James Manson
Box 14
Earlville, IA
52041

FILED
Date 7-17-98
Dep County Assessor

JUL 17 1998

BOOK 8 PAGE 140
DURBAHN PEYTON
DELAWARE CO RECORDER
RECORDING FEE 31.00

1998 JL 17 AM 11: 34
DELAWARE COUNTY IOWA
FILED

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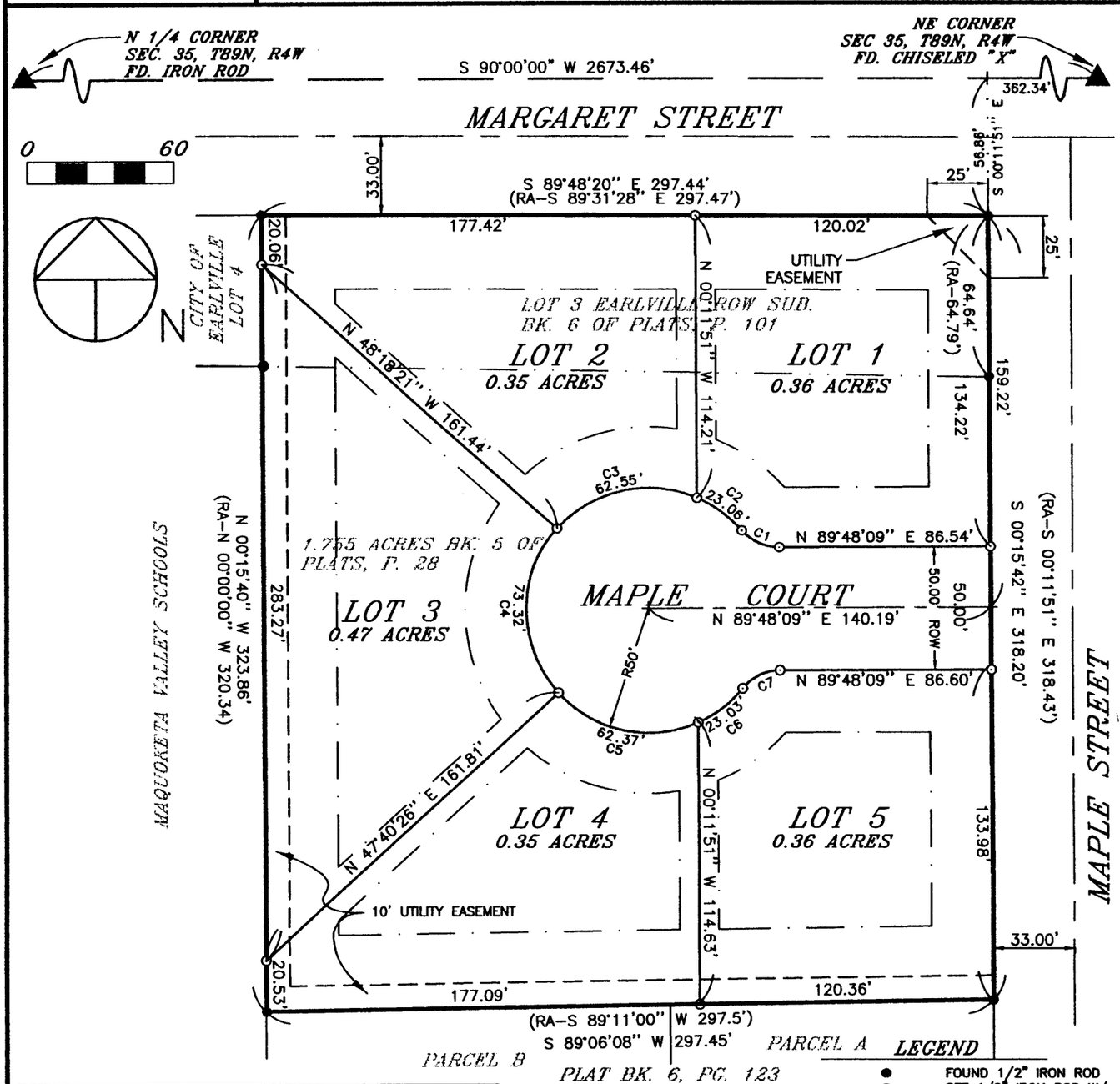
PREPARED BY: J. DAVID GIBBS, P.O. BOX 295 MANCHESTER, IA 52057 319-927-2434

PLAT OF SURVEY

FINAL PLAT

MANSON FIRST ADDITION TO EARLVILLE

PART OF THE NE 1/4 OF SECTION 35, T89N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



No.	Central Angle	Chord Bearing	Radius	Arc Length	Chord Length
C1	49°59'41"	N 65°12'00" W	20.00	17.45	16.90
C2	26°25'28"	N 53°24'54" W	50.00	23.06	22.86
C3	71°40'43"	S 77°32'01" W	50.00	62.55	58.55
C4	84°01'13"	S 00°18'58" E	50.00	73.32	66.93
C5	71°28'17"	S 78°03'43" E	50.00	62.37	58.40
C6	26°23'41"	N 53°00'18" E	50.00	23.03	22.83
C7	49°59'41"	N 64°48'18" E	20.00	17.45	16.90

NOTTINGHAM DEVELOPMENT COMPANY

LEGEND

- ● FOUND 1/2" IRON ROD
- ○ SET 1/2" IRON ROD W/ L.S. CAP #8419
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BUILDING SETBACK LINE
- LOT LINE
- SUBDIVISION BOUNDARY
- (RA-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: JIM MANSON

SURVEYED ON: 4/7& /98

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1 & 2

PROPRIETORS: *JAMES MANSON & MARY P. MANSON*

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 5/28/98

J. DAVID GIBBS, P.E., 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. 98-24
SCALE: 1"=60'
DATE: 4/7/98
DRAWN BY: JDG
CHECKED BY:
FIELD BK:
REVISED
SHEET 1 OF 2

DATE 7-17-98 BOOK 8 PAGE 140

LEGAL DESCRIPTION:

MANSON FIRST ADDITION TO EARLVILLE, PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF EARLVILLE, DELAWARE COUNTY, IOWA; containing a total of 2.19 acres including 0.30 acres of dedicated street right of way, subject to easements of record, divided into five lots numbered Lot One (1) through Lot Five (5) and more specifically described by metes and bounds as follows;

COMMENCING at the Northeast Corner (NE) of the of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE South 90° 00' 00" West along the Northerly Line of the Northeast Quarter (NE ¼) of said Section, 362.34 feet;

THENCE South 00° 11' 51" East to the Northeasterly Corner of Lot 3 of the Earlville Row Subdivision as recorded in Book 6 of Plats, Page 101 in the Office of the Delaware County Recorder, 56.86 feet, the **POINT OF BEGINNING**;

THENCE along the Westerly Line of Maple Street South 00° 15' 42" East, to the Northeasterly Corner of Parcel A as recorded in Book 6 of Plats, Page 123 in the Office of the Delaware County Recorder, 318.20 feet;

THENCE along the Northerly Line of Parcel A and Parcel B as recorded in Book 6 of Plats, Page 123 in the Office of the Delaware County Recorder, South 89° 06' 08" West to the Northwesterly Corner of said Parcel B, 297.45 feet;

THENCE North 00° 15' 40" West to the Southerly Line of Margaret Street, 323.86 feet;

THENCE along the Southerly Line of Margaret Street South 89° 48' 20" East 297.44 feet to the **POINT OF BEGINNING**;

Containing a total of 2.19 acres including 0.30 acres of dedicated street right of way, divided into lots numbered Lot One (1) through Lot Five (5), and subject to easements of record.

Northerly Line of the Northeast Quarter of Section Thirty-five (35), Township Eighty-nine North T89N), Range Four West (R4W) of the Fifth Principal Meridian is assumed to bear South 90° 00' 00" West.

Manson First Addition to Earlville is a subdivision of Lot 3 of the Earlville ROW Subdivision as recorded in Book 6 of Plats, Page 101 and of a 1.755 Acre Parcel as recorded in Book 5 of Plats, Page 28, all in the Office of the Delaware County Recorder.

SURVEYOR'S CERTIFICATE

I hereby certify that this land surveying document was prepared and the related surveying 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 5/28/98

J. David Gibbs, License # 8419 DATE

My license renewal date is December 31, 1998.

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

OWNER'S ACKNOWLEDGMENT

We James Manson and Mary P. Manson of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

James Manson

James Manson

Mary P. Manson

Mary P. Manson

State of Iowa)
)
County of Delaware) Ss:

On this 6th day of June A.D. 1998, before me a Notary Public in and for said County, personally appeared James Manson and Mary P. Manson, to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Lisa A. Maiers

Notary Public in and for said County

NOTARIAL SEAL IOWA
LISA A. MAIERS
MY COMMISSION EXPIRES
1-19-2001

DEDICATION OF STREET AND EASEMENTS

We James Manson and Mary P. Manson as owners and developers of ***Manson First Addition to Earlville, Delaware County, Iowa***, do hereby dedicate to the public, Maple Court and the utility easements as shown on the attached plat.

Dated this 6th day of June, 1998.

James Manson

James Manson

Mary P. Manson

Mary P. Manson

State of Iowa)
)
County of Delaware) Ss:

On this 6th day of June A.D. 1998, before me a Notary Public in and for said County, personally appeared James Manson and Mary P. Manson, to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Lisa A. Maiers

Notary Public in and for said County

NOTARIAL SEAL IOWA
LISA A. MAIERS
MY COMMISSION EXPIRES
1-19-2001

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Community Savings Bank, 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.

Community Savings Bank

By _____
Steven A. Brady, President & CEO

By _____
Jacqueline A. Johnson, Exec. V.P./Cashier

STATE OF IOWA, Delaware County, Iowa, Ss:

On this 5th day of June, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steven A. Brady and Jacqueline A. Johnson, to me personally known, who being duly sworn, did say that they are the President & CEO and Executive V.P. & Cashier respectively, of the Community Savings Bank executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed hereto is the seal of the) corporation ; that said instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors ; and that Steven A. Brady and Jacqueline A. Johnson as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

ELAINE M. FUNKE
MY COMMISSION EXPIRES
7-25-99

Elaine M. Funke
Notary Public in and for said State

ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Manson First Addition to Earlville, Delaware County, Iowa***, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated May 28, 1998.

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 30th day of June, A.D., 1998, at the hour of 8:00 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 James Manson and Mary P. Manson, husband and wife.
Dated at Manchester, Iowa, in said County, this 6th day of July, 1998.

Attorney at Law - Thomas J. Hanson

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Manson First Addition to Earlville, Delaware County, Iowa***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson
Carolyn A. Wilson, County Treasurer By Pam Klein, deputy

Prepared by J. David Gibbs, 223 West Main Street, Manchester, IA 52057, 319-927-2434

RESOLUTION APPROVING FINAL PLAT

RESOLUTION # 1998-10

WHEREAS, the plat of ***Manson First Addition to Earlville, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated May 28, 1998, has been filed with the City Clerk of the City of Earlville, Delaware County, Iowa, and has been acknowledged and approved by the Planning and Zoning Commission of the City of Earlville, Delaware County, Iowa, who have recommended acceptance;

WHEREAS, the City Council has fully considered the same and found the same to be in accordance with the ordinances of the City of Earlville, Iowa, relating to plats and additions to cities or within a two mile radius of the City; and

WHEREAS, the subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code;

WHEREAS, the Earlville Planning and Zoning Commission has recommended to the Council that they accept the plat of ***Manson First Addition to Earlville, Delaware County, Iowa***, as presented;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Earlville, Delaware County, Iowa, that

1. That the dedication of Maple Court together with easements for public utilities all as the same appears upon said plat, be and the same are hereby accepted and that said street be and is herein established as a public street in the City of Earlville, Iowa,
2. That the plat of said ***Manson First Addition to Earlville, Delaware County, Iowa***, be, and the same is hereby acknowledged, approved and accepted on the part of the City of Earlville, Delaware County, Iowa, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Earlville on said plat, provided owners of said property execute written acceptance hereto attached agreeing:
   a. To construct a 6 inch Portland cement concrete pavement (minimum 28 day compressive strength of 4000 psi.), 26 feet in width with 4 inches of granular subbase as shown on plans submitted with this plat.
   b. To construct Portland cement concrete sidewalks four (4) feet in width as shown on plans submitted with this plat.
   c. To construct a 6 inch water main along with water services to the property lines as shown on plans submitted with this plat..
   d. To construct an 8 inch sanitary sewer along with sewer service lines to the property lines as shown on plans submitted with this plat..
   e. To construct intakes and storm sewers as shown on plans submitted with this plat.
   f. To construct the foregoing improvements in accordance with plans and specifications approved by the City under the inspection of the City Engineer.
   g. To maintain all street, water and sewer improvements for a period of two (2) years (four years for the concrete street) from the date of acceptance of said improvements.
   h. To construct said improvements prior to September 1, 1998.
   i. To provide the foregoing construction and maintenance at the expense of the owners.

That in the event that James Manson and Mary P. Manson shall fail to execute the acceptance of within 180 days after the date of this Resolution, the provisions hereof shall be null and void and the acceptance of the dedication and approval of the plat shall not be effective.

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 22 day of June, A.D., 1998.

Annette Salow
Annette Salow, Mayor

ATTEST:
Linda Gaul
Linda Gaul, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 17th day of July, 1998, before me, Lisa A. Maiers, a Notary Public in and for the State of Iowa, personally appeared Annette Salow and Linda Gaul, 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 Earlville, 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 Earlville Code Ch. 20.13 adopted by the City Council on the 14 day of October, 1996, and that Annette Salow and Linda Gaul 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.

NOTARIAL SEAL IOWA
LISA A. MAIERS
MY COMMISSION EXPIRES
1-19-2001

Lisa A. Maiers
Notary Public.

ACCEPTANCE OF RESOLUTION NO. #1998-10

I(we) James Manson and Mary P. Manson, having read the terms and conditions of the Resolution No. 1998-10 and being familiar with the conditions thereof, hereby accept this same and agree to the conditions required therein.

Dated this 22 day of June, 1998.

By: James Manson
James Manson

By: Mary P. Manson
Mary P. Manson