline of Pioneer Road, North 39° 11' 15" West, to the Southeast Corner of Lot 1 of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-four (34), as recorded in Plat Book 2, Page 18, 389.70 feet;

THENCE along the Easterly Line of Lot 1 of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-four (34), and Northeasterly extension thereof, North 15° 10' 53" East, 1161.72 feet to the **POINT OF BEGINNING**;

Containing a total of 173.05 acres, including 8.10 acres of public road right of way, and subject to easements of record.

The Southerly Line of the Northeast Quarter (NE ¼) of Section Thirty-four (34), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 21' 19" East.

OWNER'S ACKNOWLEDGMENT

I Ronald J. Miles & Hila M. Miles 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.

Ronald J. Miles

Hila M. Miles

State of Iowa)
)
County of Delaware) ss:

On this 28 day of April A.D. 2010, before me a Notary Public in and for said State, personally appeared Ronald J. Miles & Hila M. Miles 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.

Notary Public in and for said State

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2011

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***MILES ACRES 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 20th day of May, 2010, 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
8/16/12

Donna M. Kunde
Notary Public

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 ***MILES ACRES SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K Becker
Carla Becker, Delaware County Auditor

DELAWARE COUNTY OFFICIAL SEAL IOWA

State of Iowa)
)
County of Delaware)

On this 20th day of May, 2010, before me Donna M 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
08/16/2012

Donna M. Kunde
Notary Public

CERTIFICATE OF TREASURER

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

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson 5-20-10
Carolyn A. Wilson, County Treasurer Date

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 **Miles Acres Subdivision**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated this 21st day of May, 2010.

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 4th day of May, 2010 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 Ronald J. Miles, a/k/a Ronald Miles and Hila M. Miles, a/k/a Hila Miles, husband and wife subject to the following mortgages:

a) Mortgage to United States of America acting through the Farmers Home Administration dated August 30, 1977 and filed August 30, 1977 in Book 80, L.M., Page 172:

b) Mortgage to United States of America, acting through the Farmers Home Administration dated July 6, 1979 and filed July 6, 1979 in Book 85, L.M., Page 136:

c) Mortgage to United States of America acting through the Farmers Home Administration dated January 20, 1983 and filed January 20, 1983 in Book 92, L.M., Page 265:

d) Mortgage to United States of America acting through Farmers Home Administration dated January 17, 1985 and filed January 17, 1985 in Book 97, L.M., Page 47:

e) Real Estate Mortgage to United States of America acting through the Farmers Home Administration dated April 28, 1994 and filed April 29, 1994 in Book 123, L.M., Page 52:

f) Mortgage for Iowa to United States of America acting through the Farm Service Agency dated March 13, 2003 and filed March 13, 2003 in Book 2003, Page 1112.

Dated at Manchester, Delaware County, Iowa, this 24th day of May, 2010.

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

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Farm Service Agency does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

By Tammy M. Eibey
Tammy M. Eibey

STATE OF IOWA, Delaware County, Iowa, Ss:

On this 21st day of May, 2010, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tammy M. Eibey, to me personally known, who being duly sworn, did say that he/she is the Farm Loan Officer of the Farm Service Agency executing the within and foregoing instrument to which this is attached, that no seal has been procured by the Farm Service Agency; that said instrument was signed on behalf of the Farm Service Agency by its authority; and that Tammy M. Eibey as the Farm Loan Officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Farm Service Agency, by them voluntarily executed.

Jill A Roberg
Notary Public in and for said State

