Dave G. 1 of 1

FILED
Date 9-17-97
Deputy County Assessor

SEP 17 1997

FILED
SHARON McCRIES
DELAWARE COUNTY AUDITOR

96.00
8 8

97 SEP 17 PM 3:05
DELAWARE COUNTY IOWA

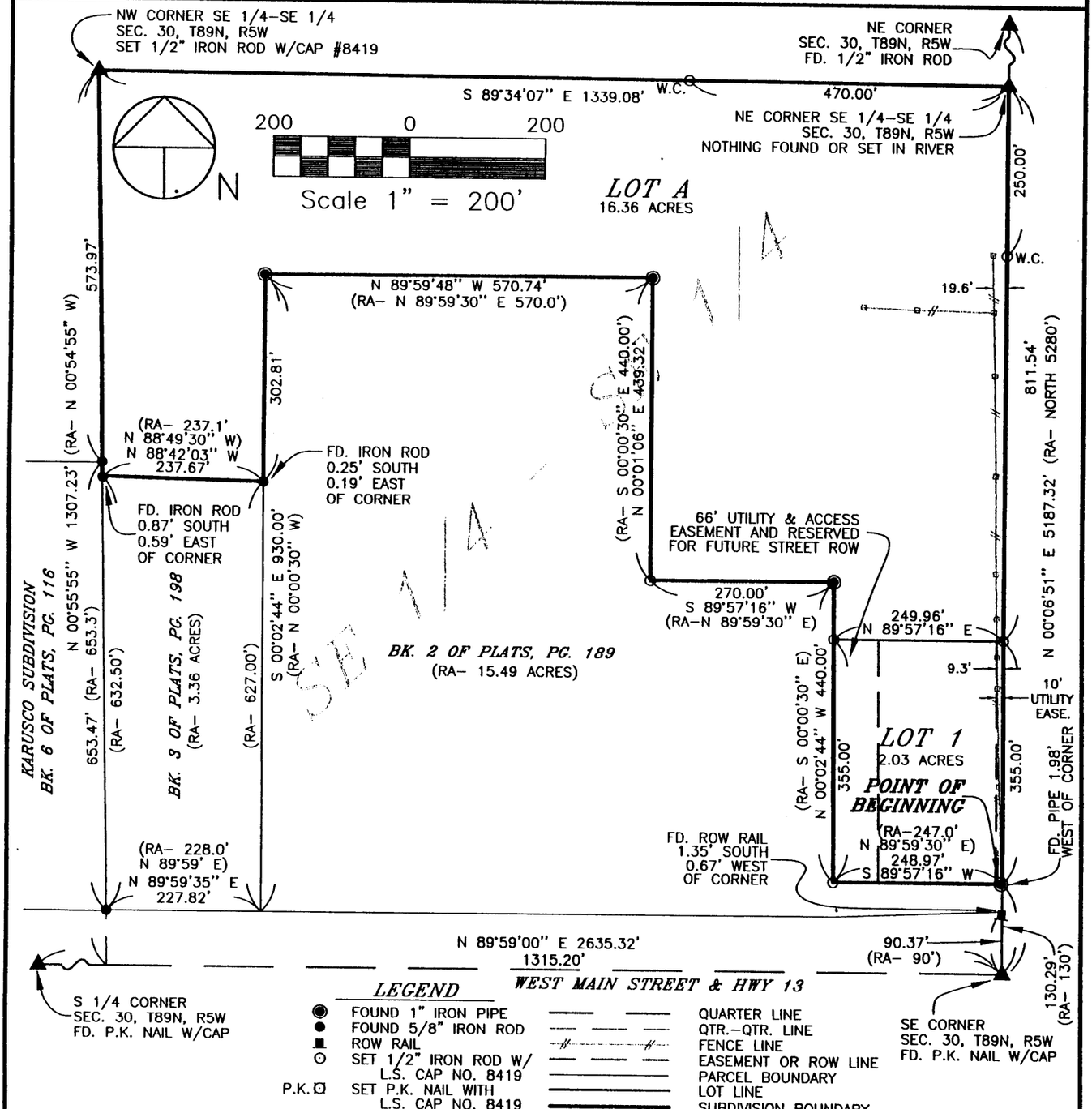
8-857

PREPARED BY: J DAVID GIBBS; P.O. BOX 295 MANCHESTER, IA 52057 319-927-2434

PLAT OF SURVEY

DEER FIELD ADDITION

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGEND

- FOUND 1" IRON PIPE
- FOUND 5/8" IRON ROD
- ROW RAIL
- SET 1/2" IRON ROD W/ L.S. CAP NO. 8419
- P.K. SET P.K. NAIL WITH L.S. CAP NO. 8419
- W.C. WITNESS CORNER
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- LOT LINE
- SUBDIVISION BOUNDARY
- (RA-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: JOHN MURDOCK

SURVEYED ON: 6/20/97

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1,2

PROPRIETORS: *VONTALGE FAMILY PARTNERSHIP*
R.R. 4, MANCHESTER, IA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

J. David Gibbs 7/14/97

J. DAVID GIBBS, P.E., R.L.S. REG. NO. 8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31,1998

GIBBS ENGINEERING & SURVEYING
PROFESSIONAL SERVICES BUILDING
223 WEST MAIN STREET, MANCHESTER, IA 52057

PROJECT NO.	97-19
SCALE:	1"=200'
DATE:	6/27/97
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 6

Corner Monuments, See Book 7 Page 13 10/16/97

DATE 9-17-97 BOOK 8 PAGE 22

LEGAL DESCRIPTION

***DEER FIELD ADDITION*, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER 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 two (2) lots numbered Lot One (1) and Lot A (reserved for future development) containing a total of 18.39 acres, subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Southeast (SE) Corner of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa;

Thence along the Easterly Line of the Southeast Quarter (SE 1/4) of said Section Thirty (30), North 00° 06' 51" East to the Boundary Line of a 15.49 Acre Parcel as recorded in Book 2 of Plats, Page 189 in the Office of the Delaware County Recorder, 130.29 feet, to the ***POINT OF BEGINNING***;

Thence along the Boundary Line of said 15.49 Acre Parcel South 89° 57' 16" West, 248.97 feet;

Thence continuing along the Boundary Line of said 15.49 Acre Parcel North 00° 02' 44" West, 440.00 feet;

Thence continuing along the Boundary Line of said 15.49 Acre Parcel South 89° 57' 16" West, 270.00 feet;

Thence continuing along the Boundary Line of said 15.49 Acre Parcel North 00° 01' 06" East, 439.32 feet;

Thence continuing along the Boundary Line of said 15.49 Acre Parcel North 89° 59' 48" West to the Westerly Line of said 15.49 acre parcel, 570.74 feet;

Thence along the Westerly Line of said 15.49 Acre Parcel South 00° 02' 44" East to the Northerly Line of a 3.36 Acre Parcel as recorded in Book 3 of Plats, Page 198 in the Office of the Delaware County Recorder, 302.81feet;

Thence along the Northerly Line of said 3.36 Acre Parcel North 88° 42' 03" West to the Westerly Line of the Southeast Quarter (SE ¼) of said Southeast Quarter (SE ¼), 237.67 feet;

Thence along said Westerly Line North 00° 55' 55" West, 573.97 feet to the Northwest Corner of the Southeast Quarter (SE ¼) of said Southeast Quarter (SE ¼);

Thence along the Northerly Line of the Southeast Quarter (SE ¼) of said Southeast Quarter (SE ¼) South 89° 34' 07" East, 1339.08 feet to the Northeast (NE) corner of the Southeast Quarter (SE ¼) of said Southeast Quarter (SE ¼);

Thence along the Easterly Line of said Southeast Quarter (SE ¼) South 00° 06' 51" West, 1166.54 feet to the ***POINT OF BEGINNING***;

Containing a total of 18.39 acres divided into two (2) lots numbered Lot One (1) and Lot A (reserve for future development) and 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 North 89° 59' 00" East.

SURVEYOR'S CERTIFICATE

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

I hereby certify that a minimum of two (2) control monuments have been found or placed and that all monuments indicated will be placed within one (1) year of the recording of the plat.

J. David Gibbs 7/14/97

J. David Gibbs, License No. 8419 Date

My License renewal date is December 31, 1998

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419

OWNER'S ACKNOWLEDGMENT

I Gary D. Vontalge of the Vontalge Family Partnership 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 our desire.

Gary D. Vontalge

GARY D. VONTALGE

State of Iowa)
)
County of Delaware) Ss:

On this 15th day of July A.D. 1997, before me , the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary D. Vontalge to me personally known, who being by me duly sworn, did say that the person is one of the partners of the Vontalge Family Partnership, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

David C. Tracey

Notary Public for State of Iowa

DAVID C. TRACEY

OWNERS DEDICATION

I Gary D. Vontalge, of the Vontalge Family Partnership, do hereby dedicate the easements as shown on the attached plat.

Vontalge Family Partnership

Gary D. Vontalge

By: Gary D. Vontalge

State of Iowa)
)
County of Delaware) Ss:

On this 15th day of July A.D. 1997, before me , the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary D. Vontalge to me personally known, who being by me duly sworn, did say that the person is one of the partners of the Vontalge Family Partnership, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

David C. Tracey

Notary Public for State of Iowa

DAVID C. TRACEY

Notary Public in and for said County

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the plat of ***DEER FIELD ADDITION***, City of Manchester,, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated July 14, 1997, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and after full consideration thereof the same is 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 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

1. Streets - The West Main Street and State Highway 13, along with frontage road and private drives adequately serve Lot 1and Lot A (reserved for future development): Lot 1 of this subdivision is subject to street assessments should future street improvements be necessary to the frontage road as determined by the City. Lot A of this subdivision are subject to street assessments should future street improvements be necessary in the reserve for future street along the west side of Lot 1as determined by the City.

2. Sanitary Sewer System - Sanitary sewer service to Lot 1 will be provided by sanitary sewer extension by the City with applicable assessment to Lot 1. Lot A of this subdivision is subject to sewer assessments should future sewer improvements be necessary as determined by the City.

3. Storm Sewer System - None required unless and until construction of future streets.

4. Water Main System - Water service to Lot 1 can be provide by a service line from the existing water main along the frontage road with applicable assessment to Lot 1. Lot A of this subdivision is subject to water main assessments should future water improvements be necessary as determined by the City.

5. Other Improvements relating to the construction of sidewalks, not required.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa , that said ***DEER FIELD ADDITION***, City of Manchester, Delaware County, Iowa, be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, 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 13th day of August, AD, 1997.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Mark Odden, Chairperson

By _____
Helen M. Knutson, Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 14th day of August, 1997, before me, Linda K. Tutton, a Notary Public in and for the State of Iowa, personally appeared Mark Odden and Helen M. Knutson, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Secretary, respectively, of the 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 the authority of its Planning and Zoning Commission, as contained in Resolution adopted by the Planning and Zoning Commission on the 13th day of August, 1997, and that Mark Odden and Helen Knutson acknowledge 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.

RESOLUTION R-105-97

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the plat of ***DEER FIELD ADDITION***, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated July 14, 1997, 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;

1. Section 127.09 Minimum Improvements

1. Streets - The West Main Street and State Highway 13, along with frontage road and private drives adequately serve Lot 1and Lot A (reserved for future development). Lot 1 of this subdivision is subject to street assessments should future street improvements be necessary to the frontage road as determined by the City and Lot A of this subdivision is subject to street assessments should future street improvements be necessary in the reserve for future street along the west side of Lot 1as determined by the City, as agreed to in the attached *Agreement for Future Street Dedication and Construction.*

2. Sanitary Sewer System - Sanitary sewer service to Lot 1 will be provided by sanitary sewer extension by the City with applicable assessment to Lot 1. Lot A of this subdivision is subject to sewer assessments should future sewer improvements be necessary as determined by the City.

3. Storm Sewer System - None required unless and until construction of future streets.

4. Water Main System - Water service to Lot 1 can be provide by a service line from the existing water main along the frontage road with applicable assessment to Lot 1. Lot A of this subdivision is subject to water main assessments should future water improvements be necessary as determined by the City.

5. Other Improvements relating to the construction of sidewalks, not required.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***DEER FIELD ADDITION***, 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.

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 2nd day of September, A.D., 199_7

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole

Karen Cole, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 4th day of September, 199_7 before me, Linda K. Tutton, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Karen 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 the authority of its City Council, as contained in Resolution Number R105-97 adopted by the City Council on the 2nd day of September, 199_7, and that Milt L. Kramer and Karen Cole acknowledge 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.

MORTGAGE HOLDERS ACKNOWLEDGMENT

The First State Bank Manchester Iowa, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

FIRST STATE BANK

By _____
Joseph Wiewel

By Christine L Tegeler
Christine L. Tegeler

STATE OF IOWA, Delaware County, Iowa, Ss:

On this 15th day of July, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph Wiewel and Christine Tegeler, to me personally known, who being duly sworn, did say that they are the President and Vice President respectively, of the First State Bank executing the within and foregoing instrument to which this is attached , that ~~no seal has been procured by the~~ (the seal affixed thereto is the seal of the) First State Bank, that said instrument was signed (and sealed) on behalf of the First State Bank by authority of its Board of Directors ; and that Joseph Wiewel and Christine Tegeler as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the First State Bank, by it and by them voluntarily executed.

NOTARIAL SEAL IOWA — DEBRA A. RATZLAFF MY COMMISSION EXPIRES 2-25-00

Debra A Ratzlaff
Notary Public in and for said State

ATTORNEY'S OPINION

I, David C. Tracey, a practicing attorney at law in Delaware County, Iowa, have examined the abstract of title to the land included in ***DEER FIELD ADDITION***, City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated July 14, 1997.

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 7th day of July, A.D., 1997 at the hour of eight o'clock A.M.

My examination of said abstract shows good and merchantible title on the date and hour of the certification to be in Vontalge Family Partnership. Subject to objections in abstract opinion.

Dated at Manchester, Iowa, in said County, this 15th day of July, 1997.

David C. Tracey
Attorney at Law
DAVID C. TRACEY

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***DEER FIELD ADDITION***, City of Manchester, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson
Carolyn A. Wilson, County Treasurer

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

Sept. 17, 1997

The foregoing plat of ***Deer Field Addition***, *Part of the SE ¼ of the SE ¼ of Section 30, T89N, R5W of the Fifth P.M., Delaware County, Iowa*, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 8th day June, 1996

Norman Wellman

Norman Wellman - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 17 day of September, 1996, before me Sharon McCrabb a Notary Public in and for the State of Iowa, personally appeared Norman Wellman, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Sharon McCrabb

Notary Public

CONSENT OF MORTGAGEE TO SUBDIVISION

The undersigned is the mortgagee of a mortgage from Ray E. Vontalge, single; and Rhode M. Vontalge, widow, dated the 12th day of October, 1981, and recorded the 13th day of October, 1981, in Book 90, Page 166, of the mortgage records of Delaware County, Iowa.

Said mortgage includes therein that property to be designated as Deer Field Addition, and legally described as follows:

> Deer Field Addition, a Subdivision of part of the Southeast Quarter (SE 1/4) of the Southeast Quarter 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 two (2) lots number Lot One (1) and Lot A (reserved for future development) containing a total of 18.39 acres, subject to easements of record and more specifically described by metes and bounds as follows:
>
> Commencing at the Southeast (SE) corner of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa; thence along the Easterly line of the Southeast Quarter (SE 1/4) of said Section Thirty (30), North 00°06'51" East to the boundary line of a 15.49 Acre Parcel as recorded in Book 2 of Plats, Page 189 in the Office of the Delaware County Recorder, 130.29 feet, to the point of beginning; thence along the Boundary Line of said 15.49 Acre Parcel South 89°57'16" West, 248.97 feet; thence continuing along the Boundary Line of said 15.49 Acre Parcel North 00°02'44" West, 440.00 feet; thence continuing along the Boundary Line of said 15.49 Acre Parcel South 89°57'16" West, 270.00 feet; thence continuing along the Boundary Line of said 15.49 Acre Parcel North 00°01'06" East, 439.32 feet; thence continuing along the Boundary Line of said 15.49 Acre Parcel North 89°59'48" West to the Westerly Line of said 15.49 acre parcel, 570.74 feet; thence along the Westerly Line of said 15.49 Acre Parcel South 00°02'44" East to the Northerly Line of a 3.36 Acre Parcel as recorded in Book 3 of Plats, Page 198 in the Office of the Delaware County Recorder, 302.81 feet; thence along the Northerly Line of said 3.36 Acre Parcel North 88°42'03" West to the Westerly Line of the Southeast Quarter (SE 1/4) of said Southeast Quarter (SE 1/4) 237.67 feet; thence along said Westerly Line North 00°55'55" West, 573.97 feet to the Northwest Corner of the Southeast Quarter (SE 1/4) of said Southeast Quarter (SE 1/4); thence along the Northerly Line of the Southeast Quarter (SE 1/4) of said Southeast Quarter (SE 1/4) South 89°34'07" East, 1339.08 feet to the Northeast (NE) corner of the Southeast Quarter (SE 1/4) of said Southeast Quarter (SE 1/4); thence along the Easterly Line of said Southeast Quarter (SE 1/4) South 00°06'51" West, 1166.54 feet to the point of beginning; containing a total of 18.39 acres divided into two (2) lots number Lot One (1) and Lot A (reserve for future development) and 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 North 89°59'00" East.

That the undersigned mortgagee, pursuant to the provisions of Section 354.11 Code of Iowa, does hereby consent to the platting of this subdivision by Gary D. Vontalge of the Vontalge Family Partnership, and does hereby release from said mortgage all streets, easements, or other areas to be conveyed or dedicated to the public, if any.

The undersigned further certify that the above described real estate is being subdivided, as appears on the Plat with our free consent and in accordance with our desires.

Dated this 14th day of July, 1997.

AgAmerica, FCB, successor in interest to
The Federal Land Bank of Omaha,
By Farm Credit Services of the Midlands, FLCA
Its agent and attorney-in-fact.

By: Robert B Fitzpatrick
Robert B. Fitzpatrick, Vice President

STATE OF IOWA)
)SS:
COUNTY OF DELAWARE)

On this 14th day of July, 1997, before me, a Notary Public, personally appeared Robert B. Fitzpatrick, being by me personally known, and duly sworn, did say that he is the Vice President of the corporation executing the foregoing instrument; that the seal affixed to the instrument is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its board of directors, and acknowledged the execution of the instrument to be the voluntary act and deed of the corporation and of the agent, by it and the agent voluntarily executed.

Dorothy A. Palmer
Dorothy A. Palmer
Notary Public - State of Iowa

My Commission expires 12/6/99