County: Delaware
Section: 25 / Township: 88 /Range: 5
Aliquot Part: NW 1/4 - NW 1/4
City :
Subdivision: S.A. Wall Subdivision
Block:
Lot(s): 1
Proprietor: Scott A. Wall and Brenda K. Wall
Requested By: Scott A. Wall

FILED

SEP 28 2016

DELAWARE COUNTY ASSESSOR

FILED

SEP 28 2016

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2016 Page 2655

Document 2016 2655 Type 06 002 Pages 5

Date 9/28/2016 Time 4:09:27PM

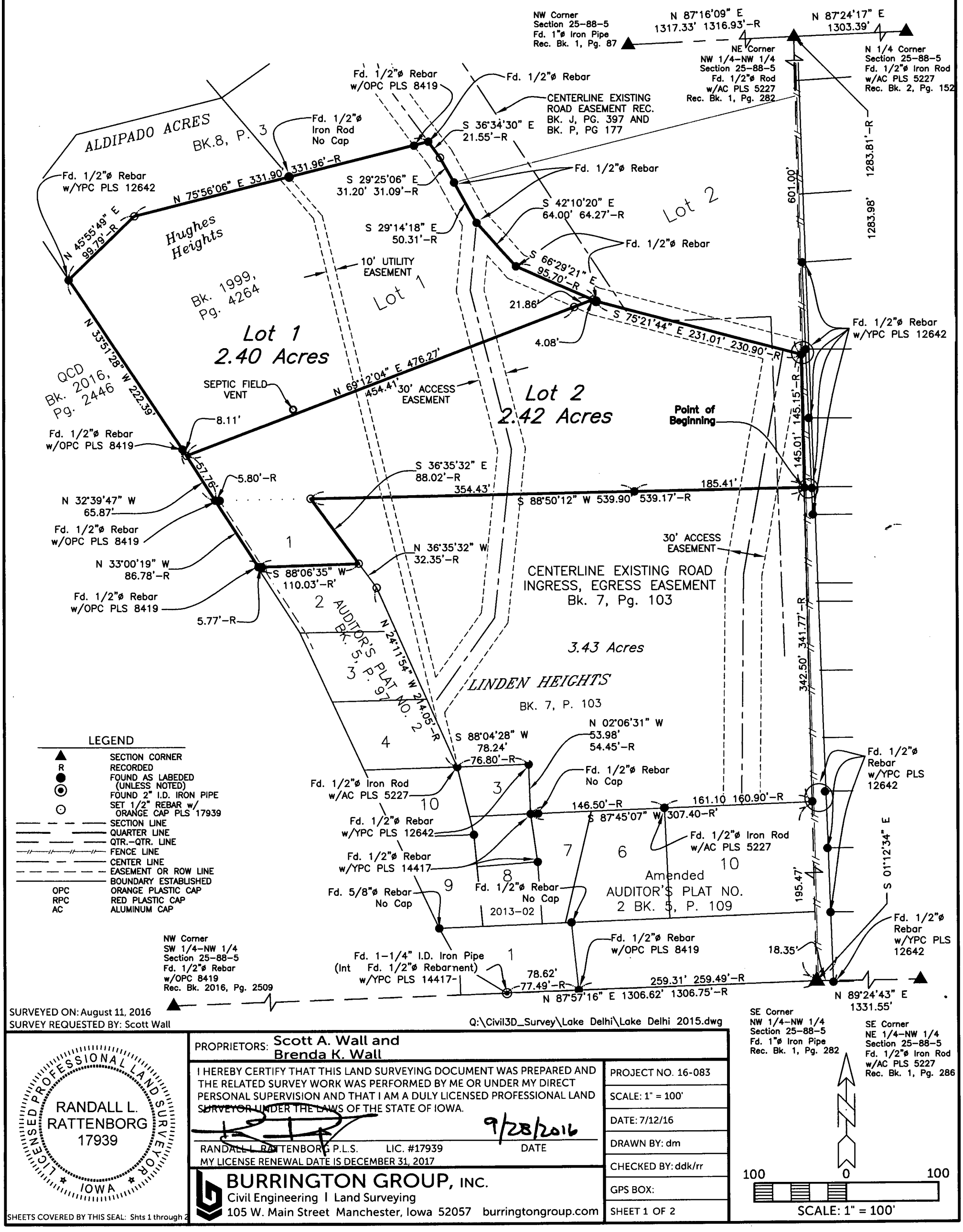
Rec Amt ~~$22.00~~ $17.00 dc

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

S.A. Wall Subdivision; a Subdivision of Lot 1 in Hughes Heights Part of Northwest Quarter of the Northwest Quarter Section 25, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa



LEGEND

▲	SECTION CORNER
R	RECORDED
●	FOUND AS LABEDED (UNLESS NOTED)
◉	FOUND 2" I.D. IRON PIPE
⊙	SET 1/2" REBAR w/ ORANGE CAP PLS 17939
— — —	SECTION LINE
———	QUARTER LINE
— — —	QTR.-QTR. LINE
//——//	FENCE LINE
— — —	CENTER LINE
— — — —	EASEMENT OR ROW LINE
———	BOUNDARY ESTABLISHED
OPC	ORANGE PLASTIC CAP
RPC	RED PLASTIC CAP
AC	ALUMINUM CAP

SURVEYED ON: August 11, 2016

SURVEY REQUESTED BY: Scott Wall

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts 1 through 2

PROPRIETORS: Scott A. Wall and Brenda K. Wall

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

9/28/2016

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 16-083
SCALE: 1" = 100'
DATE: 7/12/16
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX:
SHEET 1 OF 2

S.A. Wall Subdivision; a Subdivision of Lot 1 of Hughes Heights Part of Northwest Quarter of the Northwest Quarter Section 25, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southeast Corner Lot 1 of Hughes Heights Subdivision Recorded in Book 1999, Page 4264 on file at the Delaware County Recorder's office in Manchester, Iowa

Thence **South 88° 50' 12" West (Assumed Bearing), 539.90 feet** to the West Line of Lot 2 of Linden Heights Recorded in Book 7, Page 103 and the East Line of Lot 1 of Auditor's Plat Number 2 Recorded in Book 5, Page 97 all on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 36° 35' 32" East, 88.02 feet** along said Line to the South Line of said Lot;

Thence **South 88° 06' 35" West, 110.03 feet** along said Line to West Line of said Lot and the West Line of said Hughes Heights;

Thence **North 33° 00' 19" West, 86.78 feet** along said Line;

Thence **North 32° 39' 47" West, 65.87 feet;**

Thence **North 33° 51' 28" West, 222.39 feet** all along the West Line of said Subdivision to the Southwest Corner of Aldipado Acres Recorded in Book 8, Page 3 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 45° 55' 49" East, 99.79 feet** along the South Line of said Subdivision;

Thence **North 75° 56' 06" East, 331.90 feet** all along the South Line of said Subdivision to the Centerline of a 30 foot Access Easement being the East Line of said Lot of said Subdivision;

Thence **South 36° 34' 30" East, 21.55 feet;**

Thence **South 29° 25' 06" East, 31.20 feet;**

Thence **South 29° 14' 18" East, 50.31 feet;**

Thence **South 42° 10' 20" East, 64.00 feet;**

Thence **South 66° 29' 21" East, 95.70 feet;**

Thence **South 75° 21' 44" East, 231.01 feet** all along said Centerline to the East Line of said Subdivision;

Thence **South 01° 12' 34" East, 145.01 feet** along said Line to the Point of Beginning;

Containing **4.82 Acres,**
Subject to Easements of Record.

Note: The East Line of Hughes Heights is the East Line of the of the Northwest Quarter of the Northwest Quarter of Section 25, Township 88 North, Range 5 West of the 5th P.M., Delaware County Iowa.

OWNER'S ACKNOWLEDGMENT

We Scott A. Wall and Brenda K. Wall
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.

Scott A. Wall

Brenda K. Wall

State of Iowa)
)
County of Delaware) ss:

On this 2day of ~~September~~ A.D. 2016, before me a Notary Public in and for said State, personally appeared Scott A Wall and Brenda K. Wall 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

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8/16/18

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 S.A. Wall Subdivision, a subdivision in Delaware County, Iowa.

Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 26th day of September, 2016 before me Peggy A. Hildebrand Carla A. Becker H 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.

Peggy A. Hildebrand
Notary Public

PEGGY A. HILDEBRAND
Commission Number 707432
My Commission Expires
12-26-18

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against S. A. Wall Subdivision, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date. September 26, ____, 2016

IOWA TREASURER DELAWARE COUNTY SEAL

Carolyn A. Wilson
Carolyn A. Wilson, County Treasurer
Date: 9-26-16

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **S. A wall 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

Michael Corkery – Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 26th day of September, 2016, before me Peggy A. Hildebrand, a Notary Public in and for the State of Iowa, personally appeared Michael Corkery, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Peggy A. Hildebrand
Notary Public

PEGGY A. HILDEBRAND
Commission Number 707432
My Commission Expires
12-26-18

Shuttleworth
& INGERSOLL
ATTORNEYS AT LAW • ESTABLISHED 1854

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Jeffrey M. Beatty
Brian D. Bergstrom
Jace T. Bisgard
Kevin J. Caster
Kelly A. Cwiertny
William J. Daly
Theresa C. Davis
Laurie L. Dawley
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Dean R. Einck
Kerry A. Finley
Richard S. Fry
Richard C. Garberson
Allison M. Heffern
William S. Hochstetler
Tricia Hoffman-Simanek
Robert D. Houghton
Mark P.A. Hudson
Wesley B. Huisinga
Stephen B. Jackson Sr.
Donald L. Johnson
Samuel E. Jones
Desirée A. Kilburg
Linda M. Kirsch
Diane Kutzko
Jonathan C. Landon
Michael O. McDermott
Dennis J. McMenimen
Dana L. Oxley
Steven J. Pace
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Jennifer E. Rinden
Kristen A. Shaffer
Kristymarie Shipley
Caitlin L. Slessor
Marty L. Stoll
Gary J. Streit
Mark L. Zaiger

Registered Patent Lawyers
Tim Klima
Caroline M. Nash *
James C. Nemmers
Brett D. Papendick
Jason R. Sytsma
Marlana K. Titus **

* Admitted In DC, MD and VA only
** Admitted In DC and MD only

Counsel
William D. Sindlinger

Of Counsel
John M. Bickel
William R. Shuttleworth

Retired
Thomas M. Collins

V.C. Shuttleworth 1900-1965
T.M. Ingersoll 1902-1972

September 28, 2016

Re: Plat Opinion – S.A. Walls Subdivision: a Subdivision of Lot 1 in Hughes Heights Part of Northwest Quarter of the Northwest Quarter Section 25, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa

To Whom It May Concern:

We have examined the abstracts of title to real estate located in Delaware County, Iowa legally described as follows:

Lot One (1) of Hughes Heights A Subdivision Of Lots 6 & 7 Of Aldipado Acres, Lot 1 Of Auditor's Plat No. 2, And Lots 1 Through 10 Of Hardrock Point Subdivision, Part Of The NW 1/4 Of The NW 1/4 Of Section 25, T88N, R5W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 1999, Page 4264, also Lot Two (2), Linden Heights, Except Hard Rock Point Subdivision (fka Parcel K), Part Of The NW 1/4 Of The NW 1/4 Of Section 25, T88N, R5W Of The Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 1999, Page 2878.

In our opinion title to said property is in:

Scott A. Wall and Brenda K. Wall, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, and is free and clear of liens and encumbrances except for easements and restrictions of record.

This opinion is provided in conjunction with the platting of S.A. Wall Subdivision.

Very truly yours,
Shuttleworth & Ingersoll, P.L.C.

Marty L Stoll

MARTY L. STOLL
Iowa Title Guaranty Member #3511

File No. 22646-2