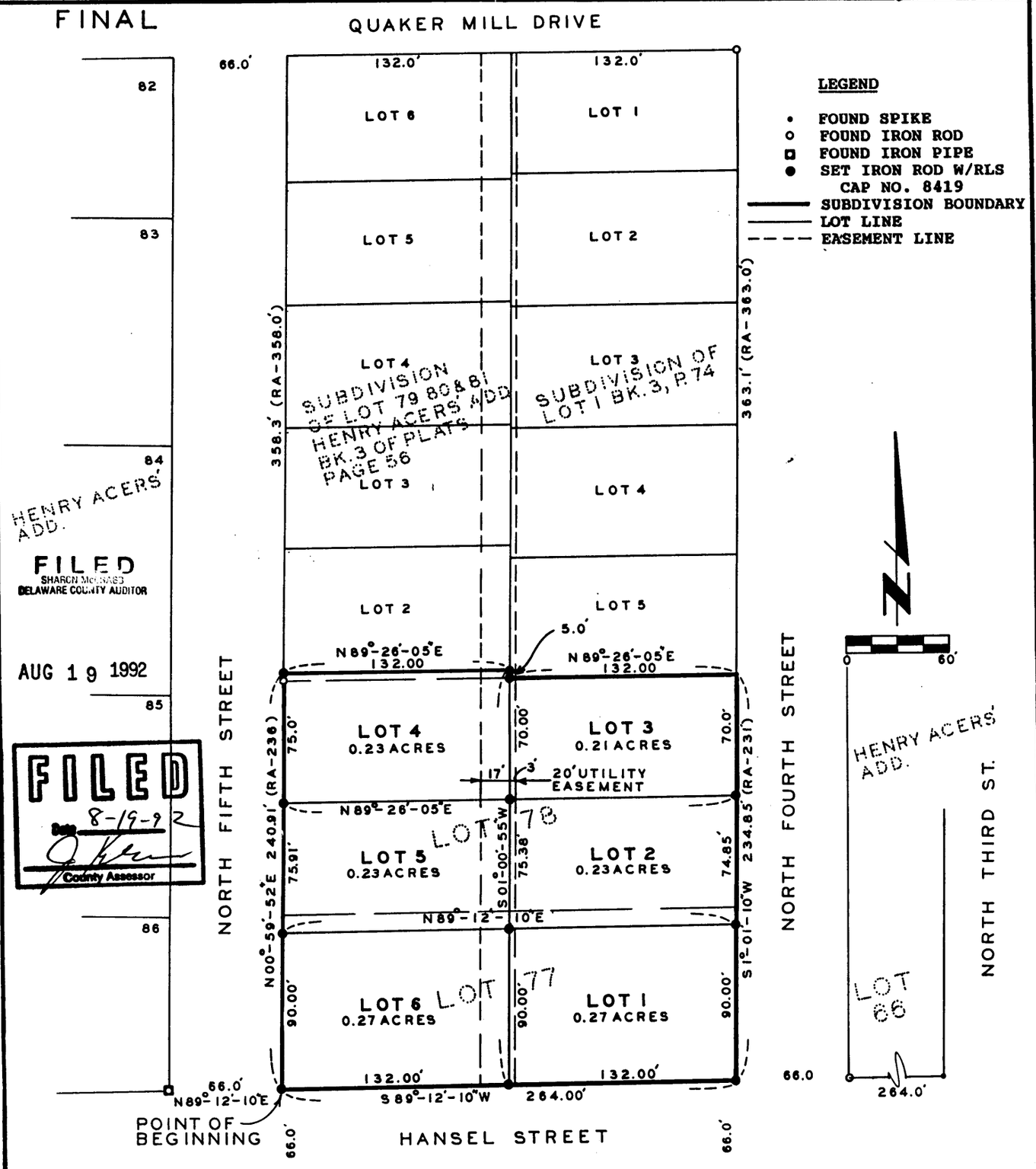
PLAT OF SURVEY

PATRICK'S FIRST SUBDIVISION

OF LOT 77 AND LOT 78 OF HENRY ACRES' ADDITION AND OF THE SOUTH FIVE (5) FEET OF LOT 2 OF THE SUBDIVISION OF LOTS 79, 80 AND 81 OF THE HENRY ACRES' ADDITION CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

FINAL



LEGEND

- FOUND SPIKE
- FOUND IRON ROD
- FOUND IRON PIPE
- SET IRON ROD W/RLS CAP NO. 8419
- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE

SURVEYED ON: 6/30 & 7/8/92
FIELD BK. NO. 28-S-9

PROPRIETORS: JAMES B. & LORI LEE HARBACH - MANCHESTER, IOWA
NORTON E. PATRICK & SADIE V. PATRICK - SUGAR GROVE, N.C.

PROJECT NO. 92-44

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.

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

J. DAVID GIBBS, REG. NO. 8419 — DATE 8/5/92

MY REGISTRATION EXPIRES DECEMBER 31, 1992

SCALE: 1" = 60'
DATE: 7/7/92
DRAWN BY: E.M.
CHECKED BY:
REVISED: 8/4/92

SHEET 1 OF 7

TRI-STATE ENGINEERS

OLD HWY. 20 EAST MANCHESTER IOWA

Municipal

FILE No. 216-696
RECORDING FEE $ 45.00
TRANSFER FEE $

FILED FOR RECORD THE 19 DAY OF August, 1992 AT 3:04 O'CLOCK P. M. BOOK 6 PAGE 209

STATE OF IOWA, DELAWARE COUNTY
Jane A. Lloyd, Recorder
Plats A-59

Re: Mining Deeds Name
9/18/92
For Release, See Book 17 Page 101

LIST OF
OWNERS OF RECORD
WITHIN 200 FEET OF
PATRICK'S FIRST SUBDIVISION

Randy P. & Cheryl A. Stufflebeam
Miles J. & Modennan Lenard
Lori Jane Skelley
Gospel Hall
Sadie & Norton E. Patrick
Jan P. & Georgia A. Moorman
Clem R. Puff
Cyril J. & Geraldine M. Dolan
Kenneth L. & Barbara J. Alber
David W. & Jane A. McCubbin
Alan Michael & Debra Mae Brunsmann
Eldo L. & Vivian I. Johnson
Daniel J. & Sandra K. Stelken
Calvin L. & Erma K. Robinson
Donald J. & Julie K. Pasker
Burdette L. & Chin Stone Jr.
Kelly S. Rathje
Leona M. Bries
James J. & Doris Corcoran
Richard & Karen Louk
Kenneth A. & Alice Mae Cook
Scot R. & Jane Ann Christiansen
John F. & Genevieve Foust
Marvin J. & Vera I. Cole
Leo R. & Karen K. Kelnhofer
Clifford D. & Alice Jane Seibert
City of Manchester
Stephen D. & Janice Mozingo
Lawrence D. & Paula S. Cole
Dennis J. Hoffmann
Tom E. & Jody E. King
Tari M. Trapp

LEGAL DESCRIPTION:

PATRICK'S FIRST SUBDIVISION of Lot Seventy-seven (77) and Lot Seventy-eight (78) of Henry Acers' Addition and of the South Five (5) feet of Lot Two (2) of the Subdivision of Lots Seventy-nine (79), Eighty (80) and Eighty-one (81) of the Henry Acers' Addition, City of Manchester, Delaware County, Iowa, into six (6) Lots numbered One (1) through six (6) containing a total of 1.44 acres and more specifically described by metes and bounds as follows:

COMMENCING at the Southeasterly Corner of Lot Eighty-six (86) of the Henry Acers' Addition as recorded in Book 1 of Plats, Page 1 in the Office of Delaware County Recorder; thence North 89°-12'-10" East to the Southwesterly Corner of Lot Seventy-seven (77) of said Henry Acers' Addition 66.0 feet, the POINT OF BEGINNING; thence along the Easterly line of North Fifth Street and Westerly line of Lot Seventy-seven (77) and Seventy-eight (78) of said Henry Acers' Addition and the Westerly line of Lot Two (2) of the Subdivision of Lot Seventy-nine (79), Eighty (80) and Eighty-one (81) of the Henry Acers' Addition as recorded in Book 3 of Plats, Page 56 in the Office of the Delaware County Recorder North 00°-59'-52" East 240.91 feet to the Northwesterly Corner of the Southerly five feet of said Lot two (2); thence along the Northerly line of the Southerly five feet of said Lot two (2) North 89°-26'-05" East to the Easterly line of said Lot Two (2) 132.00 feet; thence along the Westerly line of Lot Five (5) of the Subdivision of Lot One (1) of the Subdivision of Lot Seventy-nine (79), Eighty (80) and Eighty-one (81) of the Henry Acers' Addition as recorded in Book 3 of Plats, Page 74 South 01°-00'-55" West to the Southwesterly Corner of said Lot Five (5) 5.00 feet; thence along the Southerly line of said Lot Five (5) North 89°-26'-05" East to the Westerly line of North Fourth Street 132.00 feet; thence along the Westerly line of North Fourth Street South 01°-01'-10" West 234.85 feet to the Southeasterly Corner of Lot Seventy-seven (77) of said Henry Acers' Addition and the Northerly line of Hansel Street; thence along the Northerly line of Hansel Street South 89°-12'-10" West 264.00 feet to the POINT OF BEGINNING; containing a total of 1.44 acres and subject to easements of record. The Easterly line of North Fifth Street is assumed to bear North 00°-59'-52" East.

The Subdivision contains a twenty foot wide utility easement as shown on the Plat.

SURVEYOR'S CERTIFICATE:



I hereby certify that this plat, map, survey or report was prepared 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.

J. David Gibbs Date Reg. No. .8419.
My registration expires December 31, 1992.

OWNER'S ACKNOWLEDGEMENT

I Norton E. Patrick and Sarah Patrick, of Watauga County, State of N. Carolina, 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.

Norton E. Patrick

Sarah Patrick
Route 1, Box 380
Sugar Grove, N.C. 28679

STATE OF N.C., Watauga County, ss.

On this 31st day of August A.D. 1992 before me, a Notary Public in and for said County, personally appeared Norton E. Patrick and Sarah Patrick, of said County, to me personally known, who being by me duly (sworn or affirmed) did say that the person(s) named in and who executed the foregoing instrument, and acknowledged that Norton E. Patrick and Sarah Patrick executed the same as their voluntary act and deed. Witness my hand and seal.

My Commission Expires 5-1-95

Notary Public in and for said County
Tina Dorene Miller

OWNER'S ACKNOWLEDGEMENT

I Norton E. Patrick, Attorney in Fact for Sadie V. Patrick, of Watauga County, State of N. Carolina, 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.

Norton E. Patrick, Attorney in Fact
for Sadie V. Patrick

STATE OF NC, Watauga County, ss.

On this 3rd day of August A.D. 1992 before me, a Notary Public in and for said County, personally appeared Norton E. Patrick, Attorney in Fact for Sadie V. Patrick, of said County, to me personally known, who being by me duly (sworn or affirmed) did say that the person(s) named in and who executed the foregoing instrument, and acknowledged that Norton E. Patrick, Attorney in Fact for Sadie V. Patrick executed the same as her voluntary act and deed. Witness my hand and seal.

My Commission Expires 5-1-95

Notary Public in and for said County
Tina Dorene Miller

OWNER'S ACKNOWLEDGEMENT

I James B. Harbach and Lori Lee Harbach, 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.

James B. Harbach

Lori Lee Harbach
1612 North Fourth Street
Manchester, Iowa 52057

STATE OF Iowa, Delaware County, ss.

On this 7th day of August A.D. 1992 before me, a Notary Public in and for said County, personally appeared James B. Harbach and Lori Lee Harbach, of said County, to me personally known, who being by me duly (sworn or affirmed) did say that the person(s) Named in and who executed the foregoing instrument, and acknowledged that James B. Harbach and Lori Lee Harbach executed the same as their voluntary act and deed.
Witness my hand and seal.

Notary Public in and for said County
William C Francois

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 the PATRICK'S FIRST SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated July 24, 1992.

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 11 day of August, A.D., 1992, 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 certification to be in James B. Harbach and Lori Lee Harbach and Sadie V. Patrick and Norton E. Patrick.

Dated at Manchester, Iowa, in said County, this 17 day of August, 1992.

Attorney at Law
E. Michael Carr

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, a plat of PATRICK'S FIRST 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 plats and additions to cities;

It is further found that said preliminary and final plat is hereby acknowledged and approved by the Manchester Planning and Zoning Commission with allowance for the following variances per Chapter 127, Subdivision Regulations of the Code of Ordinances of the City of Manchester:

1. **Section 127.09 Minimum Improvements**
   (a) Streets - Regarding North Fourth Street presently being a seal coat street with no curb and gutter. Property in this subdivision is subject to street assessments should future improvements be warranted as determined by the City.

2. **Section 127.09 Minimum Improvements**
   (c) Storm Sewer System - None required unless and until construction of future street.

3. **Section 127.09 Minimum Improvements**
   (e) Other Improvements relating to the construction of sidewalks.

4. **Section 127.17 Street Standards - See 1) above.**

5. **Section 127.24, paragraph 8, Requirements of Preliminary Plat. Contours not required.**

6. **Section 127.16, Construction Standards for Improvements and Resolution R-035-85, a Resolution Establishing Fees and Technical Standards, paragraphs 4.C and 4.D regarding wyed and stubbed sewer and water to each lot. Not required but water and sewer connection fees will be charged against each lot, except Lot 1, when the lot is developed.**

NOW, THEREFORE, BE IT RESOLVED, by the City Planning and Zoning Commission of the City of Manchester, Iowa, that said PATRICK'S FIRST 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 Chairman and the Secretary are hereby autorized and directed to certify this resolution of approval and affix the same to said plat as provided by law.

Adopted and passed this 12th day of August, 1992.

PLANNING AND ZONING COMMISSION
MANCHESTER, DELAWARE COUNTY, IOWA

By _____
David J. Parmley, Chairman

By _____
Helen M. Knutson, Secretary

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

We, David J. Parmley, Chairman, 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 12th day of August A.D., 1992.

_____
David J. Parmley, Chairman

_____
Helen M. Knutson, Secretary

On this 12th day of August, 1992, before me Linda K. Tutton, 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 August 12, 1992, 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 it voluntarily executed.



Linda K. Tutton
Notary Public in and for the State of Iowa Linda K Tutton

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, a plat of the PATRICK'S FIRST SUBDIVISION, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the surveyor's certificate of J. David Gibbs, dated August 5, 1992, 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 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 preliminary and final plat is hereby acknowledged and approved by the Manchester Planning and Zoning Commission with allowance for the following variances per Chapter 127, Subdivision Regulations of the Code of Ordinances of the City of Manchester:

1. Section 127.09 Minimum Improvements
   (a) Streets - Regarding North Fourth Street presently being a seal coat street with no curb and gutter. Property in this subdivision is subject to street assessments should future improvements be warranted as determined by the City.

2. Section 127.09 Minimum Improvements
   (c) Storm Sewer System - None required unless and until construction of future street.

3. Section 127.09 Minimum Improvements
   (e) Other Improvements relating to the construction of sidewalks.

4. Section 127.17 Street Standards - See 1) above.

5. Section 127.24, paragraph 8, Requirements of Preliminary Plat. Contours not required.

6. Section 127.16, Construction Standards for Improvements and Resolution R-035-85, a Resolution Establishing Fees and Technical Standards, paragraphs 4.C and 4.D regarding wyed and stubbed sewer and water to each lot. Not required but water and sewer connection fees will be charged against each lot, except Lot 1, when the lot is developed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said PATRICK'S FIRST SUBDIVISION, City of Manchester, Delaware County, Iowa, be, and the same is hereby 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 17th day of August, A.D., 1992.

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 19th day of August, 1992, 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 the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution Number R-870-92 adopted by the City Council on the 17th day of August, 1992, and that Milt L. Kramer and Karen K. Cole acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Linda K. Tutton

Linda K. Tutton; Notary Public;

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 with the PATRICK'S FIRST SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated Aug 19, 1992, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said County, this 19 day of Aug, 1992.

Helen McWilliams

Helen McWilliams, Treasurer of Delaware County, Iowa.