FILED
JAN 07 2016
DELAWARE COUNTY AUDITOR
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DELAWARE COUNTY ASSESSOR

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

WM. BURGER LANDSURVEYOR, 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

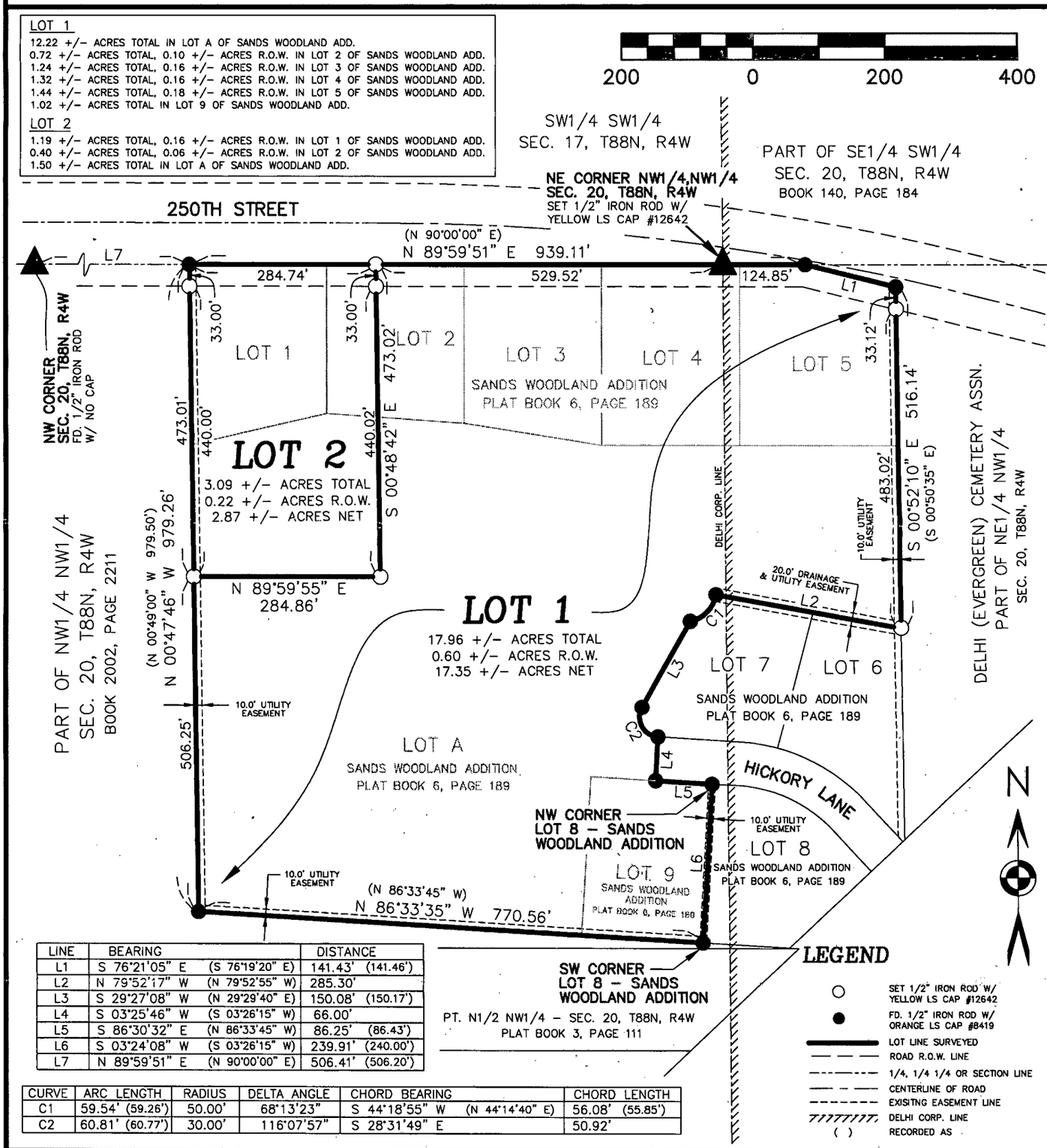
FINAL PLAT

HICKORY RIDGE ADDITION IN DELAWARE COUNTY, IOWA

COMPRISED OF LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 9, AND LOT A, ALL IN SANDS WOODLAND ADDITION IN SECTION TWENTY (20), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LOT 1
12.22 +/- ACRES TOTAL IN LOT A OF SANDS WOODLAND ADD.
0.72 +/- ACRES TOTAL, 0.10 +/- ACRES R.O.W. IN LOT 2 OF SANDS WOODLAND ADD.
1.24 +/- ACRES TOTAL, 0.16 +/- ACRES R.O.W. IN LOT 3 OF SANDS WOODLAND ADD.
1.32 +/- ACRES TOTAL, 0.16 +/- ACRES R.O.W. IN LOT 4 OF SANDS WOODLAND ADD.
1.44 +/- ACRES TOTAL, 0.18 +/- ACRES R.O.W. IN LOT 5 OF SANDS WOODLAND ADD.
1.02 +/- ACRES TOTAL IN LOT 9 OF SANDS WOODLAND ADD.

LOT 2
1.19 +/- ACRES TOTAL, 0.16 +/- ACRES R.O.W. IN LOT 1 OF SANDS WOODLAND ADD.
0.40 +/- ACRES TOTAL, 0.06 +/- ACRES R.O.W. IN LOT 2 OF SANDS WOODLAND ADD.
1.50 +/- ACRES TOTAL IN LOT A OF SANDS WOODLAND ADD.



LINE	BEARING		DISTANCE	
L1	S 76°21'05" E	(S 76°19'20" E)	141.43'	(141.46')
L2	N 79°52'17" W	(N 79°52'55" W)	285.30'	
L3	S 29°27'08" W	(N 29°29'40" E)	150.08'	(150.17')
L4	S 03°25'46" W	(S 03°26'15" W)	66.00'	
L5	S 86°30'32" E	(N 86°33'45" W)	86.25'	(86.43')
L6	S 03°24'08" W	(S 03°26'15" W)	239.91'	(240.00')
L7	N 89°59'51" E	(N 90°00'00" E)	506.41'	(506.20')

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING		CHORD LENGTH
C1	59.54' (59.26')	50.00'	68°13'23"	S 44°18'55" W	(N 44°14'40" E)	56.08' (55.85')
C2	60.81' (60.77')	30.00'	116°07'57"	S 28°31'49" E		50.92'

LEGEND
- SET 1/2" IRON ROD W/ YELLOW LS CAP #12642
- FD. 1/2" IRON ROD W/ ORANGE LS CAP #8419
- LOT LINE SURVEYED
- ROAD R.O.W. LINE
- 1/4, 1/4 1/4 OR SECTION LINE
- CENTERLINE OF ROAD
- EXISITNG EASEMENT LINE
- DELHI CORP. LINE
- ( ) RECORDED AS

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 10/1/2015

SHEET 1 OF 5

PROPRIETORS: HOBBS HICKORY RIDGE LLC

SCALE: 1" = 200'

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

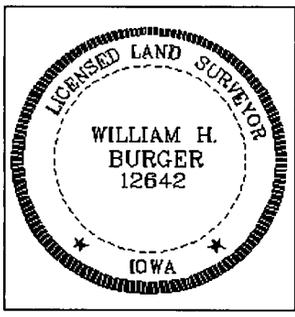
William H Burger 1/7/16

WILLIAM H. BURGER #12642 DATE

Wm. Burger LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

SURVEY DESCRIPTION

HICKORY RIDGE ADDITION IN DELAWARE COUNTY, IOWA – Comprised of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 9, and Lot A, all in Sands Woodland Addition in Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Plat Book 6, Page 189, containing a total of 21.05 acres more or less including 0.82 acres more or less of public road right of way, divided into two (2) lots and numbered Lot 1 and Lot 2 as shown on the attached plat; **subject to easements, reservations, restrictions, and rights of way of record and not of record**.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and 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;

My license renewal date is December 31, 2016

William H. Burger 1/7/16

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

OWNERS ACKNOWLEGMENT

Hobbs Hickory Ridge, LLC of Delaware County, State of Iowa, by its undersigned manager, does hereby certify that the above survey, as shown by the attached Plat, is made with this LLC's free consent, and in accordance with the desire of this LLC.

Hobbs Hickory Ridge, LLC, as proprietor of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 9 and Lot A of Sands Woodland Addition in Delaware County, Iowa, does hereby vacate the Utility and Drainage Easements along the Lot lines of said Lots, EXCEPT the 10.0' Utility Easement along the West line of Lot 1 and Lot A, EXCEPT the 10.0' Utility Easement along the East line of Lot 5 and Lot A, EXCEPT the 10.0' Utility Easement centered on the East line of Lot 9, EXCEPT the 10.0' Utility Easement along the South line of Lot 9 and Lot A and EXCEPT the 20.0' Utility Easement centered on the Northerly line of Lots 6 and 7 of said Sands Woodland Addition in Delaware County, Iowa

Hobbs Hickory Ridge, LLC

by _____
Jane E. Weatherwax, Manager

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 12th day of November, 2015, before me a Notary Public in and for said County, personally appeared Jane E. Weatherwax, as manager of Hobbs Hickory Ridge, LLC, who executed the foregoing instrument and acknowledged that she voluntarily executed the same per authority and directive of the members of Hobbs Hickory Ridge, LLC.

_____
Notary Public in and for said County

DONALD F. MOONEN
COMMISSION EXPIRES
NOTARIAL SEAL IOWA
02-19-2016
MY COMMISSION NUMBER 116122

DELAWARE COUNTY TREASURER

Delaware, Iowa Oct 29, 2015

I the undersigned, Pam Klein 1st Dep. Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 9, and Lot A, all in Sands Woodland Addition in Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;** have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER IOWA

Pam Klein 1st Dep.
County Treasurer Delaware County, Iowa

ATTORNEY'S OPINION

I, DONALD F. MOONEN, a practicing attorney at law in Epworth, Dubuque County, Iowa have examined the abstract of title* to the land included within against **Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 9, and Lot A, all in Sands Woodland Addition in Section Twenty (20), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;** Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 12th day of November, AD, 2015, at the hour of 8 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Hobbs Hickory Ridge, LLC
Dated at Epworth, Iowa in said County, this 12th day of November. 2015

*abstract as supplemented by written/dated title & lien report

DONALD F. MOONEN Attorney at Law

APPROVAL OF AUDITOR

Manchester, Iowa October 29, 2015

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 **Hickory Ridge Addition in Delaware County, Iowa,** a subdivision in Delaware County, Iowa.

County Auditor of Delaware County, Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 29th day of October A. D. 2015 before me, a Notary Public in and for said County, personally appeared Carla K. Becker, to me personally known, who being by me duly affirmed did say that he/she is the Auditor of Delaware County, Iowa.

Peggy A. Hildebrand
Notary Public in and for said County

NOTARIAL SEAL IOWA
PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
10-26-2018

CITY COUNCIL APPROVING FINAL PLAT

Delhi, Iowa October 20, 2015

The undersigned, Greg Preussner, Mayor, and Pro Tem Lori Tucker, Clerk of the City of Delhi, Delaware County, Iowa do hereby certify that the foregoing Final Plat of **HICKORY RIDGE ADDITION IN DELAWARE COUNTY, IOWA**; as appears heretofore has been filed in the Office of the City Clerk of Delhi, Iowa and that the City Council of the City of Delhi, Iowa approves said plat.

Greg Preuss P.T.
Mayor Greg Preussner

Lori Tucker
City Clerk Lori Tucker

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 20th day of October, 2015, before me, Larry R. Hillers, a Notary Public in and for the State of Iowa, personally appeared Greg Preussner and Lori Tucker, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Delhi, Iowa; ~~that the seal affixed to the foregoing instrument is the Corporate seal of the corporation~~, and that the instrument was signed ~~and sealed~~ on behalf of the corporation, by authority of its City Council, as contained in Resolution Number _____ adopted by the City Council on the _____ day of _____, 2015, and that Greg Preussner and Lori Tucker acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

LARRY R. HILLERS
Commission Number 004824
My Commission Expires
April 07, 2017

Notary Public

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa ~~December~~ January 7, 2016 ~~2015~~ PH

The foregoing plat of **Hickory Ridge Addition in Delaware County, Iowa** 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.

Coordinator Delaware County E-911 Board

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 7th day of ~~December~~ January A. D. ~~2015~~ 2016 before me, a Notary Public in and for said County, personally appeared Mike Corkery, to me personally known, who being by me duly affirmed did say that he/she is the Coordinator of the Delaware County E-911 Board.

Notary Public in and for said County

PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
12-20-2018