JEFF TEGELER
3512 OLD ORCHARD RD. N.E.
CEDAR RAPIDS, IA- 52402

11-6-98
John R. Klaus by CRD

NOV 9 1998

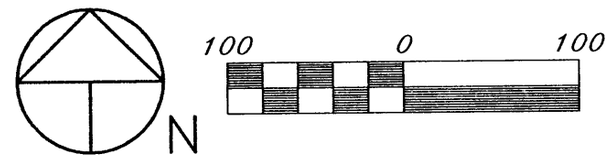
DELAWARE COUNTY IOWA
FILED
1998 NO 6 PM 1:45
BOOK 8 PAGE 170
DELAWARE COUNTY, IOWA
PLAT FEE $10.00

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

PLAT OF SURVEY

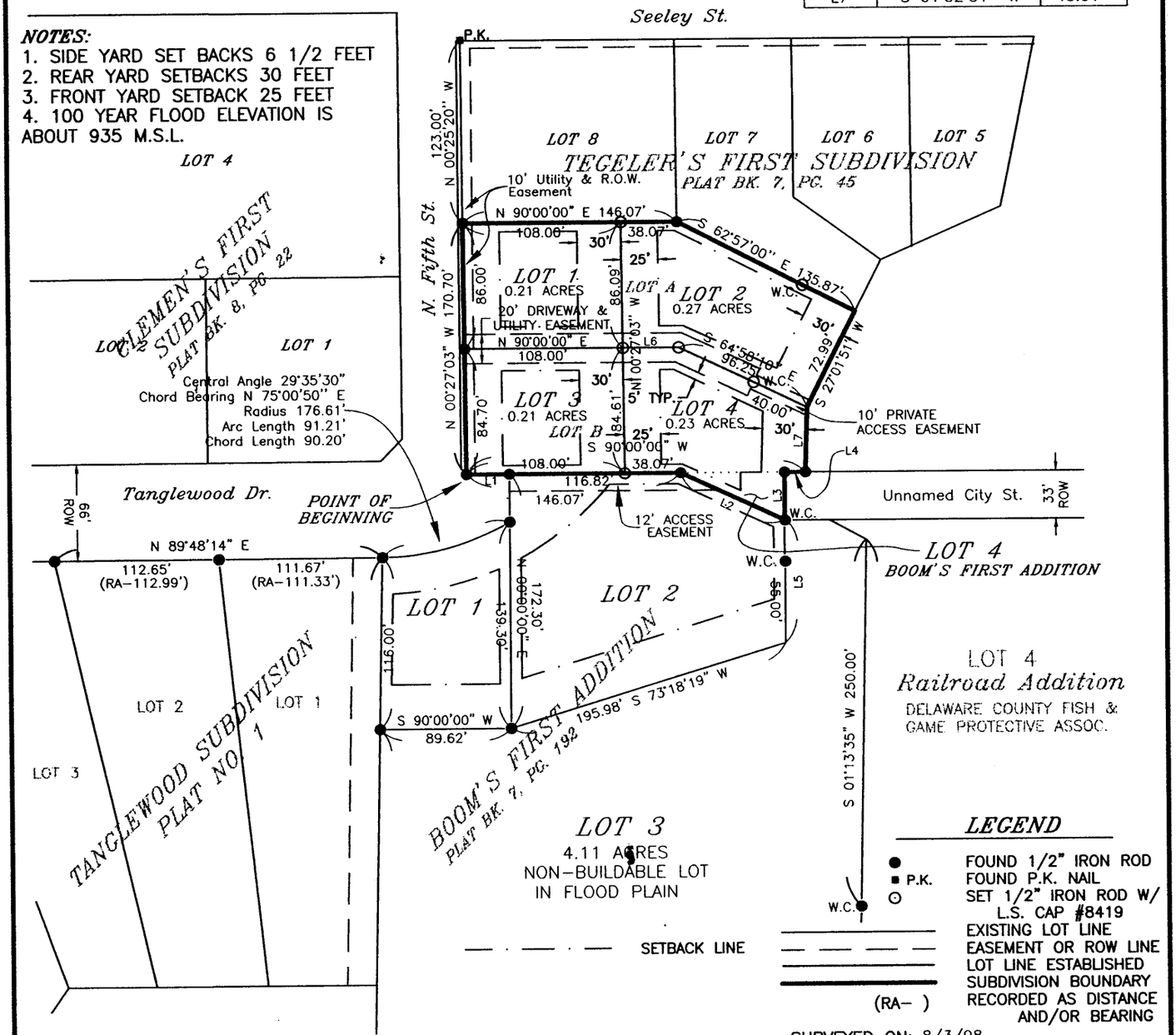
TEGELER'S SECOND SUBDIVISION, OF LOT A & B OF TEGELER'S FIRST SUBDIVISION AND LOT 4 OF BOOM'S FIRST ADDITION, SEC. 29, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

FINAL PLAT



Number	Direction	Distance
L1	S 90°00'00" W	29.25'
L2	N 65°02'26" W	78.20'
L3	S 00°00'00" E	33.00'
L4	S 90°00'00" W	14.15'
L5	S 00°00'00" E	83.00'
L6	N 90°00'00" E	38.07'
L7	S 01°52'51" W	43.91'

NOTES:
1. SIDE YARD SET BACKS 6 1/2 FEET
2. REAR YARD SETBACKS 30 FEET
3. FRONT YARD SETBACK 25 FEET
4. 100 YEAR FLOOD ELEVATION IS ABOUT 935 M.S.L.



LEGEND

- ● FOUND 1/2" IRON ROD
- ■ P.K. FOUND P.K. NAIL
- ○ SET 1/2" IRON ROD W/ L.S. CAP #8419
- EXISTING LOT LINE
- EASEMENT OR ROW LINE
- LOT LINE ESTABLISHED
- SUBDIVISION BOUNDARY
- RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: JEFF TEGELER

SURVEYED ON: 8/3/98

PROPRIETORS: *Jeffrey J. Tegeler* 3512 Old Orchard Road NE Cedar Rapids IA, 52402

PROJECT NO. 98-37

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, P.E., L.S. REG. NO. 8419 DATE 9/1/98

MY LICENSE RENEWAL DATE IS DECEMBER 31,1998

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

SCALE: 1"=100'

DATE: 8/4/98

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 5

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

DATE 11-6-98 BOOK 8 PAGE 170

LEGAL DESCRIPTION:

***TEGELER'S SECOND SUBDIVISION**, A DIVISION OF LOT A AND LOT B OF TEGELER'S FIRST SUBDIVISION AND LOT 4 OF BOOM'S FIRST ADDITION, SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA;* into Four (4) lots, numbered Lot One (1) through Lot Four (4), containing a total of 0.92 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of Lot B of Tegeler's First Subdivision as recorded in Plat Book 7, Page 45 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of Lot B and Lot A of said Tegeler's First Subdivision, North 00° 27' 03" West, to the Southerly Line of Lot 8 of said Tegeler's First Subdivision, 170.70 feet;

THENCE along the Southerly Line of said Lot 8, North 90° 00' 00" East, to the Southerly Line of Lot 7 of said Tegeler's First Subdivision, 146.07 feet;

THENCE along Southerly Line of said Lot 7 , South 62° 57' 00" East, to the Northeasterlymost Corner of said Lot A, 135.87 feet;

THENCE along the Easterly Line of said Lot A, South 27° 01' 51" West, to the Northeasterlymost Corner of said Lot B, 72.99 feet;

THENCE along the Easterly Line of said Lot B, South 01° 52' 51" West, 43.91 feet;

THENCE continuing along the Easterly Line of said Lot B, South 90° 00' 00" West, to the Easterly Line of Lot 4 of Boom's First Addition as recorded in Plat Book 7, Page 192 in the Office of the Delaware County Recorder, 14.15 feet;

THENCE along the Easterly Line of said Lot 4, South 00° 00' 00" East, to the Southerly Line of said Lot 4, 33.00 feet;

THENCE along the Southerly Line of said Lot 4, North 65° 02' 26" West, to the Southerly Line of said Lot B, 78.20 feet;

THENCE along the Southerly Line of said Lot B, South 90° 00' 00" West, 146.07 feet to the **POINT OF BEGINNING**;

containing a total of 0.92 acres divided into Four (4) lots, numbered Lot One (1) through Lot Four (4), and subject to easements of record.

The Southerly Line of Lot B of Tegeler's First Subdivision is assumed to bear South 90° 00' 00" West.

SURVEYOR'S CERTIFICATE

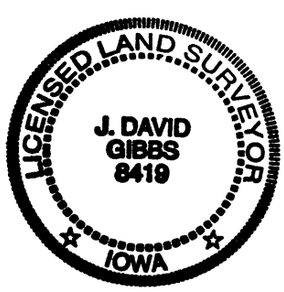
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

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 9/1/98

J. David Gibbs L.S. #8419 DATE

My license will be renewed on December 31, 1998



OWNER'S ACKNOWLEDGMENT

I (we) Jeffery J. Tegeler and Anne E. Tegeler of _____ 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.

Jeffery J. Tegeler

Anne E. Tegeler

State of Iowa)
)
County of ~~Delaware~~ Linn IA) Ss:

On this 5th day of November A.D. 1998, before me a Notary Public in and for said County, personally appeared Jeffery J. Tegeler and Anne E. Tegeler 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.

NOTARIAL SEAL
SHERRY DIGMANN
MY COMMISSION EXPIRES
3-27-2001

Notary Public in and for said County

ATTORNEY'S OPINION

I, Daniel H. Swift, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Tegeler's Second Subdivision,*** City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated _____, 199__.

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 22nd day of October, A.D., 1998, at the hour of 8:00 o'clock AM.

My examination of said abstract shows good and merchantible title on the date and hour of the certification to be in Jeffery J. Tegeler and Anne E. Tegeler.
Dated at Manchester, Iowa, in said County, this 30th day of October 1998.

Attorney at Law
Daniel H. Swift

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Tegeler's Second Subdivision, 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

Pam Klein, Deputy Treasurer
Carolyn A. Wilson, County Treasurer

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the plat of ***Tegeler's Second Subdivision, City of Manchester, Delaware County, Iowa***, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated August 4, 1998, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09) and in the case of Lot 2 and Lot 4 the City of Manchester will allow a variance that these Lots will abut on a private driveway and not on a *"public street or upon an approved private street"* (127.18.6); and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09) and in the case of Lot 2 and Lot 4 the City of Manchester will allow a variance that these Lots do not have to comply with Section 127.09.5 stating *"The owner and subdivider of the land being platted shall be responsible for the installation of sidewalks"*; and

WHEREAS, Section 123.02.4 of Chapter 123 Zoning Regulations of the City of Manchester states yard areas shall have a front yard of twenty-five (25) feet, a rear yard of thirty (30) feet, and side yards of six and one-half (6 ½) feet, and to more adequately use Lot 2 and Lot 4 the City of Manchester defines the front yard as the west side and rear yard as the east side of the lots as shown on the attached plat; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa , that said ***Tegeler's Second Subdivision, 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 2nd day of September, A.D., 1998.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Mark Odden, Chairperson

By Helen M. Knutson
Helen M. Knutson, Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 4th day of September, 1998 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 2nd day of September, 1998 and that Mark Odden and Helen M. 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
Linda K. Tutton ; Notary Public.

RESOLUTION R-243-98

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the plat of ***Tegeler's Second Subdivision, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated August 4, 1998, 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;

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

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09) and in the case of Lot 2 and Lot 4 the City of Manchester will allow a variance that these Lots will abut on a private driveway and not on a *"public street or upon an approved private street"* (127.18.6); and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09) and in the case of Lot 2 and Lot 4 the City of Manchester will allow a variance that these Lots do not have to comply with Section 127.09.5 stating *"The owner and subdivider of the land being platted shall be responsible for the installation of sidewalks";* and

WHEREAS, Section 123.02.4 of Chapter 123 Zoning Regulations of the City of Manchester states yard areas shall have a front yard of twenty-five (25) feet, a rear yard of thirty (30) feet, and side yards of six and one-half (6 ½) feet, and to more adequately use Lot 2 and Lot 4 the City of Manchester defines the front yard as the west side and rear yard as the east side of the lots as shown on the attached plat; 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;
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***Tegeler's Second 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.
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 5th day of October, A.D., 1998.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Karen Cole

Karen Cole, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 6th day of October, 1998, before me, Bruce A. Trapp, 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 R-243-98 adopted by the City Council on the 5th day of October, 1998, 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.

Bruce A. Trapp, Notary Public

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.

By Martin F. Butschi VP

By Arlyn D. Maifeld

STATE OF IOWA, Delaware County, Iowa, Ss:

On this 6th day of November, 1998 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Martin F. Butschi and Arlyn D. Maifeld, to me personally known, who being duly sworn, did say that they are the Vice Pres. and Senior Vice Pres., 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) Community Savings Bank that said instrument was signed (and sealed) on behalf of the Community Savings Bank by authority of its Board of Directors; and that Martin F. Butschi and Arlyn D. Maifeld as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Community Savings Bank, by it and by them voluntarily executed.

Regina R. Seloover

Notary Public in and for said State

NOTARIAL SEAL IOWA
REGINA R. SELOOVER
MY COMMISSION EXPIRES
05/18/2001