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MISC. #26

681

#06428

Fee \$167.00

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September 27, 2006INSTR. NO. 06-06428
PLAT BOOK II PAGE I
BK PAGE

06 SEP 27 PM 3:41

JAN BORTSCHELLER
RECORDER
DICKINSON COUNTY, IOWA
FEE \$ 167.00Prepared by: Earl H. Maahs 708 Lake Street Spirit Lake (712) 336-1292RE/MAX
PROPRIETOR'S CERTIFICATE
PLAT OF VISTA DEL SOL

KNOW ALL MEN BY THESE PRESENTS:

That Jerry F. Jones, a single person, has caused the property described in the attached final plat of Vista del Sol being that tract of land shown in the Plat known as Vista del Sol, which is hereto attached, to be surveyed, staked and platted as shown and set forth in and by the attached plat and the certificate by James R. Blum, L.S., Jim Blum Surveying, who surveyed, staked and platted the same. This subdivision, as it appears on the attached, is with the free consent and in accordance with the desire of the proprietor, Jerry F. Jones.

The following covenants apply to all lots in this plat.

1. All residential construction must be new. Construction shall commence within one year from date of purchase and must be completed within two years from date of purchase.
2. No residence shall be constructed without a permanent attached garage also being constructed. All residences shall have a minimum of 1000 square feet excluding the garage. Garages may not be built independently of a residence on the same lot.
3. No accessory buildings larger than eight feet by twelve feet (8' x 12') shall be placed upon a lot.
4. Appropriate rain gutters and downspouts shall be required on each residence in this Plat.

26-681

Sep 27, 2006

CERTIFICATE OF SURVEY

I, **James R. Blum**, of Jim Blum Surveying, land surveyor, authorized to practice in the State of Iowa, does hereby certify that I am a licensed land surveyor under the laws of the State of Iowa, Iowa License No. 9179, that at the instance and request of **Jerry F. Jones**, I surveyed the tract of real estate located in Dickinson County, Iowa, described in the Proprietor's Certificate for the purpose of subdividing and platting said real estate into an addition to be known as Vista del Sol, Dickinson County, Iowa, the plat of which is attached hereto and made a part of this certificate; that the real estate was surveyed under my direction and that the same was staked out and platted into thirteen (13) separate lots as shown on said plat; that the plat is a true and correct plat of said addition and that it sets forth the boundaries thereof with the size and dimensions of all lots in accordance with said survey. I further certify that the corners of all lots are marked with 5/8" x 30" yellow capped rebar and that all dimensions of said plat are shown in feet and decimals thereof.

IN WITNESS WHEREOF, I have hereunto signed my name this 15th day of September, 2006.

James R. Blum
 James R. Blum, L.S., License No. 9179
 Jim Blum Surveying



10-603

Easements for drainage, public road and the installation and maintenance of utilities and facilities are dedicated as shown on the plat.

In order to provide for sanitary sewer and water service to each lot platted in the subdivision and to provide for the construction of storm drainage improvements, the Developer has entered into a Developer's Agreement with the City of Orleans and Dickinson County, Iowa, which is attached to this Proprietor's Certificate and is hereby incorporated in the Plat of Vista del Sol by this reference.


IN WITNESS WHEREOF, Jerry F. Jones, a single person, the owner and proprietor of the land described in the attached plat does hereby execute this Proprietor's Certificate.

Jerry F. Jones

Jerry F. Jones

STATE OF IOWA, COUNTY OF DICKINSON, ss:

On this 14th day of September, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry F. Jones, a single person, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

 **BECKY J. HUMMEL**
Commission Number 726623
MY COMMISSION EXPIRES
FEBRUARY 17, 2007

Becky J. Hummel

Notary Public, State of Iowa

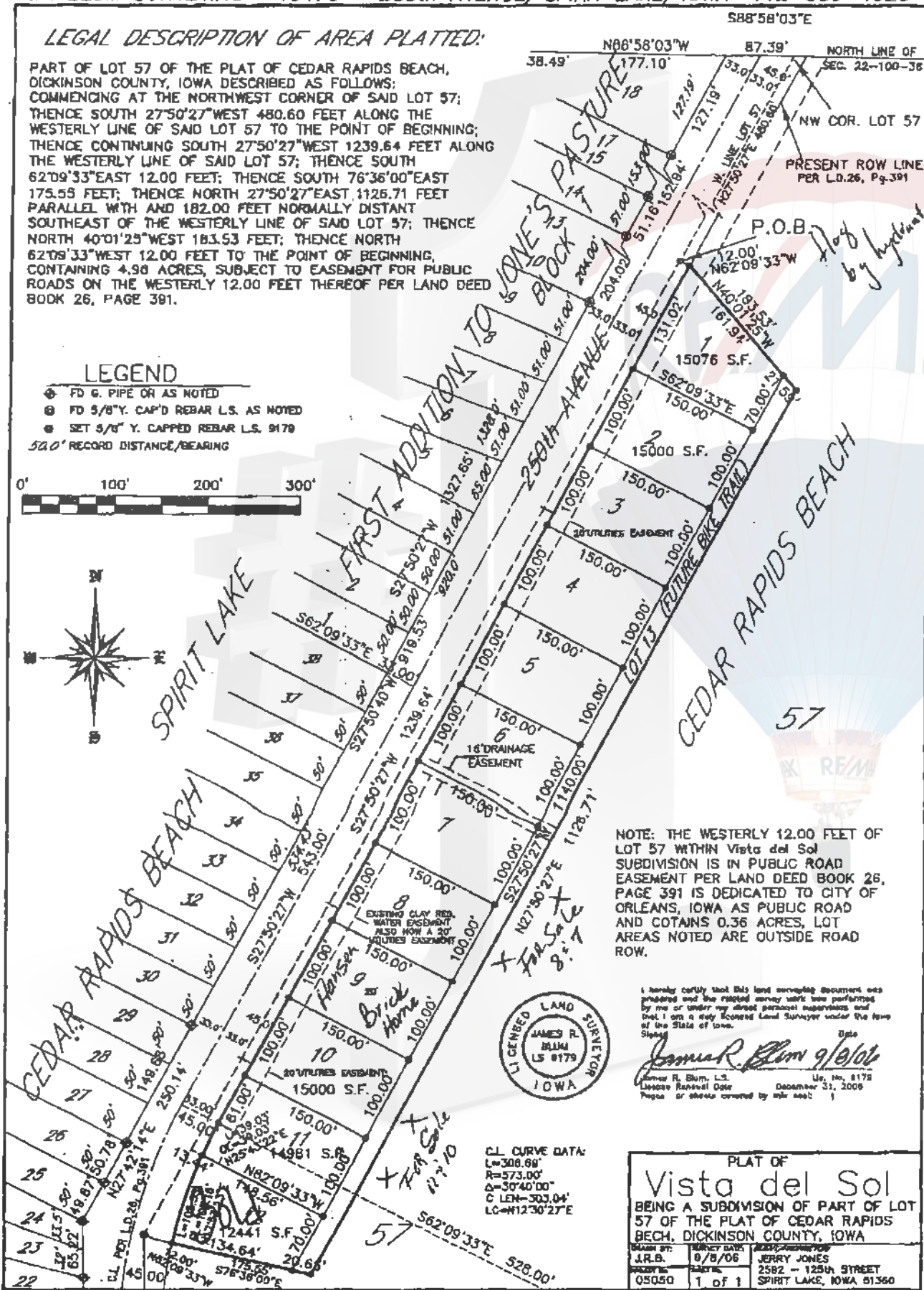
JIM BLUM SURVEYING 16470 - 255th AVENUE, SPIRIT LAKE, IOWA 712-336-4925

LEGAL DESCRIPTION OF AREA PLATTED:

PART OF LOT 57 OF THE PLAT OF CEDAR RAPIDS BEACH, DICKINSON COUNTY, IOWA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 57; THENCE SOUTH 27°50'27" WEST 480.60 FEET ALONG THE WESTERLY LINE OF SAID LOT 57 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27°50'27" WEST 1239.64 FEET ALONG THE WESTERLY LINE OF SAID LOT 57; THENCE SOUTH 62°09'33" EAST 12.00 FEET; THENCE SOUTH 76°36'00" EAST 175.55 FEET; THENCE NORTH 27°50'27" EAST 1126.71 FEET PARALLEL WITH AND 182.00 FEET NORMALLY DISTANT SOUTHEAST OF THE WESTERLY LINE OF SAID LOT 57; THENCE NORTH 40°01'25" WEST 183.53 FEET; THENCE NORTH 62°09'33" WEST 12.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.98 ACRES, SUBJECT TO EASEMENT FOR PUBLIC ROADS ON THE WESTERLY 12.00 FEET THEREOF PER LAND DEED BOOK 26, PAGE 391.

LEGEND

- FD 6" PIPE OR AS NOTED
 - FD 5/8" Y. CAP'D REBAR L.S. AS NOTED
 - SET 5/8" Y. CAPPED REBAR L.S. 9179
- 520' RECORD DISTANCE/BEARING



NOTE: THE WESTERLY 12.00 FEET OF LOT 57 WITHIN Vista del Sol SUBDIVISION IS IN PUBLIC ROAD EASEMENT PER LAND DEED BOOK 26, PAGE 391 IS DEDICATED TO CITY OF ORLEANS, IOWA AS PUBLIC ROAD AND CONTAINS 0.36 ACRES, LOT AREAS NOTED ARE OUTSIDE ROAD ROW.



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 Land Surveyor under the laws of the State of Iowa.

James R. Blum 9/8/06
 James R. Blum, L.S. License No. 8179
 License Renewal Date December 31, 2009
 Pages or sheets covered by this seal: 1

CL CURVE DATA:
 L=308.68'
 R=573.00'
 Δ=30°40'00"
 C LEN=303.04'
 LC=M12°30'27"E

PLAT OF
Vista del Sol
 BEING A SUBDIVISION OF PART OF LOT 57 OF THE PLAT OF CEDAR RAPIDS BEACH, DICKINSON COUNTY, IOWA

BLANK SET	SURVEY DATE	DATE OF RECORDING
J.R.B.	8/8/06	JERRY JONES
05050	T of 1	2582 - 125th STREET SPIRIT LAKE, IOWA 51360

6711