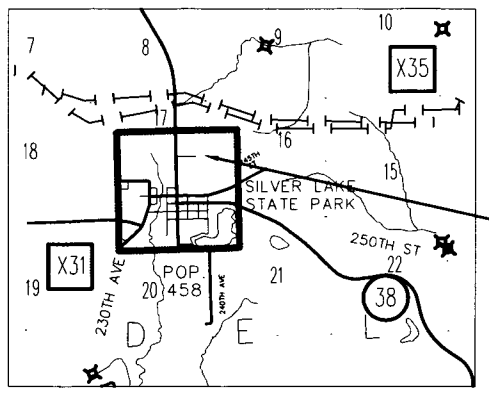
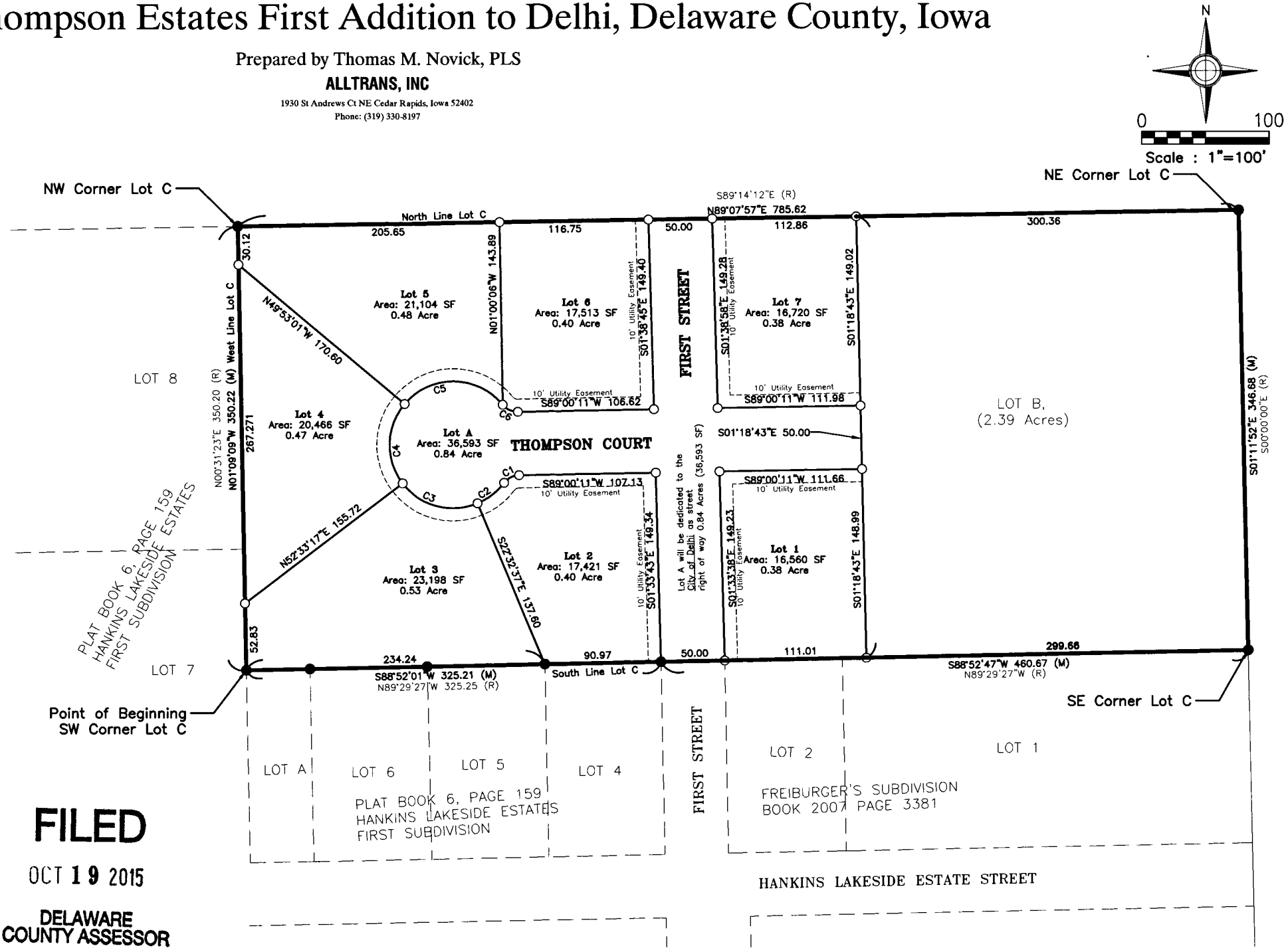
Final Plat Thompson Estates First Addition to Delhi, Delaware County, Iowa

Prepared by Thomas M. Novick, PLS
ALLTRANS, INC
1930 St Andrews Ct NE Cedar Rapids, Iowa 52402
Phone: (319) 330-8197





PARCEL DESCRIPTION

Final Plat of Thompson Estates First Addition to Delhi Iowa is Comprised of Lot C Freiburger's Subdivision, Section 17, Township 88 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, Described as Follows:

Beginning at a point at the Southwest Corner of Said Lot C Freiburger's Subdivision
City of Delhi, Delaware County, Iowa;
thence N 01°09'09" W 350.22 Feet along the West Line of said Lot C Freiburger's Subdivision to the Northwest Corner Lot C;
thence N 89°07'57" E 785.62 feet along the North Line of Lot C;
thence S 01°11'52" E 346.68 feet to the South Line of Lot C;
thence S 88°52'47" W 460.67 feet along the South Line of Lot C
thence S 88°52'01" W 325.21 feet along the South Line of Lot C to the Point of Beginning

Said tract of land contains 6.29 acres (273,791 sq. ft.) more or less and is subject to easements and restrictions of record.

Areas By 1/4-1/4 Section
SE 1/4 NE 1/4= 6.29 acres (273,791 sq. ft.)

Areas To Be Dedicated
0.84 Acres (36,593 SF) to be dedicated as Public Right of Way

Book 2015 Page 2856
Document 2015 2856 Type 06 002 Pages 8
Date 10/19/2015 Time 11:33:29AM
Rec Amt $42.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
OCT 19 2015
DELAWARE COUNTY AUDITOR

FILED
OCT 19 2015
DELAWARE COUNTY ASSESSOR

Curve Table					
Curve #	Length	Radius	Chord	Tangent	Chord Direction
C1	13.64	15.00	13.17	7.33	S62°57'34"W
C2	26.64	50.00	26.32	13.64	N52°10'38"E
C3	65.55	50.00	60.96	38.45	S75°00'12"E
C4	67.69	50.00	62.63	40.17	S01°20'08"W
C5	88.00	50.00	77.07	60.48	N89°27'49"W
C6	13.60	15.00	13.14	7.31	S65°01'13"E

Legend
- Boundary Line
- Utility Easement
- Section Line
- Lot Line
- Found 1/2" Iron Rod •
- Set ½"x30" Pipe w/Orange Cap #17774 o
- Measured (M)
- Recorded (R)
- Point of Beginning P.O.B.
- Survey Work Done: 2015
- Measurements are in decimal feet.

Reference Documents
–Frieburgers Subdivision Book 2007 Page 3381 Delaware County Recorder
–Final Plat Hankins Lakeside Estates First Subdivision Book 6 Page 159 Delaware County Recorder

Owner:
Jim & Joni's Rentals LLC
c/o James Thompson
Address: 956 E Main Street
Manchester, Iowa 52057

LICENSED LAND SURVEYOR
THOMAS M. NOVICK
17774
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.

SIGNED: DATE: 7-7-15
THOMAS M. NOVICK IOWA REG. NO.17774

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

Final Plat

Freiburger's First
Project Number: DH-1010

Drawn By: BGA Approved By: TMN
Date: 06/15/2015 Scale: 1:100
Field Book #: N/A

Client: Jim & Joni's Rentals LLC
c/o James Thompson
Address: 956 E Main Street
Manchester, Iowa 52057

ALLTRANS, INC.
1930 St Andrews Ct NE
Cedar Rapids, Iowa 52402
Phone: (319) 393-8726

Sheet No. 1 Of 1

ALLTRANS Inc.
1930 St Andrews Ct NE, Cedar Rapids, IA 52402 (319) 393-8726

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: Jim & Joni's Rentals L.L.C. , an Iowa LLC being the owner in fee of all the land which is included in THOMPSON ESTATES FIRST ADDITION TO DELHI, IOWA, has caused a survey and subdivision of said land to be made, the lots and streets to be marked, named and numbered as shown by a plat dated July 7th, 2015, with certificate of Thomas M Novick, Professional Land Surveyor, attached thereto, to the end that the same may be recorded and hereafter designated and known as THOMPSON ESTATES FIRST ADDITION TO DELHI, IOWA.

And, we, Jim & Joni's Rentals L.L.C. hereby acknowledge the subdivision of land shown on said plat to be by the free consent of the undersigned and in accordance with its desire; and do hereby set apart and dedicate to the public use, as public highway forever, all land in the streets as shown by said plat; and do hereby dedicate, as easements, all land in the easements as shown and described by said plat attached hereto and being a part of this document.

Witness my (our) hand(s) this 14th day of October A.D., 2015

James Thompson, Jim & Joni's Rentals L.L.C.

Joni Thompson, Jim & Joni's Rentals, L.L.C.

STATE OF IOWA)
) ss
DELAWARE COUNTY)

This record was acknowledged before me this 14th day of October, 2015 by James Thompson as Member of Jim & Joni's Rentals L.L.C. who acknowledged to me that he executed same as his voluntary act and deed.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Notary Public in and for Delaware County, Iowa

This record was acknowledged before me this 14th day of October, 2015 by Joni Thompson as Member of Jim & Joni's Rentals L.L.C. who acknowledged to me that she executed same as her voluntary act and deed.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Notary Public in and for Delaware County, Iowa

ALLTRANS Inc.
1930 St Andrews Ct NE, Cedar Rapids, IA 52402 (319) 393-8726

CONSENT TO PLAT THOMPSON ESTATES FIRST ADDITION TO DELHI, IOWA

KNOW ALL MEN BY THESE PRESENTS THAT Jim & Joni's Rentals L.L.C., an Iowa LLC, being the owner in fee of all the land which is included in THOMPSON ESTATES FIRST ADDITION TO DELHI, IOWA, has caused a survey and subdivision of said land to be made, the lots and streets to be marked, named and numbered as shown by a plat dated July 7th, 2015, with certificate of Thomas M. Novick, Professional Land Surveyor, attached thereto, to the end that the same may be recorded and hereafter designated and known as THOMPSON ESTATES FIRST ADDITION TO DELHI, IOWA.

And, Jim & Joni's Rentals L.L.C. hereby acknowledges the subdivision of land shown on said plat to be by free consent of the undersigned and in accordance with its desire.

Witness Jim & Joni's Rentals L.L.C this 16 day of October A.D., 2015.

James Thompson
Member, Jim & Joni's Rentals L.L.C., owner's Signature

Joni Thompson
Member, Jim & Joni's Rentals L.L.C., owner's Signature

STATE OF IOWA)
) ss
DELAWARE COUNTY)

This record was acknowledged before me this 16 day of October, 2015 by James Thompson as Member of Jim & Joni's Rentals L.L.C., who acknowledged to me that he executed same as his voluntary act and deed.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Notary Public in and for Delaware County, Iowa

This record was acknowledged before me this 16 day of October, 2015 by Joni Thompson as Member of Jim & Joni's Rentals L.L.C., who acknowledged to me that she executed same as her voluntary act and deed.

THOMAS J. HANSON
Commission Number 115040
My Commission Expires
September 22, 2016

Notary Public in and for Delaware County, Iowa

ALLTRANS Inc.
1930 St Andrews Ct NE, Cedar Rapids, IA 52402 (319) 393-8726

RESOLUTION NO. 8-2015
RESOLUTION APPROVING PLAT

WHEREAS, THOMPSON ESTATES FIRST ADDITION TO DELHI, IOWA, containing seven (7) lots, numbered one (1) through seven (7), has been filed with the City Clerk and after consideration of the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa, and the ordinances of the City of Delhi, Iowa, in relation to Plats and Additions to Cities, NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DELHI, IOWA, that said plat and dedication of said THOMPSON ESTATES FIRST ADDITION TO DELHI, IOWA, be and the same is hereby acknowledged and approved, and the dedications shown thereon are also approved, on the part of the City of Delhi, Iowa, and the Mayor and the City Clerk are hereby directed to certify this resolution of approval and affix the same to said plat as by law provided.

Passed and approved this 8 day of August A.D., 2015.

Mayor m. p. T

ATTEST:

City Clerk

STATE OF IOWA)
) ss
DELAWARE COUNTY)

We, Mayor, and City Clerk of the City of Delhi, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution as passed by the City Council of the City of Delhi, Iowa, on this 8 day of August A.D., 2015.

Mayor m. p. T

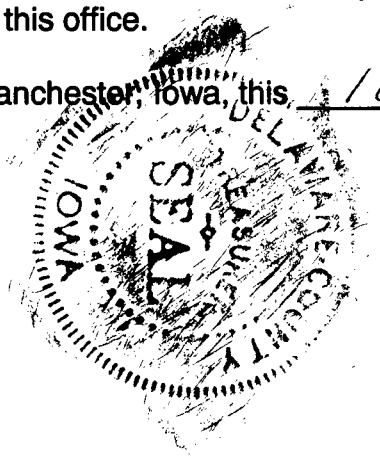
City Clerk

ALLTRANS Inc.
1930 St Andrews Ct NE, Cedar Rapids, IA 52402 (319) 393-8726

TREASURER'S CERTIFICATE

I, Carolyn Wilson, Treasurer of Delaware County, Iowa, hereby certify that the land which is included in THOMPSON ESTATES FIRST ADDITION TO DELHI, IOWA is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 Code Iowa as shown by Records of this office.

Manchester, Iowa, this 16 day of October A.D., 2015.



Pam Klein 1st Dep
Treasurer of Delaware County, 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 **THOMPSON ESTATES, FIRST ADDITION TO DELHI, IOWA**, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor Date

State of Iowa)
)
County of Delaware)

On this 31st day of August, 2015, before me Anne Rave 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.

ANNE RAVE
Commission Number 757587
My Commission Expires
March 25, 2018

Notary Public

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 **THOMPSON ESTATES, FIRST ADDITION TO DELHI, IOWA,** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Thomas M. Novick, P.L.S. dated July 7, 2015.

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 31 day of August, A.D., 2015, 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 Jim & Joni's Rentals, L.L.C., an Iowa Limited Liability Company subject however to a first mortgage to GNB Bank dated 2/12/2014 and filed 2/27/2014 in Book 2014, Page 443.

Dated at Manchester, Iowa, in said County, this 4th day of September, 2015.

Attorney at Law
Thomas J. Hanson

MORTGAGE HOLDERS ACKNOWLEDGMENT

The GNB Bank, State of Iowa, 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.

GNB Bank

Manchester, Iowa

By: Eric C. Anderson - Market President

Senior Lender

By: David F. Smith - Senior Lender

State of Iowa)
)
County of Delaware) Ss:

On this 19th day of October, 2015, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric C. Anderson and David F. Smith to me personally known, who being duly sworn, did say that they are the Market President and Senior Lender respectively, of the GNB Bank executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed hereto is the seal of) _____; that said instrument was signed (and sealed) on behalf of the by authority of its Board of Directors; and that Eric C. Anderson and David F. Smith as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the GNB Bank, by it and by them voluntarily executed.

COLLEEN MEYER
Notarial Seal - Iowa
Commission # 704820
My Commission Expires 8-28-17

Colleen Meyer
Notary Public in and for said County

ALLTRANS Inc.
1930 St Andrews Ct NE, Cedar Rapids, IA 52402 (319) 393-8726

SURVEYOR'S CERTIFICATE

Final Plat of Thompson Estates First Addition to Delhi Iowa is Comprised of Lot C Freiburger's Subdivision, Section 17, Township 88 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, Described as Follows:

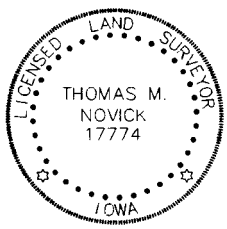
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City of Delhi, Delaware County, Iowa;
thence N 01°09'09" W 350.22 Feet along the West Line of said Lot C Freiburger's Subdivision
to the Northwest Corner Lot C;
thence N 89°07'57" E 785.62 feet along the North Line of Lot C;
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thence S 88°52'47" W 460.67 feet along the South Line of Lot C
thence S 88°52'01" W 325.21 feet along the South Line of Lot C to the Point of Beginning

Said tract of land contains 6.29 acres (273,791 sq. ft.) more or less and is subject to easements and restrictions of record.

Said THOMPSON ESTATES FIRST ADDITION TO DELHI IOWA, is divided into seven (7) lots numbered one (1) to seven (7). The number of the lots is designated on said plat by a number near the center of the lots. The dimensions of the lots, width of the streets, and the distances from Government lines and corners are as shown in feet and decimals thereof on said plat. One-half inch diameter iron pipes with orange plastic caps inscribed with number 17774 are driven at all points marked with a small circle, thus -o-, on said plat.

I hereby certify that the legal description and plat attached hereto and made a part of this document are in accordance with a survey made under my direct personal supervision and that I am a duly Professional Licensed Land Surveyor in the State of Iowa.

Executed at Manchester, Iowa this 7th day of July, 2015.



Thomas M. Novick
Professional Land Surveyor
Iowa Registration Number 17774