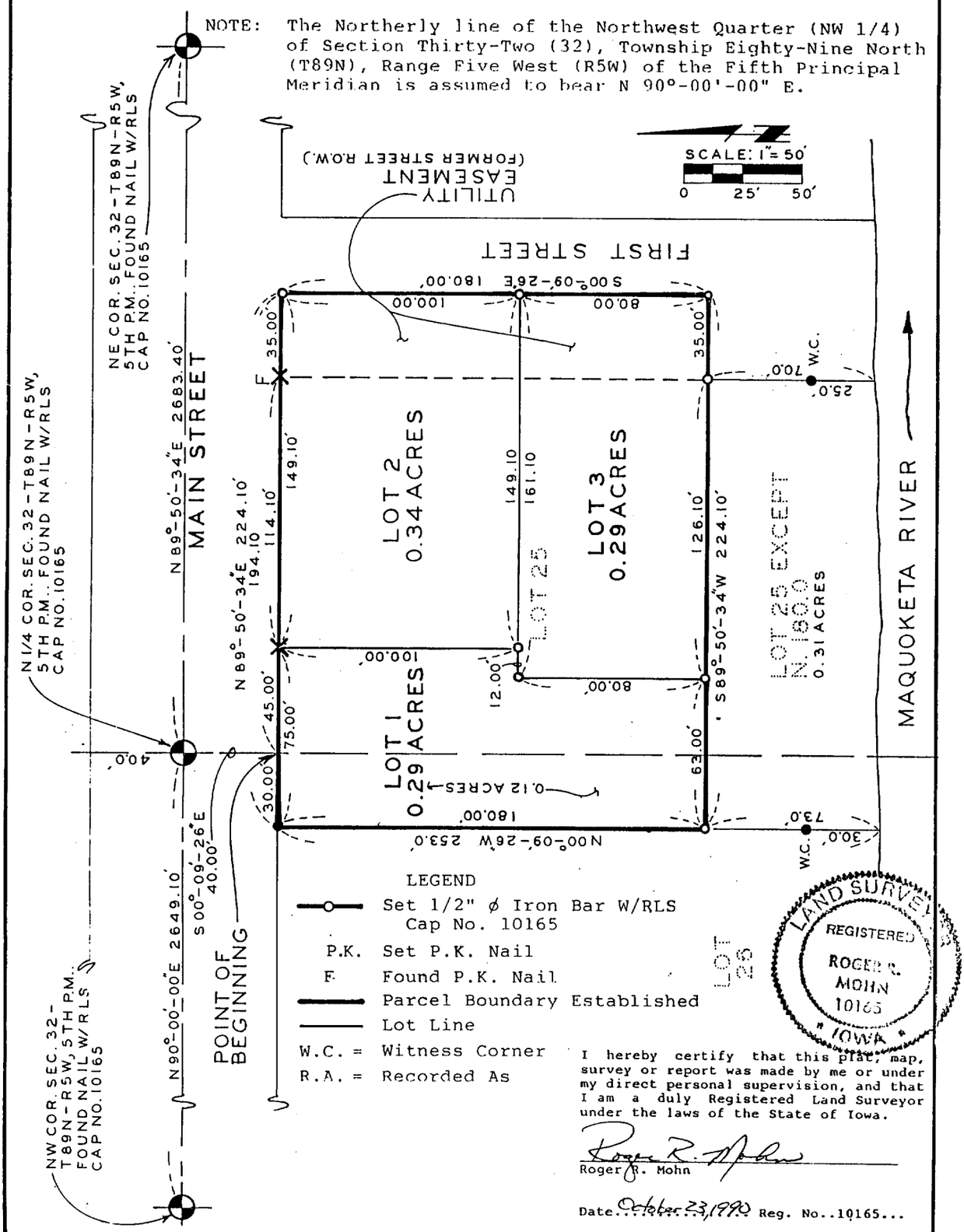
"FINAL PLAT"

PLAT OF SURVEY OF:

O'CONNELL-BOREN SUBDIVISION OF THE NORTHERLY 180.0 FEET OF LOT 25 AND THE NORTHERLY 180.0' OF THE WESTERLY 35.0' OF FIRST STREET LYING SOUTH OF THE SOUTHERLY LINE OF WEST, MAIN STREET OF THE BALLARD SUBDIVISION OF PART OF LOT I AND OF LOTS M AND N OF THE IOWA LAND COMPANY'S SUBDIVISION OF PART OF THE CITY OF MANCHESTER, SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

NOTE: The Northerly line of the Northwest Quarter (NW 1/4) of Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear N 90°-00'-00" E.



LEGEND

- Set 1/2" ϕ Iron Bar W/RLS Cap No. 10165
- P.K. Set P.K. Nail
- F Found P.K. Nail
- Parcel Boundary Established
- Lot Line
- W.C. = Witness Corner
- R.A. = Recorded As

LAND SURVEYOR REGISTERED ROGER R. MOHN 10165 IOWA

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

Roger R. Mohn

Roger R. Mohn

Date: October 23, 1990 Reg. No. 10165

PROPRIETORS: JOE O'CONNELL & MAX BOREN
SURVEYED ON: OCTOBER 3, 1990
FIELD BOOK NO. 28-S-3

TRI-STATE ENGINEERS, P.C.
MANCHESTER, IOWA
TSE NO. 90-37

SHEET 1 OF 6

FILE No. 66-1601
RECORDING FEE $ 40.00
TRANSFER FEE $

FILED FOR RECORD THE 14 DAY OF January, 19 91 AT 2:32 O'CLOCK P.M. BOOK 6 PAGE 112

STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard, Recorder
Plats

LEGAL DESCRIPTION:

The O'Connell-Boren Subdivision of the Northerly 180.0 feet of Lot Twenty-Five (25) and the Northerly 180.0 feet of the Westerly 35.0 feet of First Street lying South of the Southerly line of West Main Street of Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the Village (City) of Manchester, Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, consisting of three (3) lots, numbered one (1) through three (3), subject to easements of record, more specifically described by metes and bounds as follows:

COMMENCING at the North Quarter (N 1/4) Corner of Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, thence S 00°-09'-26" E 40.00 feet to the Southerly right of way line of West Main Street, the POINT OF BEGINNING;

Thence N 89°-50'-34" E 194.10 feet along said Southerly right of way line of West Main Street, thence S 00°-09'-26" E 180.00 feet, thence S 89°-50'-34" W 224.10 feet to the Westerly line of Lot 25 and the Easterly line of Lot 26 of the Ballard Subdivision, thence N 00°-09'-26" W 180.00 feet along the Westerly line of said Lot 25 and the Easterly line of said Lot 26 to the Southerly right of way line of Main Street, thence along said Southerly line N 89°-50'-34" E 30.00 feet to the POINT OF BEGINNING containing 0.92 acres, more or less, and subject to easements of record.

The Northerly line of the Northwest Quarter (NW 1/4) of Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear N 90°-00'-00" E.

The attached Plat represents a Subdivision of the Northerly 180.0 feet of Lot Twenty-Five (25) and the Northerly 180.0 feet of the Westerly 35.0 feet of First Street lying South of the Southerly line of West Main Street of the Ballard Subdivision of Part of Lot I and Lots M and N of the Iowa Land Company's Subdivision of Part of the Village (City) of Manchester, Section Thirty-Two (32), Township Eighty-Nine North (T89N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.92 acres more or less.

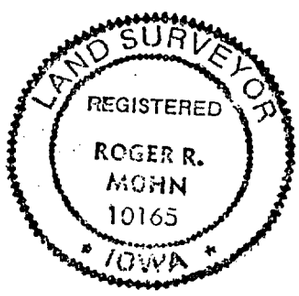
SURVEYOR'S CERTIFICATE:

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision, and that I am a duly Registered Land Surveyor under the laws of the state of Iowa.

Roger R. Mohn

Roger R. Mohn

Date October 23, 1990..... Reg. No. .....10165.....



OWNER'S ACKNOWLEDGEMENT:

We Joe O'Connell and Max Boren, 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.

Joe O'Connell

Max Boren

STATE OF IOWA, Delaware County, ss.

On this 25TH day of OCTOBER A.D. 19 90 before me, a Notary Public in and for said County, personally appeared Joe O'Connell and Max Boren of said County, to me personally known, we being by me duly (sworn or affirmed) did say that the person(s) Named in and who executed the foregoing instrument, and acknowledged that Joe O'Connell and Max Boren executed the same as their voluntary act and deed.
Witness my hand and seal.

Notary Public in and for said County

JILL GOOS
MY COMMISSION EXPIRES
2-8-93

CORPORATE OWNER'S ACKNOWLEDGEMENT:

I Joe O'Connell, being the duly sworn (insert title of executing officer) President, of OBI Inc. do hereby certify that the above survey, as shown by the attached Plat, is made with the free consent and in accordance with the desire of the Board of Directors of said Corporation.

O'Connell-Boren, Investments AKA O.B.I. Inc.

By Joe O'Connell

State of Iowa

County of Delaware ss.

On this 25TH day of OCTOBER, A.D. 19 90, before me a Notary Public in and for said County, personally appeared JOE O'CONNELL, to me personally known, who being by me duly (sworn or affirmed) did say that the person is PRESIDENT (Insert title of executing officer) of said (corporation or association), that (~~the seal affixed to said instrument is the seal of said or~~ no seal has been procured by the said) (corporation or association), that (~~the seal affixed to said instrument is the seal of said or~~ no seal has been procured by the said) (corporation or association) and that said instrument was signed and sealed on behalf of the said (corporation of association) by authority of its board of (directors or trustees) and the said PRESIDENT - JOE O'CONNELL acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Notary Public in and for said County

JILL GOOS
MY COMMISSION EXPIRES
2-8-93

CORPORATE OWNER'S ACKNOWLEDGEMENT:

I, Max Boren being the duly sworn Vice President of O.B.I. Inc. do hereby certify that the above survey, as shown by the attached Plat, is made with the free consent and in accordance with the desire of the Board of Directors of said Corporation.

O'Connell-Boren, Investments AKA O.B.I. Inc.

By Max Boren
Max Boren

State of Iowa
County of Delaware ss.

On this 27 day of December, A.D. 1990, before me a Notary Public in and for said County, personally appeared Max Boren to me personally known, who being by me duly sworn did say that the person is Vice President of said corporation, that no seal has been procured by the said corporation, that the said instrument was signed on behalf of the said corporation by authority of its Board of Directors and the said Max Boren acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

DIANNE K. FOUST NOTARY PUBLIC

Dianne K. Foust, Notary Public in and for said County.

ATTORNEY'S OPINION

I, E. Michael Carr, a practicing attorney at law in Manchester, Delaware County, Iowa have examined the accompanying abstract of title to the land included within the O'Connell-Boren Subdivision, Delaware County, Iowa described in the surveyor's certificate of Roger R. Mohn dated October 23, 1990 good and merchantable title is found to be in the names of Joe O'Connell and O'Connell-Boren Investments and Max Boren as equal tenants in common subject to easements of record and subject to mortgage to Farmers & Merchants Savings Bank dated May 10, 1990 and filed for record May 11, 1990 in Book 26 T.L.M. page 79. All of the platted property except the East 35 feet thereof is in the names of Joe O'Connell and Max Boren as equal tenants in common. The East 35 feet of said platted property is in the name of O'Connell-Boren Investments.

Said accompanying abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc. and was last certified to by said company on the 15th day of November, 1990 at 8:00 o'clock A.M. The examination covers the period to the date and time of certification.

Dated at Manchester, Iowa in said county this 3 day of December, 1990.

E. Michael Carr
Attorney at Law
117 S. Franklin St., P. O. Box 333
Manchester, IA 52057

TREASURER'S CERTIFICATE

I, Helen McWilliams, Treasurer of Delaware County, Iowa, hereby certify that there are no taxes due nor liens against the land included within the O'Connell-Boren Subdivision, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of Roger R. Mohn, dated October 23, 1990, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said County, this 17th day of December, 19 90.

TREASURER SEAL IOWA

Helen McWilliams, Treasurer of Delaware County, Iowa.

CONSENT TO PLATTING BY MORTGAGEHOLDER AND ASSIGNEE

The undersigned Farmers & Merchants Savings Bank herewith consents to the platting of O'Connell-Boren Subdivision which property is more specifically described in the surveyor's certificate of Roger R. Mohn dated October 23, 1990.

FARMERS & MERCHANTS SAVINGS BANK

By Susan M. Lee
Susan M. Lee

By Gerald Burke V.P.
Gerald Burke

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 14th day of December, 1990 before me the undersigned a Notary Public in and for said State personally appeared Gerald Burke and Susan Lee to me personally known who being by me duly sworn did say that they are the vice president and cashier respectively of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Gerald Burke and Susan Lee as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

Glenda Betels, Notary Public in and for the State of Iowa.

RESOLUTION APPROVING FINAL PLAT

WHEREAS, O'Connell-Boren Subdivision, City of Manchester, Delaware County, Iowa, has been filed with the Planning and Zoning Commission of Manchester, Iowa, and after full consideration thereof the same is found to be correct, and in accordance with the ordinances of the City of Manchester, Iowa, and the laws of the State of Iowa relating to the plat and additions to cities;

It is further found that said final plat is hereby acknowledged and approved by the Manchester Planning & Zoning Commission with allowance for the following variance per section 6.01 of Ordinance No. 293-85, "Subdivisions" of the City of Manchester:

1) Section 3.03 Minimum Improvements

(e) Other improvements relating to the construction of sidewalks along 1st Street.

NOW, THEREFORE, BE IT RESOLVED, by the City Planning and Zoning Commission of the City of Manchester, Iowa, that said O'Connell-Boren Subdivision City of Manchester, Delaware County, Iowa, be, and the same is hereby acknowledged and approved on the part of the City Planning and Zoning Commission and the commission hereby recommends to the City Council the acceptance of the same, and the Chairperson and the Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as provided by law.

Adopted and passed this 2nd day of January, 1991.

PLANNING AND ZONING COMMISSION
MANCHESTER, DELAWARE COUNTY, IOWA

By _____
David J. Parmley, Chairperson

By _____
Helen M. Knutson, Secretary

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

WE, David J. Parmley, Chairperson, and Helen M. Knutson, Secretary, of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, first being duly sworn, hereby certify on oath that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, on the 2nd day of January A.D., 1991.

_____
David J. Parmley, Chairperson

_____
Helen M. Knutson, Secretary

On this 4th day of January, 1991, before me Debra A. Knutson, a Notary Public in and for the State of Iowa, personally appeared David J. Parmley, and Helen M. Knutson, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Secretary of the Manchester Planning and Zoning Commission of the City of Manchester, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its Planning and Zoning Commission as contained in Resolution adopted by the Planning and Zoning Commission January 2, 1991, and that David J. Parmley and Helen M. Knutson acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by its voluntarily executed.

_____
Notary Public in and for the State of Iowa

DEBRA A. KNUTSON
MY COMMISSION EXPIRES
2-25-91

RESOLUTION R-651-91

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the O'Connell-Boren Subdivision, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the surveyor's certificate of Roger R. Mohn, dated October 23, 1990, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa, and has been acknowledged and approved by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, who have recommended acceptance of the same to the City Council, and after consideration of the said plat, it has been found to be correct and in accordance with the laws of the State of Iowa, and the ordinances of the City of Manchester, Delaware County, Iowa, with relation to plats and additions to cities;

It is further found that said final plat is hereby acknowledged and approved by the Manchester Planning & Zoning Commission with allowance for the following variance per section 6.01 of Ordinance No. 293-85, "Subdivisions" of the City of Manchester:

1) Section 3.03 Minimum Improvements

(e) Other improvements relating to the construction of sidewalks along 1st Street.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Manchester, Delaware County, Iowa, that said O'Connell-Boren Subdivision, City of Manchester, Delaware County, Iowa, be and the same is hereby the same is acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said plat as by law provided.

Passed this 7th day of January, A.D., 1991.

City of Manchester

Milt L. Kramer

Milt L. Kramer, Mayor

CITY OF MANCHESTER IOWA SEAL

ATTEST:

Karen K. Cole

Karen K. Cole, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 9th day of January, 1990, before me, Linda K. Tutton, a Notary Public in and for the state of Iowa, personally appeared Milt L. Kramer and Karen K. Cole, to me personally known, and,who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Manchester, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed on behalf of the corpora-tion, by authority of its City Council, as contained in Resolution R-651-91 adopted by the City Council of the City of Manchester, Iowa on the 7th day of January, 1991, and that Milt L. Kramer and Karen K. Cole acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

SEAL LINDA K. TUTTON

Linda K. Tutton

Notary Public; my commission expires 8-29-93

Linda K. Tutton

66-1601

DELAWARE COUNTY IOWA
FILED

'91 JAN 14 PM 2 32

BOOK 6 PAGE 112
RECORDER

$40.00

Roger R. Mohn, R.L.S.

to

O'Connell-Boren Subdivision

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

JAN 1 4 1991

FILED
Date 1-14-91
John R. Klaus
County Assessor

Mike Carr