FILED
Date 3-27-01
Cheryl Stufflebeam
Dep County Assessor

MAR 27 2001

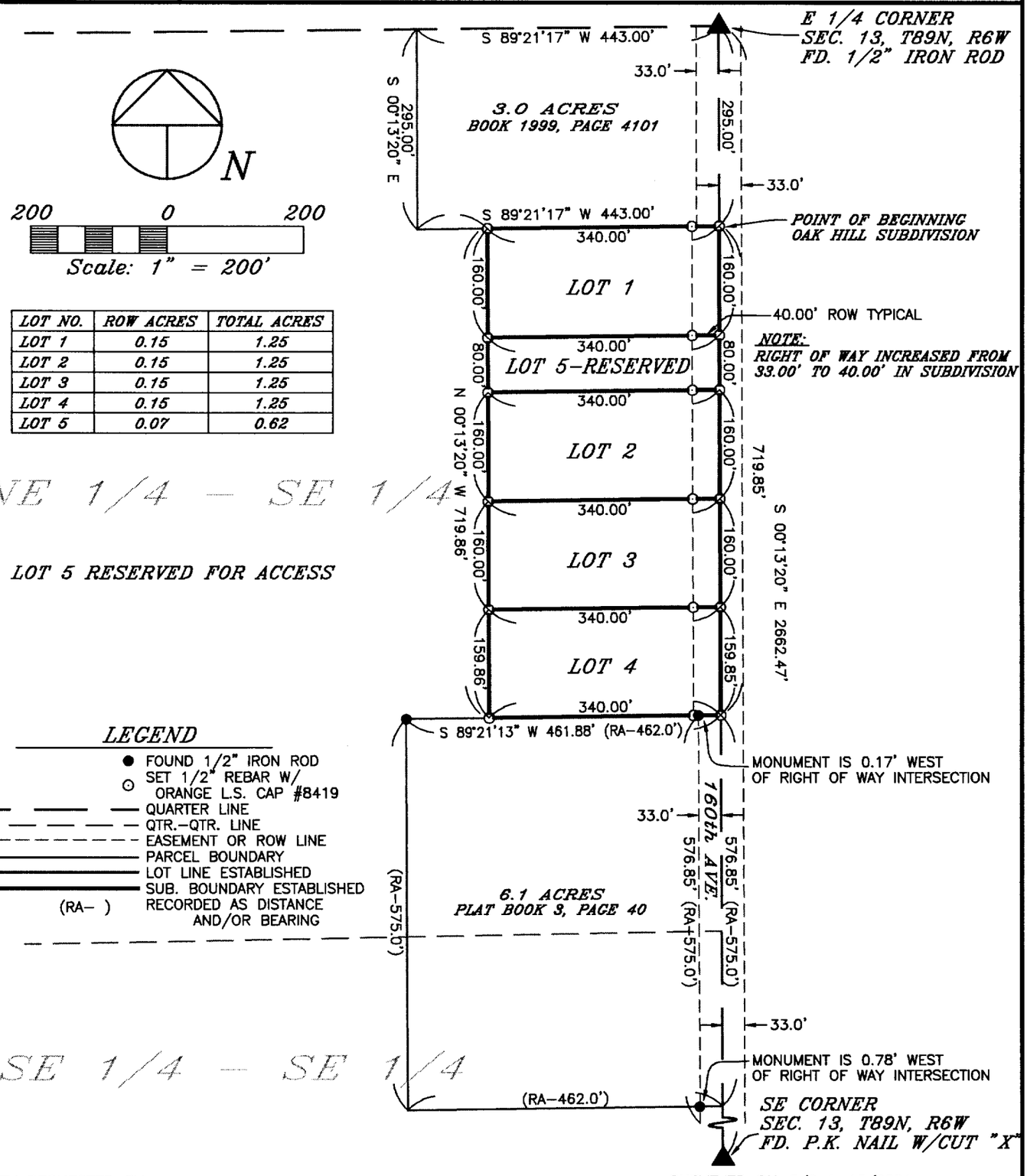
BOOK 2001 PAGE 966
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$31.00

2001 MAR 27 PM 4:
DELAWARE COUNTY IOWA
FILED

PREPARED BY: J. DAVID GIBBS; P.O. BOX 295 MANCHESTER, IA 52057 319-927-3434

PLAT OF SURVEY

OAK HILL SUBDIVISION
PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 13, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LOT NO.	ROW ACRES	TOTAL ACRES
LOT 1	0.15	1.25
LOT 2	0.15	1.25
LOT 3	0.15	1.25
LOT 4	0.15	1.25
LOT 5	0.07	0.62

LEGEND
- ● FOUND 1/2" IRON ROD
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.-QTR. LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- LOT LINE ESTABLISHED
- SUB. BOUNDARY ESTABLISHED
- (RA-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: DAN SCHNIEDERS

SURVEYED ON: 3/2 & 16/2001

PROPRIETORS: DANIEL R. SCHNIEDERS

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 3/16/01

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

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

PROJECT NO.	01-09
SCALE:	1"=200'
DATE:	3/5/2001
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 4

BOOK 2001 PAGE 966

LEGAL DESCRIPTION

OAK HILL SUBDIVISION, PART OF THE EAST ONE-HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, divided into five (5) lots numbered Lot 1 through Lot 5, containing a total of 5.62 acres, including 0.67 acres of public road right of way, subject to easements of record, and more specifically described by metes and bounds as follows;

COMMENCING at the East Quarter Corner of Section Thirteen (13), Township Eighty-nine North (T89N), Range Six West (R6W) of The Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Thirteen (13), South 00° 13' 20" East, 295.00 feet to the Southeasterly Corner of a 3.0 Acre Parcel as recorded in a Warranty Deed in Book 1999, Page 4101 in the Office of the Delaware County Recorder, the **POINT OF BEGINNING**;

THENCE continuing along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Thirteen (13), South 00° 13' 20" East, 719.85 feet, to the Northeasterly Corner of a 6.1 Acre Parcel as recorded in Book 3 of Plats, Page 40 in the Office of the Delaware County Recorder;

THENCE along the Northerly line of said 6.1 Acre Parcel South 89° 21' 13" West, 340.00 feet;

THENCE North 00° 13' 20" West, to Southerly line of said 3.0 Acre Parcel, 719.86 feet;

THENCE along said Southerly Line, North 89° 21' 17" East, 340.00 feet to the **POINT OF BEGINNING**;

Containing a total of 5.62 acres, including 0.67 acres of public road right of way and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of Section Thirteen (13), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 13' 20" East.

SURVEYOR'S CERTIFICATE

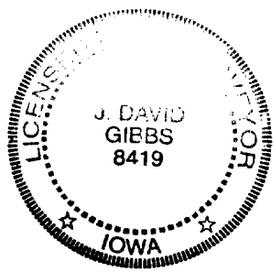
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

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 3/16/01

J. David Gibbs, L.S. #8419 DATE

My license will be renewed on December 31, 2002



OWNER'S ACKNOWLEDGMENT

I Daniel R. Schnieders 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.

Daniel R Schnieders

Daniel R. Schnieders

State of Iowa)
)
County of Delaware) Ss:

On this 13th day of March A.D. 2001, before me a Notary Public in and for said County, personally appeared Daniel R. Schnieders 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.

J. David Gibbs

Notary Public in and for said County

J. DAVID GIBBS
MY COMMISSION EXPIRES
8/17/2002

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Farm Credit Services of America, FLCA, 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.

FArm Credit Services of America, FLCA

By Mark H Engelbrecht
Mark H Engelbrecht, Asst Corporate Sec'y

By XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

STATE OF IOWA, Delaware County, Iowa, Ss:

On this 14th day of March, 2001 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark A. Engelbrecht and XXX XXXX, to me personally known, who being duly sworn, did say that they are the Asst Corporate Sec and XXXXXX respectively, of the Farm Credit Services of America, FCLA 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)~~ ; that said instrument was signed ~~(and sealed)~~ on behalf of the Farm Credit Services of America, FCLA by authority of its Board of Directors; and that Mark H. Engelbrecht and XXXXXXX as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Farm Credit Services of America, FCLA by it and by them voluntarily executed.

Donna M. Kunde

Notary Public in and for said State

MY COMMISSION EXPIRES
8-16-2002

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 Oak Hill Subdivision Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated March 16, 2001.

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 5th day of March, A.D., 2001 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 Daniel R. Schnieders

Dated at Manchester, Iowa, in said County, this 14th day of March, 1999 2001.

Attorney at Law
Thomas J. Hanson

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***North Oak Subdivision***, 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 6th day of August, 1996.

Norman Wellman - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 16th day of March, 01, before me [illegible], 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.

DONNA M. KU[illegible]
MY COMMISSION [illegible]
08-16-2002

Notary Public

CERTIFICATE OF TREASURER

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

TREASURER SEAL 3-16-01

Carolyn A. Wilson, County Treasurer

RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, a Final Plat is located on the premises described as:

Oak Hill Subdivision, Part of the E ½ - SE ¼, Section 13, T89N, R6W of the Fifth P.M., Delaware County, Iowa

WHEREAS, said subdivision is located on the fringes of the two mile radius of the current city limits, and

WHEREAS, it is unlikely that the city limits will extend to include this subdivision, and

NOW, THEREFORE, BE IT RESOLVED by the Manchester Planning and Zoning Commission of the City of Manchester, Iowa, that the Commission hereby recommends to the City Council, that the City waive it's right to review the plat of *Oak Hill Subdivision*, Part of the NE ¼ - SE ¼, Section 13, T90N, R6W of the Fifth P.M., Delaware County, Iowa, 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.

PASSED AND APPROVED this 14th day of March, 2001

PLANNING & ZONING COMMISSION

Lori Cole

Lori Cole, Chairperson

Julie Swanson

Julie Swanson, Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 21st day of March, 2001, before me, Jo Ann Heffernan, a Notary Public in and for the State of Iowa, personally appeared Lori Cole and Julie Swanson, 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 14th day of March, 2001, and that Lori Cole and Julie Swanson 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.

Jo Ann Heffernan
Notary Public, State of Iowa
My Commission Expires 2-19-02

Jo Ann Heffernan

Notary Public.

Resolution R-040-2001

RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, a Final Plat is located on the premises described as:

> *Oak Hill Subdivision*, Part of the E ½ - SE ¼, Section 13, T89N, R6W of the Fifth P.M., Delaware County, Iowa

WHEREAS, said subdivision is located on the fringes of the two mile radius of the current city limits, and

WHEREAS, it is unlikely that the city limits will extend to include this subdivision, and

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the City Council that the City waive it's right to review the 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 the plat of *Oak Hill Subdivision*, Part of the NE ¼ - SE ¼, Section 13, T90N, R6W of the Fifth P.M., Delaware County, Iowa, 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 19th day of March, 2001

CITY OF MANCHESTER

Gordon F. Goettsch, Mayor Pro-tem

ATTEST:

Karen K. Cole, City Clerk

On this 26th day of March, 2001, before me Julie A. Swanson, a Notary Public in and for the State of Iowa, personally appeared Gordon F. Goettsch and Karen K. Cole, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor Pro-tem 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-040-2001 passed by the City Council of the City of Manchester, Iowa on the 19th day of March, 2001, and that Gordon F. Goettsch and Karen L. 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.

Notary Public #224151
Julie A. Swanson