

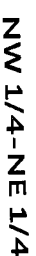
MCCRIGHT'S SUBDIVISION
A SUBDIVISION OF LOT 2 OF DOWNS FAMILY SUBDIVISION IN THE NE 1/4 OF SECTION 2, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

Document 2021 3281 Type 06 002 Pages 7
Date 9/13/2021 Time 2:27:46PM
Rec Amt \$37.00

FILED
Delaware Co. Assessor
SEP 13 2021

FILED
Delaware Co. Auditor
SEP 13 2021

FILED
Delaware Co. Auditor
SEP 13 2021



LOT 1
DOWNS FAMILY SUBDIVISION
BOOK 2008, PAGE 3958

NE 1/4-NE 1/4

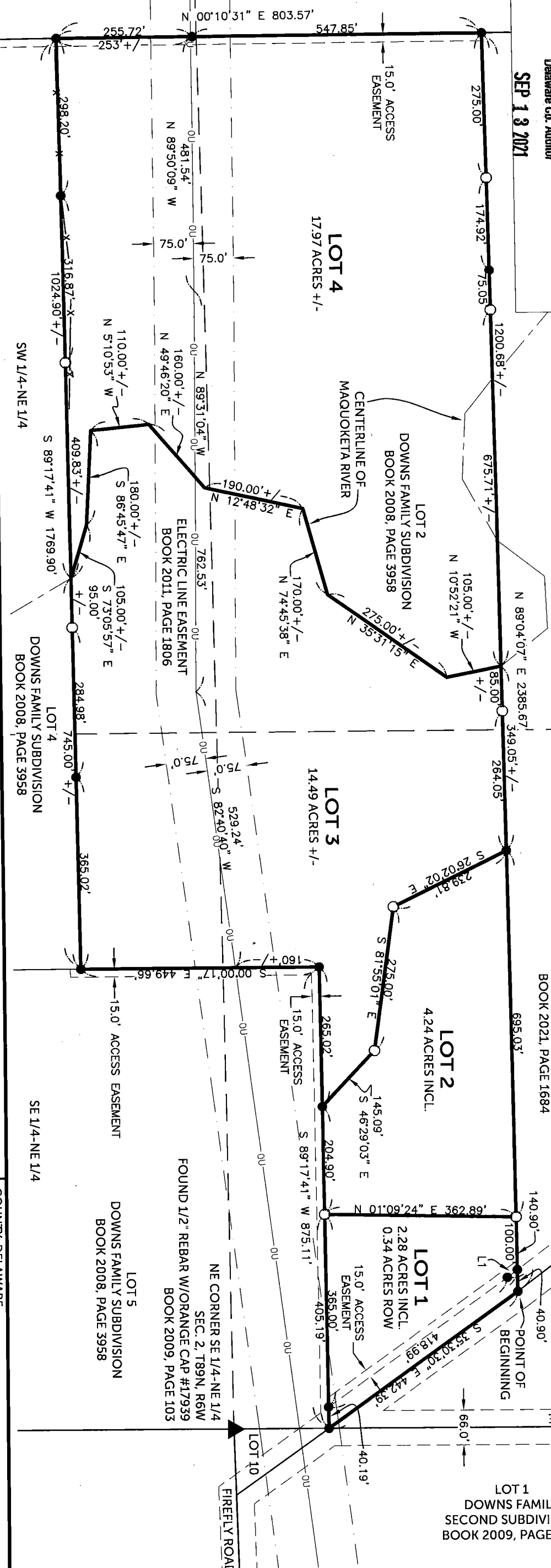
ELECTRIC / TELECOMMUNICATION
FACILITIES EASEMENT
BOOK 2021, PAGE 1684

150th AVENUE

LOT 1
DOWNS FAMILY
SECOND SUBDIVISION
BOOK 2009, PAGE 1612

LEGEND

- SECTION CORNER
 FOUND 1/2" Ø REBAR w/
 ORANGE CAP PLS 17939
 SET 1/2" REBAR w/
 ORANGE CAP PLS 17939
 QTR.-QTR. LINE
 FENCE LINE
 CENTER LINE
 OVERHEAD UTILITY (ELECTRICAL)
 ELECTRICAL LINE EASEMENT
 EASEMENT OR ROW LINE
 PARCEL BOUNDARY
 BOUNDARY ESTABLISHED
 R
 RECORDED



SURVEY REQUESTED BY: GARY J. MCCRIGHT

PROPRIETORS: GARY J. MCCRIGHT & ANNE MEYER-MCCRIGHT

HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PERSONAL INFORMATION AND IDENTITY

~~RANDALL L. RATTENBORG P.L.S. #17939~~

PATENT

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

5/1/2021

PROJECT NO. 21-017

ESCAFE.1" - 300'

DATE: 05/01/2021

DRAWN BY: RLR

CHECKED BY: DM/DDK

GPS BOX: 23

SHEET 1 OF

1

COUNTY: DELAWARE

SECTION 2, T 89 N, R 6 W

ALQUOT PART: NE 1/4 - NE 1/4, NW 1/4 - NE 1/4,

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

CITY: _____

SURVEY: MCCRIGHT'S SUBDIVISION

BLOCK:	LOTS: 1 - 4
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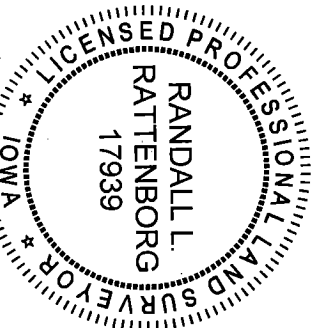
REQUESTED BY: GARY J. MCCRIGHT

SURVEYOR: RANDALL L. RATTENBORG

PROPRIETOR: GARY J. MCCRIGHT & ANNE MEYER-MCCRIGHT

[illegible]

SURVEYED ON: 03/04/2021 & 05/12/2021



BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057 Phone: 563-927-2434 email: info@burringtongroup.com website: burringtongroup.com

LEGAL DESCRIPTION:

McCRIGHT'S SUBDIVISION, A SUBDIVISION OF LOT 2 OF DOWNS FAMILY SUBDIVISION IN THE NE 1/4 OF SECTION 2, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, containing a total of 38.98 acres, including 0.34 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Lot 2 of Downs Family Subdivision as recorded in Book 2008, Page 3958 in Section 2, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of said Lot 2, South 35° 30' 30" East, 442.39 feet, to the Southerly Line of said Lot 2;

THENCE along the Southerly Line of said Lot 2, South 89° 17' 41" West, 875.11 feet;

THENCE continuing along the Southerly Line of said Lot 2, South 00° 00' 17" East, 449.66 feet;

THENCE continuing along the Southerly Line of said Lot 2, South 89° 17' 41" West, 1769.90 feet, to the Westerly Line of said Lot 2;


THENCE along the Westerly Line of said Lot 2, North 00° 10' 13" East, 803.60 feet, to the Northerly Line of said Lot 2;

THENCE along the Northerly Line of said Lot 2, North 89° 04' 07" East, 2385.67 feet to the **POINT OF BEGINNING**;

The Northerly Line of Lot 2, of Downs Family Subdivision as recorded in Book 2008, Page 3958 in Section 2, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 04' 07" East.

OWNER'S ACKNOWLEDGMENT

I, Gary J. McCright and Anne Meyer-McCright, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.



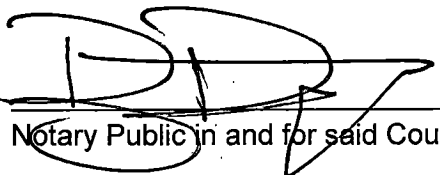
Gary J. McCright



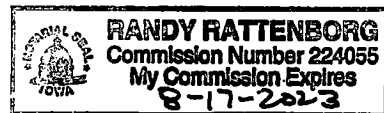
Anne Meyer-McCright

State of Iowa)
)
County of Delaware) ss:

On this 20th day of AUGUST A.D. 2021, before me a Notary Public in and for said County, personally appeared Gary J. McCright and Anne Meyer-McCright and 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.

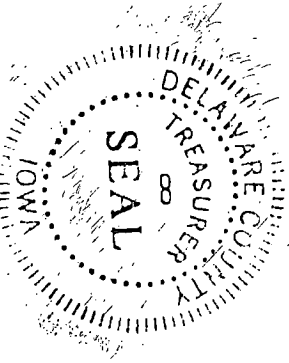


Notary Public in and for said County



CERTIFICATE OF TREASURER

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



Jenny Eichen - Deputy 9-13-21
Pam Klein, County Treasurer Date

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 **MCCRIGHT'S SUBDIVISION**, a subdivision in Delaware County, Iowa.



Peggy A. Hildebrand
Carla Becker, Delaware County Auditor
Deputy Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **MCCRIGHT'S 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

MORTGAGE HOLDERS ACKNOWLEDGMENT

The F & M 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.

Cody Naber
By: Cody Naber, Business & Ag Banker

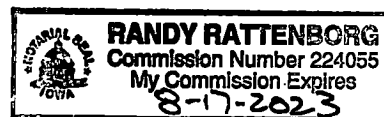
By: _____

State of Iowa)

County of Delaware) Ss:

On this 3rd day of September, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Cody Naber and _____ to me personally known, who being duly sworn, did say that they are the Business & Ag Banker and _____ respectively, of the F & M Bank executing the within and foregoing instrument to which this is attached, that (no seal has been procured by) (~~the seal affixed hereto is the seal of~~) F & M Bank; that said instrument was signed (and sealed) on behalf of F & M Bank by authority of its Board of Directors; and that Cody Naber and _____ as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of F & M Bank, by it and by them voluntarily executed.

[Signature]
Notary Public in and for said County



TODD W. ANDERSON
CORINNE R. BUTKOWSKI
HOLLY A. CORKERY
EMILY K. ELLINGSON
DOUGLAS D. HERMAN
STEVEN C. LEIDINGER
JON M. MCCRIGHT
SCOTT E. MCLEOD - RETIRED
DANIEL M. MORGAN
MATTHEW J. NAGLE
BRETT S. NITZSCHKE



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Toll Free 1.877.966.9101
Fax 319.365.9512
www.lynchdallas.com
WRITER'S EMAIL
jmccright@lynchdallas.com
VOICE MAIL EXT.104

PATRICK J. O'CONNELL
CYNTHIA A.M. PARKER
AMY L. REASNER
NOAH L. SCHMALL
KYLE A. SOUNHEIN
WILFORD H. STONE
DAVID L. WENZEL

MAILING ADDRESS:
P.O. Box 2457
Cedar Rapids, IA 52406-2457

August 30, 2021

TO WHOM IT MAY CONCERN:

I have examined the abstract of title and Delaware County Recorder records to:

McCright's Subdivision, a subdivision of Lot 2 of Downs Family Subdivision in the NE ¼ of Section 2, T89N, R6W of the Fifth P.M., Delaware County, Iowa, containing a total of 38.98 acres, including 0.34 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of Lot 2 of Downs Family Subdivision as recorded in Book 2008, Page 3958 in Section 2, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa;

Thence along the Easterly line of said Lot 2, South 35°30'50" East, 442.39 feet, to the Southerly Line of said Lot 2;

Thence along the Southerly line of said Lot 2, South 89°17'41" West, 875.11 feet;

Thence continuing along the Southerly Line of said Lot 2, South 00°00'17" East 449.66 feet;

Thence continuing along the Southerly Line of said Lot 2, South 89°17'41" West, 1769.90 feet to the Westerly Line of said Lot 2;

Thence along the Westerly Line of said Lot 2, North 00°10'13" East, 803.60 feet to the Northerly Line of said Lot 2;

Thence along the Northerly Line of said Lot 2, North 89°04'07" East, 2385.67 feet to the Point of Beginning.

The Northerly Line of Lot 2, of Downs Family Subdivision as recorded in Book 2008, Page 3958 in Section 2, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°04'07" East.

It is my opinion that fee title in the above-described real estate is in the following:

Gary J. McCright and Anne Meyer-McCright, husband and wife

subject to the following:

1. The above referenced property is subject to a mortgage, which is a first lien upon the premises, running from Gary J. McCright and Anne M. Meyer-McCright to Farmers and Merchants Savings Bank dated April 1, 2021, and filed April 7, 2021, in Book 2021, Page 1245 in the office of the Delaware County Recorder .
2. The general taxes due September 1, 2020, and March 1, 2021 are paid in full.
3. The property under examination is subject to easements of record and zoning ordinances of the Delaware County, Iowa
4. The abstract has been extended by Delaware County Abstract Company to February 23, 2021.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jon M. McCright".

Jon M. McCright
JMM/rm