

COUNTY: DELAWARE

SECTION 30, T 88 N, R 4W

ALIQUOT PART: NE 1/4- SW 1/4, NW 1/4- SW 1/4, SE 1/4- SW 1/4

SW 1/4- SW 1/4, SW 1/4-SE 1/4

CITY:

SURVEY: KEITH'S THIRD SUBDIVISION

BLOCK: LOTS: LOT 1 & LOT 2

PROPRIETOR: KEITH'S ROLLING HILLS, LLC

REQUESTED BY: WILLIAM KEITH & LLOYD KEITH

SURVEYOR: RANDALL L. RATTENBORG

COMPANY: BURRINGTON, GROUP, INC.

105 W. MAIN STREET, MANCHESTER, IA 52057

INFO@BURRINGTONGROUP.COM 563-927-2434

FILED

Delaware Co. Assessor

JAN 22 2019



Book 2019 Page 154

Document 2019 154 Type 06 002 Pages 7

Date 1/22/2019 Time 4:00:26PM

Rec Amt \$37.00

FILED

Delaware Co. Auditor

JAN 22 2019

Daneen Schindler, RECORDER/REGISTRAR

DELAWARE COUNTY IOWA

PLAT OF SURVEY

KEITH'S THIRD SUBDIVISION
PART OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SE 1/4
SEC. 30, T88N, R4W OF THE 5th P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

KEITH'S THIRD SUBDIVISION, Part of the Southwest Quarter (SW 1/4) and part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 69.38 acres, including 2.46 acres of public road right of way, subdivided into Lot 1 and Lot 2, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Center of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being on the West Line of Keith's First Subdivision, as recorded in Plat Book 4, Page 20;

THENCE along the Easterly Line of the Southwest Quarter (SW 1/4), being the Westerly Line of said Keith's First Subdivision, South 00° 53' 43" East, 1288.62 feet to the Northwest Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), being the Southwest corner of said Keith's First Subdivision;

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), being the South line of said Keith's First Subdivision, North 88° 38' 38" East, 321.22 feet to the West Line of the East 1009.5 feet of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30);

THENCE along the West Line of the East 1009.5 feet of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), South 00° 26' 47" East, 445.29 feet to the Northerly Line of Keith's Second Subdivision, as recorded in Book 2008, Page 2601;

THENCE along the Northerly Line of said Keith's Second Subdivision, North 87° 48' 22" West, 292.06 feet;

THENCE along the Northerly Line of said Keith's Second Subdivision, North 85° 59' 39" West, 327.53 feet;

THENCE along the Northerly Line of said Keith's Second Subdivision, North 80° 38' 30" West, 268.99 feet;

THENCE along the Northerly Line of said Keith's Second Subdivision, North 83° 50' 17" West, 209.25 feet;

THENCE along the Northerly Line of said Keith's Second Subdivision, South 89° 05' 58" West, 1044.28 feet to the Easterly line of Lot 1 of Sand's Subdivision, as recorded in Plat Book 8, Page 107;

THENCE along the Easterly Line of said Lot 1, North 08° 47' 57" East, 335.68 feet, to the Southerly Line of Keith's Hartwick Hill Estates, as recorded in Book 2006, Page 2711;

THENCE along the Southerly Line of said Keith's Hartwick Hill Estates, North 87° 22' 55" East, 26.60 feet to the Easterly Line of said Keith's Hartwick Hill Estates, being the centerline of 220th Avenue;

THENCE along the Easterly Line of said Keith's Hartwick Hill Estates, being the centerline of 220th Avenue, North 05° 38' 14" East, 649.30 feet;

THENCE continuing along the Easterly Line of said Keith's Hartwick Hill Estates, being the centerline of 220th Avenue, along a circular curve concave Westerly and having an arc length of 529.66 feet, a radius of 818.64 feet, a central angle of 37° 04' 14", a chord length of 520.47 feet, and a chord bearing of North 12° 54' 07" West;

THENCE continuing along the Easterly Line of said Keith's Hartwick Hill Estates, being the centerline of 220th Avenue, North 31° 26' 14" West, 197.02 feet to the Northerly Line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty (30), also being the Southerly Line of Lot 15 of H.L.C. South Addition, as recorded in Plat Book 6, Page 164;

THENCE along the Northerly Line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty (30), also being the Southerly Line of Lot 15 of said H.L.C. South Addition, North 87° 11' 53" East, 501.39 feet to the Northwest Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty (30);

THENCE continuing along the Southerly Line of said Lot 15 of said H.L.C. South Addition and the Northerly Line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty (30), and the Southerly Line of H.L.C. Fourth Subdivision, as recorded in Book 1999, Page 1559, South 88° 27' 40" East, 1368.41 feet to the POINT OF BEGINNING;

The Easterly Line of the Southwest Quarter (SW 1/4) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Westerly Line of said Keith's First Subdivision, is assumed to bear South 00° 53' 43" East.

SURVEYED ON:
SURVEY REQUESTED BY: WILLIAM KEITH & LLOYD KEITH

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2018.dwg

PROPRIETORS: KEITH'S ROLLING HILLS, LLC

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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

DATE



BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 18-095

SCALE: 1" = 200'

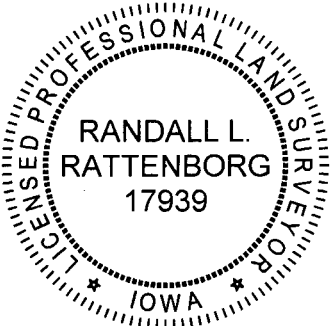
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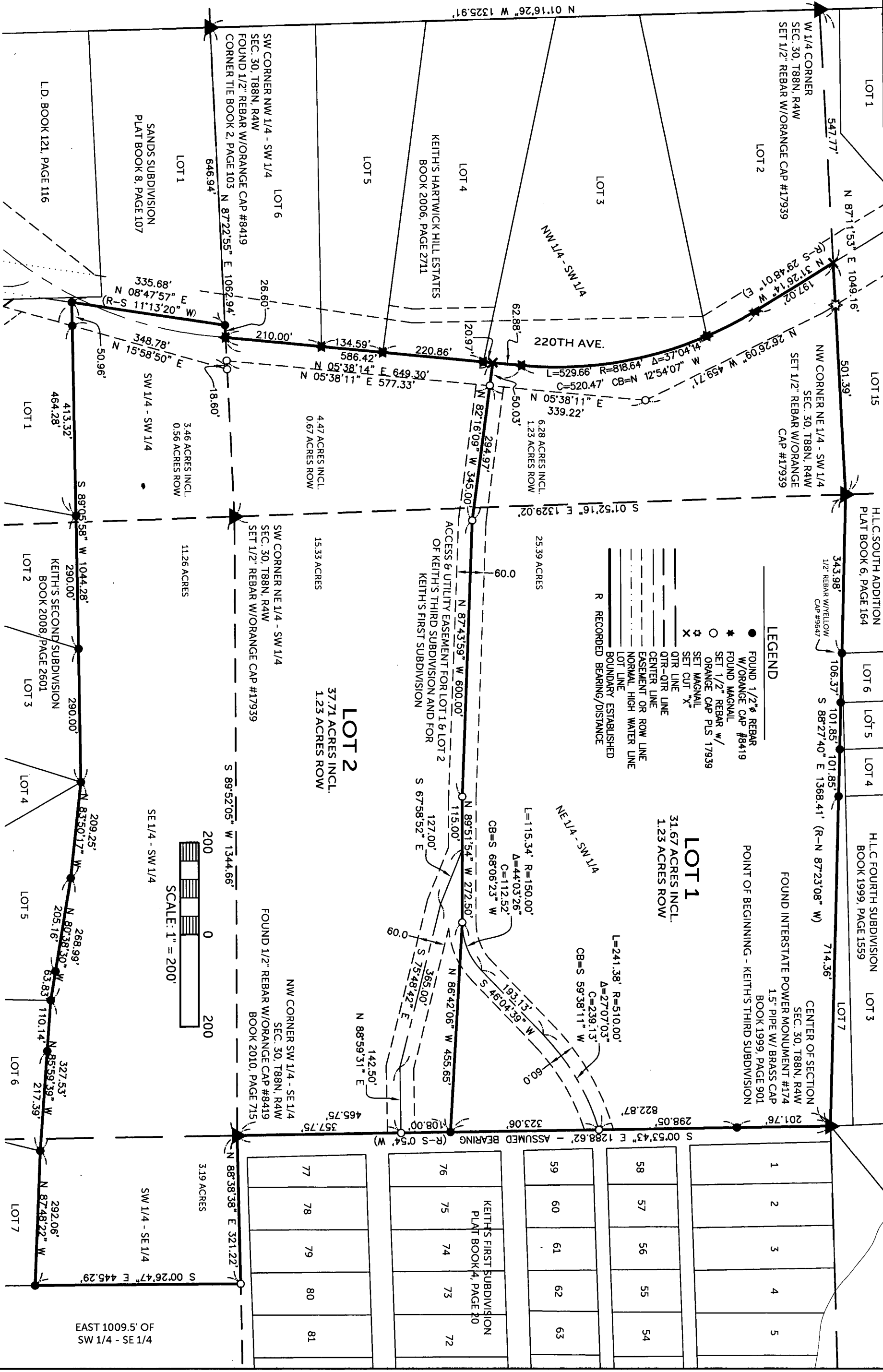
DRAWN BY: RLR

CHECKED BY: DDK/DM

GPS BOX: LAKE DELHI

SHEET 1 OF 5





LEGEND

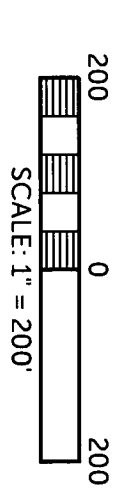
- FOUND 1/2" REBAR W/ORANGE CAP #8419
- ★ FOUND MAGNAIL
- SET 1/2" REBAR W/ORANGE CAP PLS 17939
- ☆ SET MAGNAIL
- ✱ SET CUT "X"
- QTR LINE
- QTR-QTR LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- NORMAL HIGH WATER LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED BEARING/DISTANCE

LOT 1

31.67 ACRES INCL.
1.23 ACRES ROW

LOT 2

37.71 ACRES INCL.
1.23 ACRES ROW



HARRISON, MORELAND, WEBBER, SIMPLOT & MAXWELL, P.C.

Attorneys at Law
129 West Fourth Street
P.O. Box 250

JOHN R. WEBBER III
MICHAEL J. MORELAND
GAYLA R. HARRISON
HEATHER M. SIMPLOT
NICHOLAS T. MAXWELL
PATRICK F. CURRAN (OF COUNSEL)

OTTUMWA, IOWA 52501
TELEPHONE (641) 682-8326
FAX (641) 682-8329

JOHN N. MORELAND (RETIRED)
TIMOTHY J. McKAY (1950-2015)

WRITER'S DIRECT E-MAIL
jwebber@hmmw.com

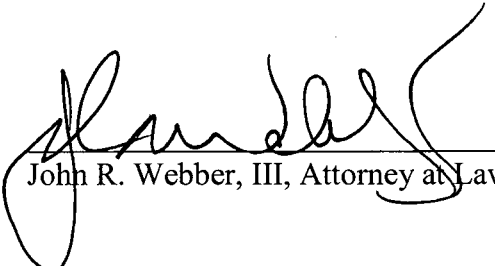
January 17, 2019

ATTORNEY'S OPINION

I, John R. Webber III, a practicing attorney at law in Ottumwa, Wapello County, Iowa, have examined the abstract of title to the land included in the Southwest Quarter (SW¼) and a part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty (30), Township Eighty-eight (88) North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 69.38 acres, including 2.46 acres of public road right of way being the premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated December 1, 2018.

The abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc. and was last certified on November 19, 2018 at 8:00 o'clock a.m.

My examination of the abstract shows good and merchantable title on the date and hour of the certificate to be in Keith's Rolling Hills, LLC, an Iowa Limited Liability Company. There are no liens or encumbrances on the land that are required to be shown as provided in §354.11(c) of the Code of Iowa (2017).



John R. Webber, III, Attorney at Law

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against KEITH'S THIRD SUBDIVISION, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein

Pam Klein, County Treasurer

1/22/19

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 KEITH'S THIRD SUBDIVISION, a subdivision in Delaware County, Iowa.

Carla K. Becker

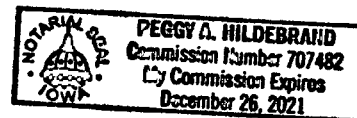
Carla K. Becker, Delaware County Auditor

State of Iowa)

County of Delaware)

On this 22nd day of January, 2019, before me Peggy A. Hildebrand 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.

Peggy A. Hildebrand
Notary Public



DELAWARE COUNTY E-911 BOARD

The foregoing plat of KEITH'S THIRD 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

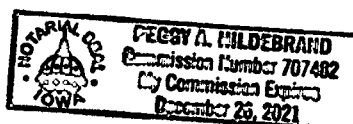
Michael Corkery – Coordinator Delaware County E-911 Board

State of Iowa)

County of Delaware) Ss:

On this 22nd day of January, 2019, 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



Prepared by & Return to: John R. Webber III, PO Box 250, Ottumwa, IA 52501 (641) 682-8326.

PROPRIETOR'S STATEMENT

Be it known that Keith's Rolling Hills, LLC states that it consents to the Subdivision of the following described property, located in the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 30, Township 88 North, Range 4 West, Delaware County, Iowa, to be known as **KEITH'S THIRD SUBDIVISION**, which plat has been prepared by Burrington Group, Inc. registered land surveyors, and covering land described as follows, to-wit:

KEITH'S THIRD SUBDIVISION, Part of the Southwest Quarter (SW $\frac{1}{4}$) and part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 69.38 acres, including 2.46 acres of public road right of way, subdivided into Lot 1 and Lot 2, subject to easements of record, and more particularly described by metes and bounds as follows:

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THENCE along the Easterly line of the Southwest Quarter (SW $\frac{1}{4}$), being the Westerly line of said Keith's First Subdivision, South 00°53'43" East, 1288.62 feet to the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Thirty (30), being the Southwest corner of said Keith's First Subdivision.

THENCE along the Northerly line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Thirty (30), being the South line of said Keith's First Subdivision, North 88°38'38" East, 321.22 feet to the West line of the East 1009.5 feet of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Thirty (30);

THENCE along the West line of the East 1009.5 feet of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty (30), South 00°26'47" East, 445.29 feet to the Northerly line of Keith's Second Subdivision, as recorded in Book 2008, Page 2601;

THENCE along the Northerly line of said Keith's Second Subdivision, North 87°48'22" West, 292.06 feet;

THENCE along the Northerly line of said Keith's Second Subdivision, North 85°59'39" West, 327.53 feet;

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THENCE continuing along the Easterly line of said Keith's Hartwick Hill Estates, being the centerline of 220th Avenue, North 31°26'14" West, 197.02 feet to the Northerly line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), also being the Southerly line of Lot 15 of H.L.C. South Addition, as recorded in Plat Book 6, Page 164;

THENCE along the Northerly line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), also being the Southerly line of Lot 15 of said H.L.C. South Addition, North 87°11'53" East, 501.39 feet to the Northwest Corner of the NE ¼ of the Southwest Quarter (SW ¼) of said Section Thirty (30);

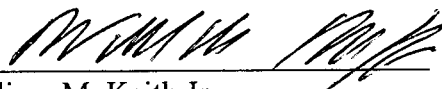
THENCE continuing along the Southerly line of said Lot 15 of said H.L.C. South Addition and the Northerly line of the NE ¼ of the Southwest Quarter (SW ¼) of said Section Thirty (30), and the Southerly line of H.L.C. Fourth Subdivision, as recorded in Book 1999, Page 1559, South 88°27'40" East, 1368.41 feet to the POINT OF BEGINNING;

The Easterly line of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-eight North, (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Westerly line of said Keith's First Subdivision, is assumed to bear South 00°53'43" East.

Keith's Rolling Hills, LLC is the owner of the real estate in fee simple, and that the subdivision of said real estate into lots as shown by the said plat is in accordance with its desire and direction and with its free and voluntary consent and for the purpose therein expressed.

This dedication is made to comply with Section 354.11(1) of the 2017 Code of Iowa.

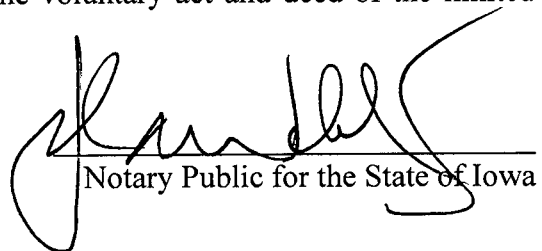
Dated at Ottumwa, Iowa this 17th day of January, 2019.


William M. Keith Jr.

STATE OF IOWA, WAPELLO COUNTY, ss:

On this 17th day of January, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared William M. Keith, Jr., to me personally known, who, being by me duly sworn, did say that the person is the Manager of Keith's Rolling Hills, LLC and that he signed on behalf of the limited liability company by authority of its managers and that he acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company by it voluntarily executed.




Notary Public for the State of Iowa