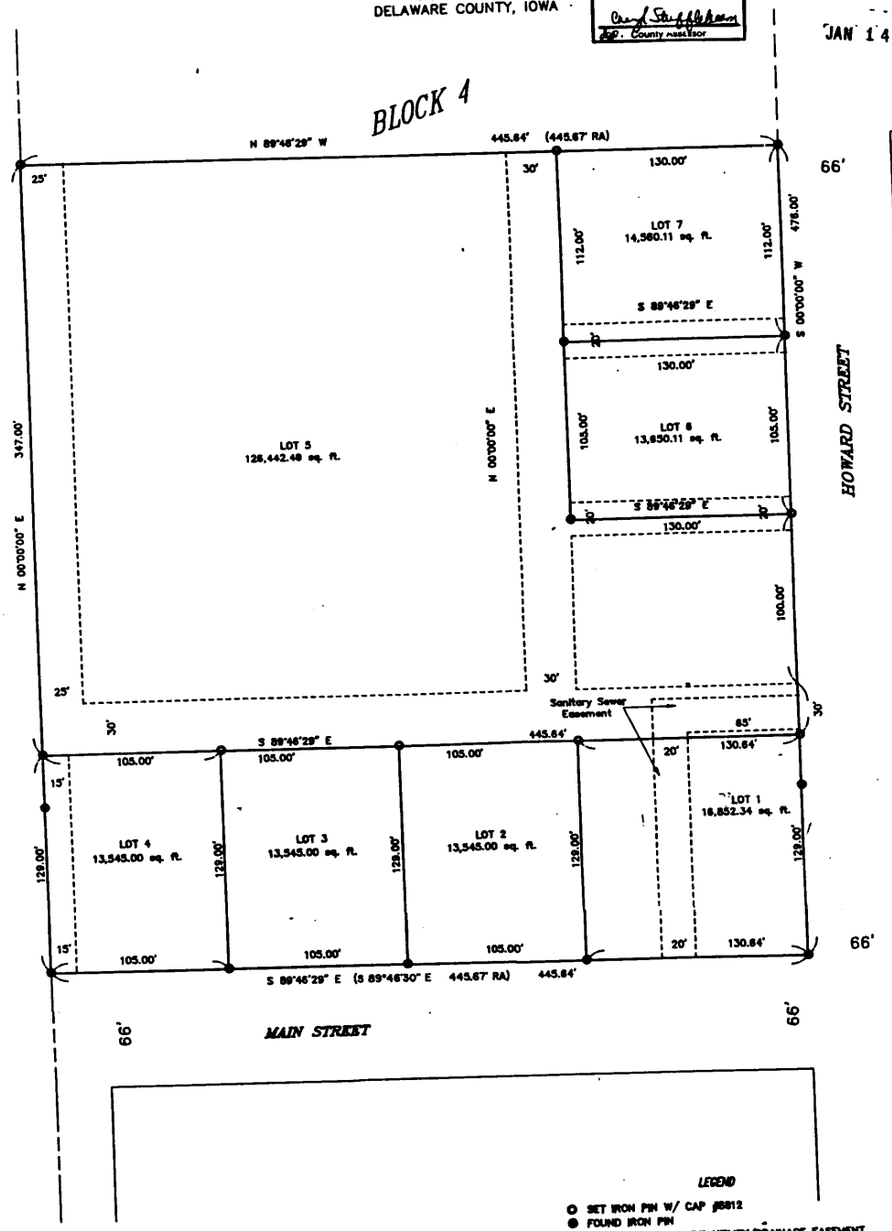
3-2203
DELAWARE COUNTY IOWA
FILED
'94 JAN 14 PM 3 09
BOOK 7 PAGE 60 A-77
RECORDER
$41.00

FINAL PLAT
GAFFNEY SUBDIVISION
of the South 476 ft. of Block 4
CITY OF RYAN
DELAWARE COUNTY, IOWA

FILED
Date 1-14-94
Asst. County Assessor

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
JAN 14 1994



LEGEND

- ○ SET IRON PIN W/ CAP #8812
- ● FOUND IRON PIN
- UTILITY/DRAINAGE EASEMENT
- 1/4 SECTION LINE
- SUBDIVISION BOUNDARY LINE
- PUBLIC ROAD RIGHT-OF-WAY

PROPRIETORS:

CONTRACT SELLERS:
Francis D. Hennessey
LaVera M. Hennessey
2985 28th Ave.
Marion, IA. 52302

CONTRACT BUYERS:
Leo V. Gaffney
Lori E. Gaffney
Box 107
Ryan, IA. 52330

BUILDING SET-BACK from LOT LINES
FRONT = 10 ft.
SIDE = 7 ft.
REAR = 30 ft.
ZONING: Residential (R-1)

ERROR OF CLOSURE LESS THAN 1:10,000

North

50' 25' 0 50'
SCALE: 1 inch = 50 feet

REGISTERED LAND SURVEYOR
DANIEL T. CRAWFORD
8812
IOWA

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT 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.
REG. RENEWAL DATE 12/31/95 IOWA REG. NO. 8812
Daniel T. Crawford
DANIEL T. CRAWFORD P.E. & L.S. DATE 1/5/94

CRAWFORD ENGINEERING & SURVEYING, INC.
205 2nd Ave N.E., BOX 793
INDEPENDENCE, IOWA 50644 Ph:(319)334-7077

PROJECT NO. 93811 FLD.BK.NO. ___ PAGE ___

FILE No. 3-2203
RECORDING FEE $ 41.00
TRANSFER FEE $

FILED FOR RECORD THE 14 DAY OF January, 1994 AT 3:09 O'CLOCK P M. BOOK 7 PAGE 60

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plats A-77

LEGAL DESCRIPTION OF GAFFNEY SUBDIVISION:

South 476 feet of Block 4, City of Ryan, Delaware County, Iowa.

The attached Plat represents a survey and plat of GAFFNEY SUBDIVISION.

We, Leo V. Gaffney, Lori E. Gaffney, of Delaware County, and Francis D. Hennessey, LaVera M. Hennessey, of Linn County, State of Iowa, do certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire. Leo V. Gaffney and Lori E. Gaffney are husband and wife, as are Francis D. Hennessey and LaVera M. Hennessey.

Leo V. Gaffney

Lori E. Gaffney

STATE OF IOWA, DELAWARE COUNTY, ss.

On this 13th day of JANUARY, 1994 before me, a Notary Public in and for said County, Personally appeared Leo V. Gaffney, and Lori E. Gaffney of said County, to me personally known to be the identical persons whose names are affixed to the foregoing statement and, acknowledged the same to be their voluntary act and deed.

Witness my hand and seal.

KEITH A. KRAMER
MY COMMISSION EXPIRES
2-19-95

Notary Public

Francis D. Hennessey

LaVera M. Hennessey

STATE OF IOWA, LINN COUNTY, ss.

On this 12 day of January, 1994 before me, a Notary Public in and for said County, personally appeared Francis D. Hennessey, and LaVera M. Hennessey of said County, to me personally known to be the identical persons whose names are affixed to the foregoing statement and, acknowledged the same to be their voluntary act and deed.

Witness my hand and seal.

Notary Public

LEGAL DESCRIPTION OF GAFFNEY SUBDIVISION:

South 476 feet of Block 4, City of Ryan, Delaware County, Iowa.

The attached Plat represents a survey and plat of GAFFNEY SUBDIVISION.

Farmers Home Administration consents to the platting of the above described subdivision in all respects. This plat is prepared with the free consent of Farmers Home Administration, and in accordance with our desires.

Farmers Home Administration

BY Ronald I. Snitker
Ronald I. Snitker
County Supervisor

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 10th day of January, 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ronald I. Snitker, to me personally known, who being by me duly sworn, did say that he is the County Supervisor for the Farmers Home Administration, Delaware County, executing the within and foregoing instrument to which this is attached; that the instrument was signed on behalf of the Farmers Home Administration by the authority of Ronald I. Snitker as County Supervisor; and that Ronald I. Snitker as County Supervisor acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Farmers Home Administration, by it voluntarily executed.

SHARON M. MORONEY
MY COMMISSION EXPIRES
11-20-95

Sharon M Moroney
Notary Public in and for said State

LEGAL DESCRIPTION OF GAFFNEY SUBDIVISION:

South 476 feet of Block 4, City of Ryan, Delaware County, Iowa.

The attached Plat represents a survey and plat of GAFFNEY SUBDIVISION.

Citizens State Bank consents to the platting of the above described subdivision in all respects. This plat is prepared with the free consent of Citizens State Bank, and in accordance with our desires.

CITIZENS STATE BANK MONTICELLO IOWA CORPORATE SEAL

Citizens State Bank

BY Donald R Huber
Donald R. Huber,
Senior Vice President

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 11TH day of JANUARY, 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Donald R. Huber, to me personally known, who being by me duly sworn, did say that he is the Senior Vice President of the corporation executing the within and foregoing instrument to which this is attached, that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by the authority of its Board of Directors; and that Donald R. Huber as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

DAVID J. KEHOE
MY COMMISSION EXPIRES
6-16-95

David J Kehoe
Notary Public in and for said State.

RESOLUTION 94/1/13/2

Where as, Mr. Leo Gaffney has filed for approval a final plat of the Gaffney Subdivision a subdivision of real estate described as follows.

Gaffney Subdivision
of the South 476ft. of Block 4
City of Ryan
Delaware County, Iowa

Where as, said final plat has been examined by the City Council, City Mayor and City Engineer and has been found to conform to the requirements of the City Ordinance and State Law governing such plat.

Now therefore be it resolved by the City Council of Ryan that said Gaffney Subdivision Final Plat is approved.

Be it further resolved that the City Council be and are hereby authorized to enter such approval on a final plat.

Passed and approved this 13th day of January, 1994.

Councilman, Mayor Pro-Tem: Dennis W. Glynn

Councilperson: Kathy Schmidt

Councilperson: Judith A Werner

Councilperson: Jack Zieser

Councilperson: _____

CITY OF RYAN

Ingrid Anderson-Quint, Mayor

ATTEST: Kathy Wolfe, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 14th day of January, 1994, before me, Donald R. Huber, a Notary Public in and for the State of Iowa, personally appeared Ingrid Anderson Quint and Kathy Wolfe, 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 Ryan, 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 City Council, as contained in Resolution Number 94-1-13-2 adopted by the City Council on the 13th day of January, 1994, and that Ingrid Anderson Quint and Kathy Wolfe 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.

Donald R. Huber

12-10-95, Notary Public in and for the State of Iowa.

DONALD R. HUBER

RESOLUTION NO. 94/1/13

Where as, Mr. Leo Gaffney has filed for approval a preliminary plat of Gaffney Subdivision, a subdivision of real estate described as follows:

Gaffney Subdivision
of the South 476ft. of Block 4
City of Ryan
Delaware County, Iowa

Where as, said subdivision plat and variances listed below have been examined by the City Council, City Mayor, and City Engineer and has been found to conform to the requirements of the City Ordinance and State Law governing such plat.

A variance from the preliminary plat requirement for the indication of present street lights.

A variance from the preliminary plat requirement indicating pipe sizing, capacity and elevation.

The addition of a 20' wide 130' long drainage easement between lots 5 and 6.

Where as, subdivider Mr. Leo Gaffney has presented the City with a cashiers check for the amount of $ 1587.00 for the completion of the 8' sewer line from lot 1 to lot 4.

Where as, said subdivision includes all the drainage easements and utility easements requested by the City of Ryan.

Now therefore be it resolved by the City Council of Ryan that said Gaffney Subdivision Preliminary Plat is approved.

Be it further resolved that the City Council be, and are hereby authorized to enter such approval on a preliminary plat.

Passed and approved this 13th day of January, 1994.

Councilman, Mayor Pro-Tem: Dennis W. Glynn

Councilperson: Shirley Schrader

Councilperson: Julie A Werner

Councilperson: Jack Zieser

Councilperson: _____

CITY OF RYAN IOWA

Ingrid Anderson-Quint, Mayor

ATTEST: Kathy Wolfe, City Clerk

STATE OF IOWA -)
) ss:
COUNTY OF DELAWARE)

On this 14th day of January, 1994, before me, Donald R. Huber, a Notary Public in and for the State of Iowa, personally appeared Ingrid Anderson Quint and Kathy Wolfe, 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 Ryan, 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 City Council, as contained in Resolution Number 94-1-13 adopted by the City Council on the 13th day of January, 1994, and that Ingrid Anderson Quint and Kathy Wolfe 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.

12-10-95, Notary Public in and for the State of Iowa
Donald R. Huber

DONALD R. HUBER NOTARIAL SEAL IOWA

RESOLUTION 94/1/13/2

Where as, Mr. Leo Gaffney has filed for approval a final plat of the Gaffney Subdivision a subdivision of real estate described as follows.

Gaffney Subdivision
of the South 476ft. of Block 4
City of Ryan
Delaware County, Iowa

Where as, said final plat has been examined by the City Council, City Mayor and City Engineer and has been found to conform to the requirements of the City Ordinance and State Law governing such plat.

Now therefore be it resolved by the City Council of Ryan that said Gaffney Subdivision Final Plat is approved.

Be it further resolved that the City Council be and are hereby authorized to enter such approval on a final plat.

Passed and approved this 13th day of January, 1994.

Councilman, Mayor Pro-Tem: Dennis W. Glynn

Councilperson: Kathy Schrock

Councilperson: Julie A Werner

Councilperson: Jack Zieser

Councilperson: _____

CITY OF RYAN

Ingrid Anderson-Quint, Mayor

ATTEST: Kathy Wolfe, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 14th day of January, 1994, before me, Donald R. Huber, a Notary Public in and for the State of Iowa, personally appeared Ingrid Anderson Quint and Kathy Wolfe, 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 Ryan, 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 City Council, as contained in Resolution Number 94-1-13-2 adopted by the City Council on the 13th day of January, 1994, and that Ingrid Anderson Quint and Kathy Wolfe 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.

Donald R Huber

12-10-95, Notary Public in and for the State of Iowa.

DONALD R. HUBER

RESOLUTION NO. 94/1/13

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of the South 476ft. of Block 4
City of Ryan
Delaware County, Iowa

Where as, said subdivision plat and variances listed below have been examined by the City Council, City Mayor, and City Engineer and has been found to conform to the requirements of the City Ordinance and State Law governing such plat.

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The addition of a 20' wide 130' long drainage easement between lots 5 and 6.

Where as, subdivider Mr. Leo Gaffney has presented the City with a cashiers check for the amount of $ 1587.00 for the completion of the 8' sewer line from lot 1 to lot 4.

Where as, said subdivision includes all the drainage easements and utility easements requested by the City of Ryan.

Now therefore be it resolved by the City Council of Ryan that said Gaffney Subdivision Preliminary Plat is approved.

Be it further resolved that the City Council be, and are hereby authorized to enter such approval on a preliminary plat.

Passed and approved this 13th day of January, 1994.

Councilman, Mayor Pro-Tem: Dennis W. Glynn

Councilperson: Shirley Schrader

Councilperson: Julie A Werner

Councilperson: Jack Zieser

Councilperson: _____

CITY OF RYAN IOWA

Ingrid Anderson-Quint, Mayor

ATTEST: Kathy Wolfe, City Clerk

STATE OF IOWA -)
) ss:
COUNTY OF DELAWARE)

On this 14th day of January, 1994, before me, Donald R. Huber, a Notary Public in and for the State of Iowa, personally appeared Ingrid Anderson Quint and Kathy Wolfe, 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 Ryan, 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 City Council, as contained in Resolution Number 94-1-13 adopted by the City Council on the 13th day of January, 1994, and that Ingrid Anderson Quint and Kathy Wolfe 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.

12-10-95, Notary Public in and for the State of Iowa
Donald R. Huber

DONALD R. HUBER NOTARIAL SEAL IOWA

CERTIFICATE OF RECEIPT

This certificate acknowledges receipt in the amount of $ 1587.00 from Leo Gaffney.

FOR: The completion of a 8" sewer line from lot 1 to lot 4.

RESOLUTION NO. 94/1/13

OTHER: _____

CITY OF LIVINGSTON

Kathy Wolfe
Kathy Wolfe, City Clerk

Witness

(title)
INGRID ANDERSON-QUINT, MAYOR

Delaware County, Iowa

I, Helen McWilliams, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied and certified against the real estate described below have been paid and said real estate is free from taxes as of this date. LEGAL DESCRIPTION OF GAFFNEY SUDIVISION, RYAN IOWA, DELAWARE COUNTY:

South 476 feet of Block 4, City of Ryan, Delaware County, State of Iowa.

/s/ Helen McWilliams, Treasurer of Delaware County, Iowa.

(Treasurer's Seal affixed,)

January 10, 1994
Helen McWilliams, 1994
Helen McWilliams Treasurer

ATTORNEY'S OPINION

I, Mary Lou Tracey, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included within the Gaffney Subdivision of the South 476 ft. of Block 4, City of Ryan, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of Daniel T. Crawford, dated January 6, 1994.

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 3rd day of January, 1994, at the hour of eight o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Leo V. Gaffney and Lori E. Gaffney, Husband and Wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, as to the South 97.74 feet of Lots 1 through 4 of said Subdivision, and in Francis D. Hennessey and LaVera M. Hennessey, Husband and Wife, as Contract Vendors, and Leo V. Gaffney and Lori E. Gaffney, Husband and Wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, as Contract Vendees, as to the remainder of the land included within the said Subdivision, subject to the following liens and incumbrances: a mortgage executed by Leo V. Gaffney and Lori E. Gaffney, husband and wife, in favor of the United States of America, acting through Farmers Home Administration, United States Department of Agriculture, dated December 19, 1986, filed on the same date in Book 21, T.L.M., Page 125; a deed of trust executed by Leo V. Gaffney and Lori E. Gaffney, husband and wife, in favor of Citizens State Bank, dated March 11, 1988, filed March 14, 1988, in Book 23, T.L.M., Page 47; real estate taxes in the amount of $509.00, being the second half of the taxes for the fiscal year 1992-1993.

Dated at Manchester, Iowa, in said County, this 12th day of January, 1994.

Mary Lou Tracey
Attorney at Law