

COUNTY: Delaware
 SECTION 6, T 90 N, R 3 W
 ALIQUOT PART: SE 1/4 - NW 1/4
 SW 1/4 - NE 1/4
 CITY:
 SURVEY:
 BLOCK: LOTS:
 PROPRIETOR: Floyd A. Sampson (1/2 Int.)
 Gwenlyn Sampson (1/2 Int.)
 REQUESTED BY: Floyd Sampson
 SURVEYOR: Randy Rattenborg
 COMPANY: BURRINGTON, GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
 Delaware Co. Assessor
 JUL 06 2023

FILED
 Delaware Co. Auditor
 JUL 06 2023



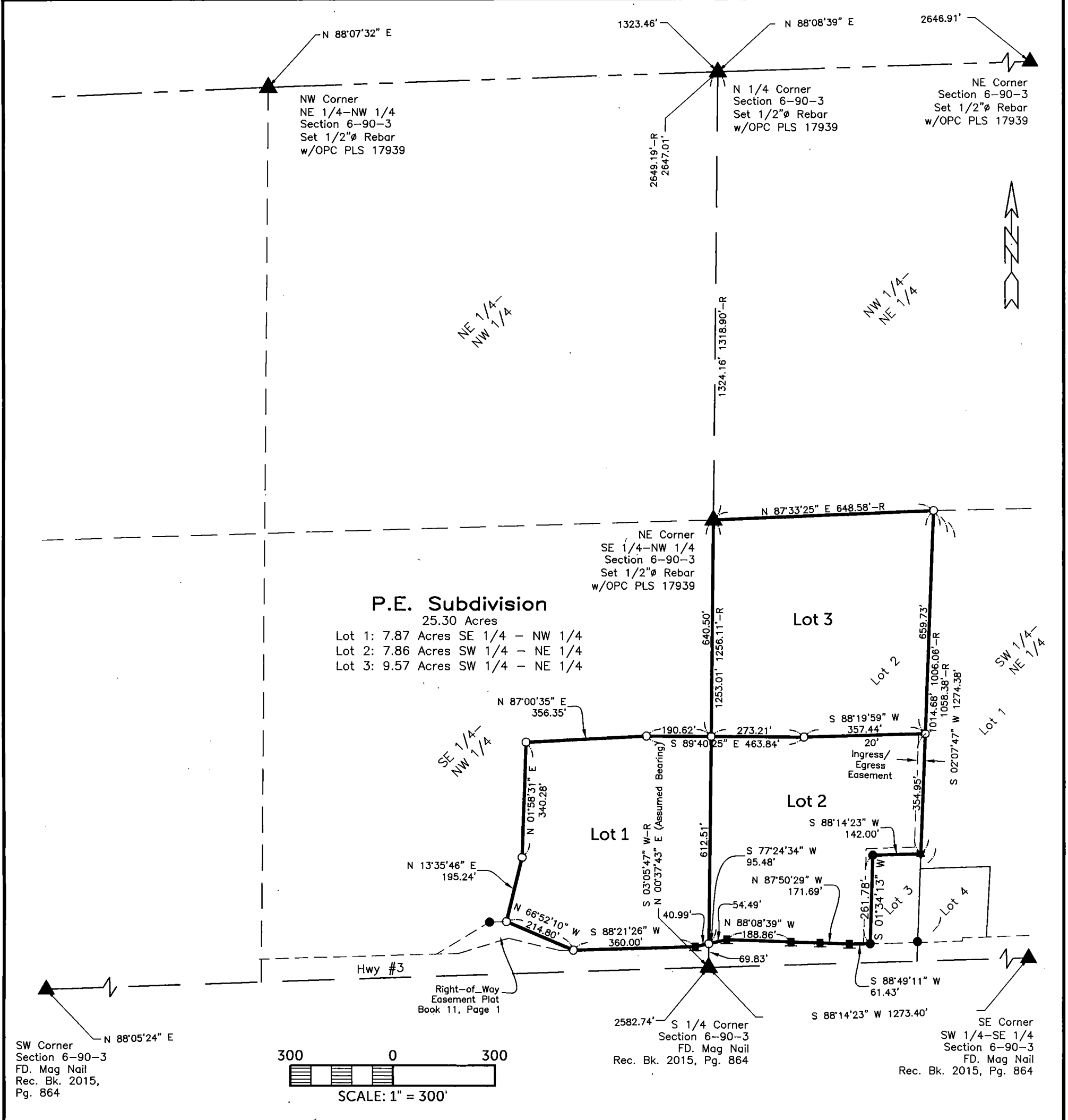
Book 2023 Page 1535

Document 2023 1535 Type 06 002 Pages 9
 Date 7/06/2023 Time 12:56:11PM
 Rec Amt \$47.00

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

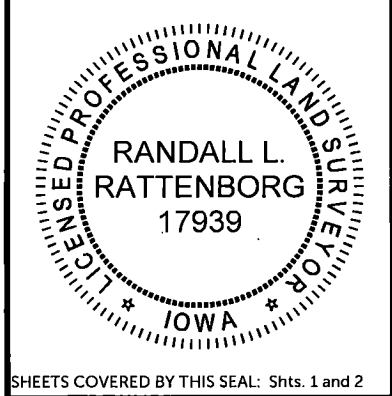
**SUBDIVISION
 PLAT**

P.E. Subdivision; in the Southwest Quarter of the Northeast Quarter and in the Southeast Quarter of the Northwest Quarter Section 6, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: January 25, 2023
 SURVEY REQUESTED BY: Floyd Sampson

Q:\Civil3D_Survey\GPS Box 2\GPS Box 2 2022.dwg



PROPRIETORS: Floyd A. Sampson (1/2 Int.) Gwenlyn Sampson (1/2 Int.)	
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, 2023	DATE: 2/1/2023
BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
PROJECT NO. 22-187 SCALE: 1" = 300' DATE: February 1, 2023 DRAWN BY: dm CHECKED BY: ddk/rr GPS BOX: Box 2 SHEET 1 OF 2	

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FOUND 1/2"Ø REBAR w/ .ORANGE CAP PLS 10165
- * FD. 1/2"Ø IRON ROD w/ ALUM. CAP PLS 5227
- FD. ROW RAIL
- SET 1/2" REBAR w/ .ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP

SHEETS COVERED BY THIS SEAL: Shts. 1 and 2

P.E. Subdivision; in the Southwest Quarter of the Northeast Quarter and in the Southeast Quarter of the Northwest Quarter Section 6, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Center of said Section;

Thence North 00°37'43" West (Assumed Bearing), 69.83 feet along the Quarter Section Line of said Section to the North Right-of-Way Line of Iowa Highway 3 to the Point of Beginning;

Thence South 77°24'34" West, 40.99 feet along the North Right-Of-Way Line of Iowa Highway 3;

Thence South 88°21'26" West, 360.00 feet along the North Right-Of-Way Line of Iowa Highway 3 to the Southeast Corner of a Right-of-Way Easement Plat Recorded in Book 11, Page 1 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 66°52'10" West, 214.80 feet along said Line;

Thence North 13°35'46" East, 195.24 feet;

Thence North 01°58'31" East, 340.28 feet;

Thence North 87°00'35" East, 356.35 feet;

Thence South 89°40'25" East, 190.61 feet to the West Line of Lot 2 of the Subdivision of Lot 1 though Lot 4 in the Southwest Quarter of the Northeast Quarter Recorded in Book 6, Page 3 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 00°37'43" East, 640.50 feet along said Line to the North Line of said Lot 2;

Thence North 87°33'25" East, 648.58 feet along said Line to the East Line of said Lot 2;

Thence South 02°07'47" West, 1014.68 feet along said Line to the North Line of Lot 3 of said Subdivision;

Thence South 88°14'23" West, 142.00 feet along said Line to the West Line of said Lot;

Thence South 01°34'13" West, 261.78 feet along said Line to the said North Right-of-Way Line;

Thence South 88°49'11" West, 61.43 feet along said Line;

Thence North 87°50'29" West, 171.69 feet;

Thence North 88°08'39" West, 188.86 feet;

Thence South 77°24'34" West, 54.49 feet all along said Right-of-Way Line to the Point of Beginning.

Containing **25.30 Acres**,
Subject to Easements of Record.

OWNER'S ACKNOWLEDGMENT

We, Floyd Sampson and Gwen Sampson 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.

Floyd Sampson
Floyd A. Sampson

Gwen Sampson
Gwenlyn Sampson

State of Iowa)
)
County of Delaware) ss:

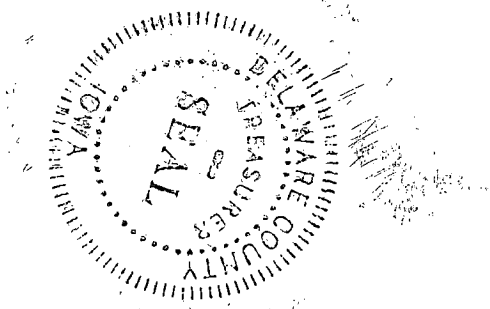
On this 21 day of June, 2023, before me, a Notary Public in and for said County, personally appeared Floyd + Gwen Sampson to me personally known, who being by me duly sworn or affirmed, did say that that person is owner of said property and that said instrument was signed on behalf of said owners by authority of its managers and the said owners acknowledged the execution of said instrument to be the voluntary act and deed of said P.E. Subdivision by it voluntarily executed.

Nicole L RIES, ACP H&O
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 Floyd + Gwenlyn Sampson, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

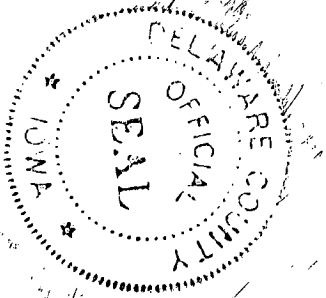


Jenny Cochran - Deputy 6-15-23
Pam Klein, County Treasurer Date

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 P. E. Subdivision a subdivision in Delaware County, Iowa.

Carla K. Becker
Carla K. Becker, Delaware County Auditor



DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of P. E. 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

ATTORNEY'S OPINION

I, John C. Compton, a practicing attorney at law in Strawberry Point, Clayton
~~Delaware~~ County, Iowa, have examined the abstract of title to the land included in P.E. Subdivision,
§ 6-96-3, Delaware County, Iowa, on premises more specifically described in the Surveyor's
Certificate of Randall L. Rattenborg, dated Feb 1, 2023.

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 5th day of June, A.D., 2023, 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 Floyd A. Simpson and Carolyn Simpson, husband and wife

Dated in said County, this 13th day of June, 2017.



Attorney at Law

JOHN C. COMPTON, P.C.

Attorney at Law

116½ W. Mission St.

P.O. Box 8

Strawberry Point, IA 52076

Phone: 563-933-4334

Fax: 563-933-2053

John C. Compton

complaw@windstream.net

June 12, 2023

Floyd and Gwenlyn Sampson
1005 290th Avenue
Colesburg, IA 52035

Dear Floyd and Gwenlyn:

I have examined, at your request, an abstract of title to the real estate described as follows:

The Southeast Quarter (SE¼) of the Northwest fractional Quarter (NWfr¼) of Section Six (6), Township Ninety (90) North, Range Three (3), West of the Fifth P.M., and also Lot Two (2) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Six (6), Township Ninety (90) North, Range Three (3), West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 6, Plats, Page 3.

The abstract is in one (1) part and dates from the filing of the 1839 Original Entry. It was last certified by the Delaware County Abstract Company, Inc. on June 5, 2023 at 8:00 A.M.

I find title to the above-described property to be held as follows:

Floyd A. Sampson and Gwenlyn Sampson, husband and wife
as Joint Tenants with Full Rights of Survivorship and not as tenants in common.

Title is held by virtue of a Warranty Deed dated April 27, 2023 and filed April 27, 2023 at Book 2023, Page 905 of the records of Delaware County, Iowa. The original Deed for this property was a 1993 Warranty Deed from Orren B. Sampson.

Marketability of title is subject to the following title objections and matters related to title and/or possession.

A. TITLE OBJECTIONS

1. None

B. MATTERS RELATING TO TITLE AND/OR POSSESSION

1. In 1983 a Contract was entered between Orren B. Sampson, single, and Richard L. Sampson and Fay L. Sampson, husband and wife and Floyd A. Sampson and Gwenlyn Sampson, husband and wife. Quit Claim Deeds were given by the Grantees in 1984 to divide the parcels. In these Deeds there was a provision dealing with the well and water rights and reciprocal rights of first refusal for purchase of these parcels. I find nothing within the abstract either terminating that option or indicating that it runs with the land so as to bind successors in interest. Since the contemplated transfer is not a sale the Quit Claim provisions should not apply.

2. Numerous Easements appear of record. These include the following:

a. 1932 Easement to Central States Power for electrical lines and fixtures. This was assigned in 1944 to Interstate Power company.

b. 1933 Highway Easement to State of Iowa for road purposes.

c. 1946 Easement to the State of Iowa for road purposes.

d. 1947 and 1960 Easements to Interstate Power Company for installation, operation and repair of electrical lines and fixtures.

e. 1985 Easement to the State of Iowa for road purposes.

f. 1985 Partial Acquisition Contract to Iowa Department of Transportation for acquisition of roadway property.

g. 1988 Well Agreement for property purchased by Scott and Patricia Sampson for use of the well owned by Floyd and Gwenlyn Sampson. This Agreement is non assignable without consent of both parties.

3. Highway 3 is a controlled access highway. Access from Highway 3 can only be modified with DOT approval.

4. Fire Protection for Colony Township is contracted through the City of Colesburg, Iowa.

5. The above described real estate may be subject to County Zoning Regulations, National Flood Insurance Regulations, and certain programs and regulations promulgated by the Soil and Water Conservation District. Current status may be determined by reference to the records of the County Zoning Administrator, County Soil and Water Conservation District, and your insurance agent.

6. Taxes for fiscal 2021-2022 payable 2022-2023 are shown as first half paid, second half paid and all prior years paid.

7. An Abstract of Title does not reveal certain matters important to a purchaser of real estate. No opinion is expressed as to matters not shown which might affect title to the premises, among which are the following:

a. Fence or boundary line locations or boundary and title defects which might be revealed by a survey, and physical inspection of the property.

b. Rights of persons in possession other than the record title holder.

c. Mechanic's liens for improvements, materials or services furnished within the last ninety days. The abstract indicates no filings were made with the Secretary of State Lien Registry as of the date of certification.

d. Special Assessments or County/City ordinances and regulations which have not been certified to the Delaware County Courthouse, or any matters pertaining to lien searches, judgments or District Court proceedings not abstracted through the Delaware County Clerk of Court.

e. Current compliance with zoning and other local or county regulations.

f. The presence of solid wastes, radioactive waste, hazardous substances, including those defined in Chapter 42, US Code, Section 9601 (14) and Chapter 455B of the Code of Iowa. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites, or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the Abstract, but they may result in injunctions, fines, required cleanup, or other remedial action under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner even though the owner did nothing to create the condition and acquired the property without knowing it.

g. The existence of liens, including child or spousal support based upon judgments entered in counties other than Delaware County, and any information pertaining to this property due to a pending legal action not shown of record.

h. Any transfer or matter affecting title in the chain of title which may be the result of forgery or fraud within the definition of any federal or state law.

Title Opinion
Floyd A. and Gwenlyn Sampson
Page 4 of 4

8. This opinion is made only as to the condition of title as shown by the abstract on June 5, 2023.

Respectfully Submitted
John C. Compton, P.C.



John C. Compton

JCC/nlk