For Extension, See Book _____
Page 13c 10/24/97

71-1756
DELAWARE COUNTY IOWA
FILED
Hanging File A-41
'91 FEB 5 PM 4 09
BOOK 6 PAGE 116
RECORDER
$40.00

PLAT OF SURVEY OF: KARUSCO SUBDIVISION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY (30) TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

SURVEYED FOR: KARUSCO INC.
SURVEYED ON: SEPTEMBER 11, & 15, 1990
OCTOBER 23, 1990

CUSTOM BLENDERS OF IOWA, INC.
SEE PLAT BK. 3 P. 198, WD. BK. 119 P. 90

VONTAGE FAMILY PARTNERSHIP
BK. 114, P. 16

FILED
Date Feb 5, 1991
John R. Klaus
County Assessor

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
FEB 5 1991

WILMA M. KERLI
COT BK. 2, P. 12

SHEET 1 OF 6

LEGEND
- Set 1/2" Iron Bar W/RLS Cap No. 10165
- Found Pin
- Found ROW Rail
- Lot Line Established
- Boundary Established
- Easement Line
- (R.A.) R.A. Recorded as Distance and/or Bearing
- FENCE LINE

LOT 1 (4.22 AC.)
LOT 2 (1.16 AC.)
LOT 3 (0.46 AC.)
LOT 4 (14.07 AC.)

POINT OF BEGINNING

S 89°-59'-00"W 1318.1'
N 89°-10'-44"W 1059.3'
30' UTILITY EASEMENT (EXIST) BK. 2 P. 77
(R.A. N 00°-50'-55"W 653.3')
N 00°-54'-55"W 632.0'
436.9'
S 31°-13'-39"E 516.18'
S 00°-41'-20"E 660.0
330.0'
S 89°-59'-00"W 710.0'
557.0'
153.0'
N 00°-41'-20"W 330.0'
S 89°-59'-00"W 90.0'
N 00°-41'-20"W 225.0'
N 08°-14'-30"E 7.9'
632.5'
193.6'
20' WATER MAIN EASEMENT
30'
50' ACCESS EASEMENT
S 89°-52'-00"E 444.5
710.0'
(R.A. 874.0') N 89°-59'-00"E 875.2'
153.0'
90.0'
75.2'
15' WATER MAIN EASEMENT
8.0'
N 00°-41'-20"W
72.21'
(R.A. 73')
20.4'
U.S. HWY. 13 (OLD 20)
(R.A. N 89°-59'-00"E) 2635.6'
SECTION LINE

SOUTH 1/4 CORNER
SECTION 30-T89N-R5W
5TH P.M. FOUND P.K. NAIL

NOTE: The Southerly line of the Southeast Quarter (SE 1/4) of Section 30, T89N, R5W is assumed to bear N 89°-59'-00" E.

SCALE: 1"=100'
0 50' 100'

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

SE CORNER
SECTION 30-T89N-R5W
5TH P.M. FOUND P.K. NAIL
W/RLS CAP NO. 10165
AS RECORDED

TRI-STATE ENGINEERS, P.C.
TSE NO. 90-50 BK. NO. 2A-S-3

FILE No. 71-1756
RECORDING FEE $ 40.00
TRANSFER FEE $

FILED FOR RECORD THE 5 DAY OF February 19 91
O'CLOCK P. M. BOOK 6 PAGE 116

STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard, Recorder
By Plats A-41, Deputy

LEGAL DESCRIPTION OF PARCEL SURVEYED:

KARUSCO SUBDIVISION, a subdivision of part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian City of Manchester, Delaware County, Iowa, into four (4) lots numbered one (1) through four (4) containing a total of 19.91 acres including no public road right of way, subject to easements of record; the boundary more particularly described by metes and bounds as follows:

Commencing at the South Quarter (S 1/4) Corner of Section Thirty (30), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, thence North 00°-41'-20" W 72.2 feet to the Northerly line of the Old U.S. Highway No. 20 right of way, the POINT OF BEGINING; thence N 89°-59'-00" E along said Northerly right of way line 875.2 feet parallel to the South line of the Southeast Quarter (SE 1/4) of said Section Thirty (30), thence N 08°-14'-30" E 7.9 feet, thence S 89°-52'-00" E along said Northerly right of way line 444.5 feet, thence N 00°-54'-55" W 653.3 feet, thence S 89°-59'-00" W 1318.1 feet, thence S-00°-41'-20" E 660.0 feet to the POINT OF BEGINNING. Said described parcel containing a total of 19.91 acres, more or less, subject to easements of record. The Southerly line of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian is assumed to bear N 89°-59'-00" E.

A water main easement is shown on the attached plat on Lot 3 and Lot 4 for the benefit of the City of Manchester. An access easement is shown on the attached plat on Lot 2 and Lot 3 for the benefit of Lot 1, 2, 3 and Lot 4.

The attached Plat represents the Karusco Subdivision of: A parcel of land 80 rods East and West and 40 rods North and South abutting the North line of U.S. hi-way 20 in the Southwest Quarter of Southeast Quarter, Section 30, Township 89 North, Range 5 West of the Fifth P.M. also described as the South Forty (40) rods of all that part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) lying North of the right-of-way of U.S. Highway No. 20 in Section Thirty (30), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.

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.....

LAND SURVEYOR
REGISTERED
ROGER R.
MOHN
10165
IOWA

OWNER'S ACKNOWLEDGEMENT:

I Richard Jones and JoAnn Jones, being the duly sworn (insert title of executing officer), being the duly sworn President & Secy. of Jones 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 attached Plat, is made with the Directors of said Corporation.

By Richard Jones, President — Richard Jones, Pres.

Jo Ann K. Jones Secy — Jo Ann K. Jones, Secy.

State of Iowa

County of Delaware ss.

On this 21 day of December, A.D. 1990, before me, a Notary Public in and for said County, personally appeared Richard Jones & JoAnn Jones, to me personally known, who being by me duly (sworn or affirmed) did say that the person is President & Secy. (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 said~~) (corporation or association) and that said instrument was signed and sealed on behalf of the said (Corporation or association) by authority of its board of (directors or trustees) and the said President & Secy. acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

CLARENCE BEHNKE NOTARIAL SEAL

Clarence Behnke

Notary Public in and for said County.

Clarence Behnke

JONES INC. CORPORATE SEAL IOWA

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in _____, _____ County, Iowa, have examined the accompanying abstracts of title to the land included within the Karusco Subdivision, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of Roger R. Mohn, dated _____, 19 __, _____ and _____, being the proprietors and holders of mortgages, liens or other encumbrances of the land being platted.

Said accompanying abstracts has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the _____ day of _____, A.D., 19 __, at the hour of _____. My examination of said abstracts shows good and merchantable title on the date and hour of certification to be in fee simple, free and clear of all liens and encumbrances.

Dated at _____, Iowa, in said county, this _____ day of _____, A.D., 19 ____.

_____
Attorney

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 Karusco Subdivision, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of Roger R. Mohn, dated 24th Dec, 19 90, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said County, this 24 day of Dec., 19 90.

DELAWARE COUNTY TREASURER SEAL IOWA

Helen Mc Williams
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 Karusco 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 Gerald Burke V.P.
Gerald Burke

By Susan M. Lee
Susan Lee

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 3 day of January, 1991 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.

Marlys E Rees
Marlys E. Rees, Notary Public in and for the State of Iowa.

MARLYS E. REES
MY COMMISSION EXPIRES
8-31-92

RESOLUTION APPROVING FINAL PLAT

WHEREAS, Karusco 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 improvement relating to the construction of sidewalks.

NOW, THEREFORE, BE IT RESOLVED, by the City Planning and Zoning Commission of the City of Manchester, Iowa, that said Karusco 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-652-91

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Karusco 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 improvement relating to the construction of sidewalks.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Manchester, Delaware County, Iowa, that said Karusco 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.

Approval is subject to the Final Plat and attachments required by Code of Iowa 409 and 409A being placed of record in the office of the Delaware County Recorder within 60 days following approval of this resolution.

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

By: Milt L. Kramer
Milt L. Kramer, Mayor

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 corporation, by authority of its City Council, as contained in Resolution R-652-91 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

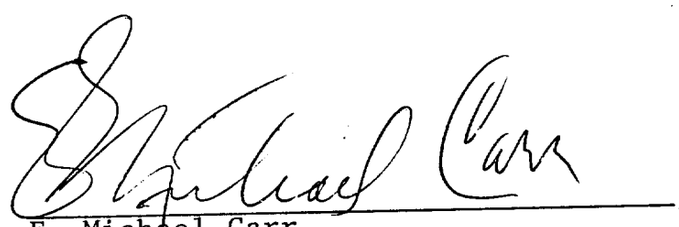
Linda K. Tutton
Notary Public; my commission

ATTORNEY'S OPINION

I, E. Michael Carr, a practicing attorney at law in Manchester, Delaware County, Iowa have examined the abstract of title to the land included within Karusco Subdivision, Delaware County, Iowa described in the surveyor's certificate of Roger R. Mohn dated October 23, 1990 and good and merchantable title is found to be in the name of Karusco, Inc. subject to easements of record and a part thereof being subject to mortgage to Farmers & Merchants Savings Bank dated September 15, 1990 and filed for record September 27, 1990 in Book 111 L.M. page 235 and further subject to 1991 Karusco Special Assessment of $27,500.00 plus interest.

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 28th day of January, 1991 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 5 day of February, 1991.



E. Michael Carr
Attorney at Law
117 S. Franklin St.
P. O. Box 333
Manchester, IA 52057
Telephone: (319) 927-4164