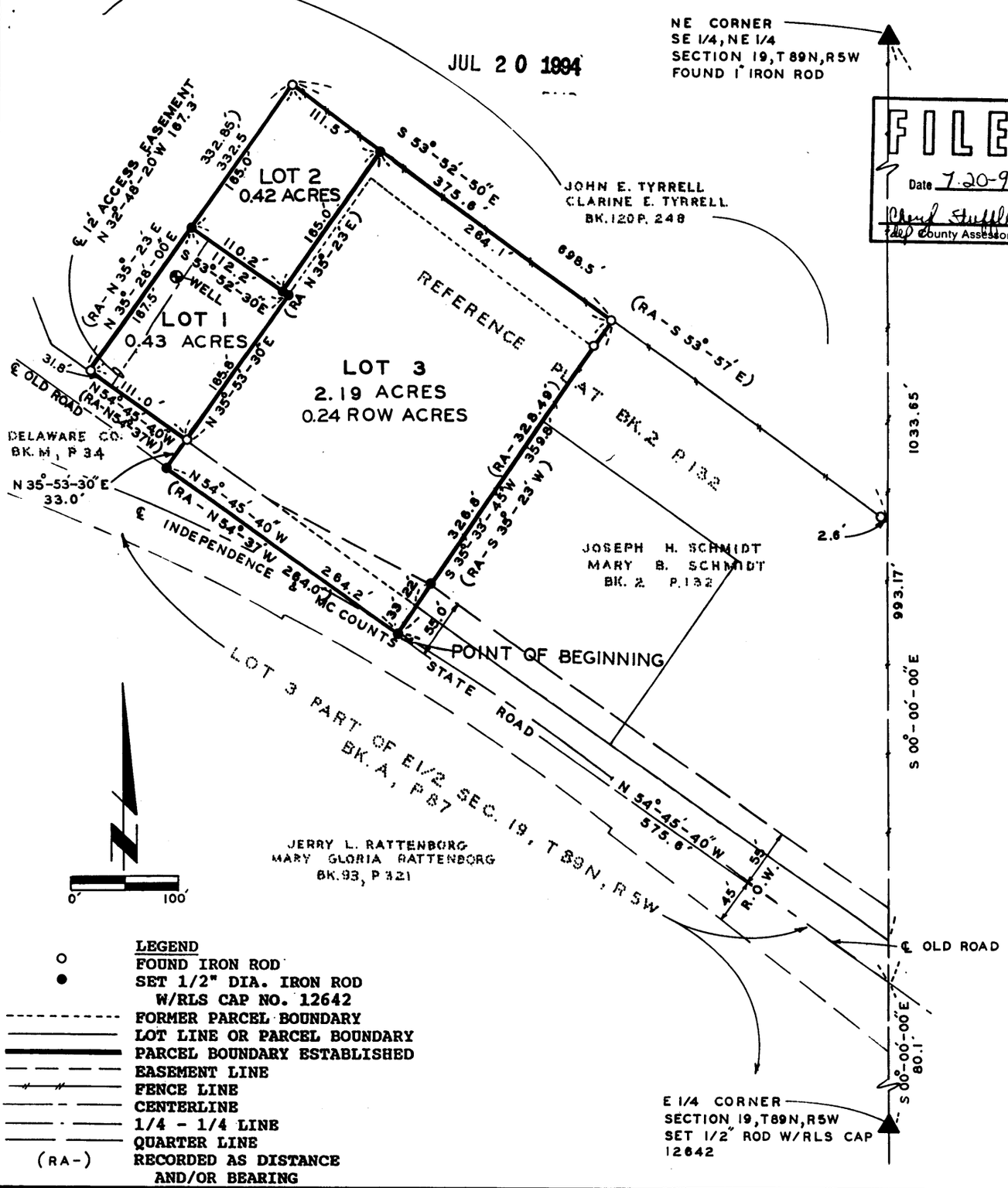
PLAT OF SURVEY

SNYDER'S DAM SITE VIEW SUBDIVISION, PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19, T89N, R5W OF THE FIFTH P.M. DELAWARE COUNTY, IOWA.

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

JUL 20 1994

FILED
Date 7-20-94
Deputy County Assessor



LEGEND

- ○ FOUND IRON ROD
- ● SET 1/2" DIA. IRON ROD W/RLS CAP NO. 12642
- ---------- FORMER PARCEL BOUNDARY
- ———— LOT LINE OR PARCEL BOUNDARY
- ▬▬▬▬ PARCEL BOUNDARY ESTABLISHED
- — — — — EASEMENT LINE
- —//—//— FENCE LINE
- ——— - ——— CENTERLINE
- ——— · ——— 1/4 - 1/4 LINE
- ——— ——— QUARTER LINE
- (RA-) RECORDED AS DISTANCE AND/OR BEARING

SURVEYED ON: 11/29, 12/1, 12/3, 12/6
FIELD BK. NO. 28-S - NO. 15

PROPRIETORS: BOB D. SNYDER A.K.A. BOBBIE D. SNYDER

PROJECT NO. 93-89A

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. MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1995.

William H. Burger — 1/3/94
WILLIAM H. BURGER — REG. NO. 12642 — DATE

REGISTERED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

SCALE: 1" = 100.0'
DATE: 12/10/93
DRAWN BY: W.H.B.
CHECKED BY:
REVISED:

TRI-STATE ENGINEERS

OLD HWY. 20 EAST MANCHESTER IOWA

Municipal Consultants

SHEET 1 OF 5

568003

FILE No. 53-198
RECORDING FEE $ 31.00
TRANSFER FEE $

FILED FOR RECORD THE 20 DAY OF July, 19 94 AT 8:31 O'CLOCK A M. BOOK 7 PAGE 86

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plat A-84

LEGAL DESCRIPTION:

SNYDER'S DAM SITE VIEW SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; into three (3) lots numbered One (1) through Three (3), containing a total of 3.04 acres, including 0.24 acres in public road right of way, subject to easements of record and subject to reservations of record, Book 85, Page 306; the boundary more particularly described by metes and bounds as follows:

> COMMENCING at the Northeast Corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; thence South 00°-00'-00" East 1033.65 feet along the East line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) to the centerline of the old Independence and McCounts State Road; thence North 54°-45'-40" West 575.6 feet along said centerline to the POINT OF BEGINNING; thence continuing along said centerline North 54°-45'-40" West 264.2 feet; thence North 35°-53'-30" East 33.0 feet; thence North 54°-45'-40" West 111.0 feet, along the Southwesterly line of a parcel as Recorded in Book 2 of Plats, Page 132 in the Office of the Delaware County Recorder; thence North 35°-28'-00" East 332.5 feet along the Northwesterly line of a parcel as Recorded in Book 2 of Plats, Page 132; thence South 53°-52'-50" East 375.6 feet along the Northeasterly line of a parcel as Recorded in Book 2 of Plats, Page 132; thence South 35°-33'-45" West 359.8 feet along the Southeasterly line of a 1.91 acre parcel as Recorded in Book 2 of Plats, Page 132 to the POINT OF BEGINNING; subject to easements of record and subject to reservations of record in Book 85, Page 306; containing a total of 3.04 acres, including 0.24 acres of Public Road right of way. The Easterly line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Nineteen (19) is assumed to bear North 00°-00'-00" East.

The Subdivision includes a 12 foot wide access easement from the County Road right of way across Lot One (1) to the Southeasterly line of Lot Two (2) for the benefit of Lot Two (2) centered on a line described as follows:

> COMMENCING at the Southwesterly Corner of Lot One (1); thence South 54°-45'-40" East 31.8 feet to the POINT OF BEGINNING; thence North 32°-48'-20" West 167.3 feet to the Southwesterly line of Lot Two (2).

The attached Plat represents the SNYDER'S DAM SITE VIEW SUBDIVISION, a Subdivision of Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, including an access easement.

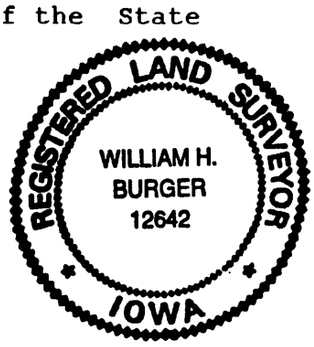
SURVEYOR'S CERTIFICATE:

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.

William H. Burger 1/3/94

William H. Burger Date Reg. No. .12642.

My registration will be renewed on January 1, 1995.



OWNER'S ACKNOWLEDGEMENT:

I Bob D. Snyder (AKA Bobbie D. Snyder) 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.

Bob D. Snyder (AKA Bobbie D. Snyder)

State of Iowa

County of Delaware ss.

On this 27th day of December A.D. 1993 before me, a Notary Public in and for said County, personally appeared Bob D. Snyder (AKA Bobbie D. Snyder), to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.
Witness my hand and seal.

Notary Public in and for said County

LINDA K. SCHAUL
MY COMMISSION EXPIRES
August 16, 1994

ATTORNEY'S OPINION

I, E. Michael Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the accompanying abstracts of title to the land included within the Snyder's Dam Site View Subdivision, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of Tri-State Engineers, dated January 3, 1994.
~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxandxxxxxxxxxxxxxxxxxxxxxxxxxxxxbeing thexxpropertiesxxandxxholdersxxofxxmortgages,xxliensxxxorxxxother encumbrancesxofxthexlandxbeingxplattedx~~

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 17th day of January, A.D., 1994, at the hour of 8:00 o'clock A.M. My examination of said abstracts shows good and merchantable title on the date and hour of certification to be in Bob D. Snyder also known as Bobbie D. Snyder except road.

Dated at Manchester, Iowa, in said county, this 14 day of July, A.D., 1994.

E. Michael Carr Attorney

TREASURER'S CERTIFICATE

I, Carolyn Wilson, Treasurer of Delaware County, Iowa, hereby certify that there are no taxes due nor liens against the land included within Snyder's Dam Site View Subdivision, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of Tri-State Engineers dated Jan. 3, 1994, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said County, this 18 day of July, 1994.

Carolyn Wilson, Treasurer of
Delaware County, Iowa

RESOLUTION NO. R-003-94

RESOLUTION WAIVING RIGHT TO REVIEW SUBDIVISION PLAT

WHEREAS, a Preliminary Plat of SNYDER'S DAM SITE VIEW SUBDIVISION Delaware County, Iowa, located on the premises described as:

> A Subdivision of Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa.

WHEREAS, said subdivision is located within the two mile radius of the current City limits, and

WHEREAS, the subdivision is a minor subdivision creating only one new parcel and is outside the City limits, and

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the City Council that the City hereby waives it's right ot review SNYDER'S DAM SITE VIEW SUBDIVISION;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Manchester, Iowa that the City Council hereby waives it's right to review SNYDER'S DAM SITE VIEW SUBDIVISION and that the Mayor and City Clerk are hereby authorized and directed to certify this resolution and affix the same to said plat as provided by law.

PASSED AND APPROVED this 17th day of January, 19 94.

CITY OF MANCHESTER

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole

Karen K. Cole, City Clerk

On this 18th day of January, 19 94, 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 and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution R-003-94 passed by the City Council of the City of Manchester, Iowa on the 17th day of January, 19 94, 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

Notary Public; Linda K. Tutton
Commission expires 8-29-96

RESOLUTION WAIVING RIGHT TO REVIEW SUBDIVISION PLAT

WHEREAS, a Preliminary Plat of SNYDER'S DAM SITE VIEW SUBDIVISION Delaware County, Iowa, located on the premises described as:

> A Subdivision of Part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa.

WHEREAS, said subdivision is located within the two mile radius of the current City limits, and

WHEREAS, the subdivision is a minor subdivision creating only one new parcel and is outside the City limits,

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission hereby recommends to the City Council that the City waive it's right to review the Snyder's Dam Site View Subdivision and that the chairperson and the secretary are hereby authorized and directed to certify this resolution and affix the same to said plat as provided by law.

ADOPTED AND PASSED THIS 12th Day of January 1994.

PLANNING & ZONING COMMISSION
Manchester, Delaware County, Iowa
By Richard D. Appleby
Richard D. Appleby, Chairperson

By Helen M. Knutson
Helen M. Knutson, Secretary

On this 12th day of January, 1994, before me Linda K. Tutton, a Notary Public in and for the State of Iowa, personally appeared Richard D. Appleby, 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 12, 1994, and that Richard D. Appleby 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.

Linda K. Tutton
Linda K. Tutton
Notary Public in and for the State
of Iowa expires August 29, 1996.