FILED
Date 6/6/01
County Assessor

FILED
JUN 6 2001
DELAWARE COUNTY AUDITOR

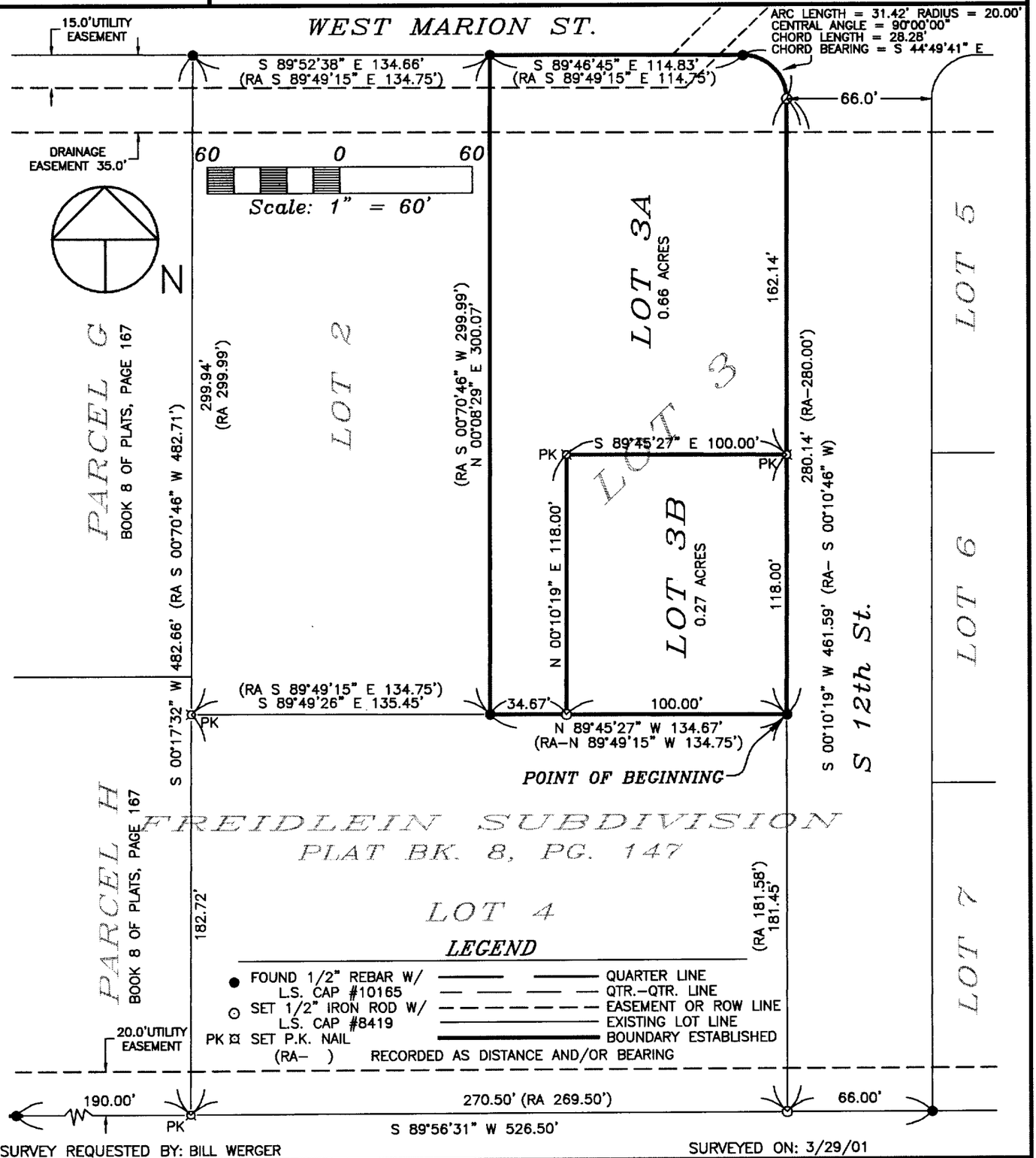
2001 JUN -6 PM 1:54
BOOK 2001 PAGE 1918
DEBORAH L FLYNN
DELAWARE CO RECORDER

DELAWARE COUNTY IOWA
FILED

PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

SUBDIVISION OF LOT 3 OF FRIEDLEIN SUBDIVISION, SECTION 31, T89N, R5W OF FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: BILL WERGER

SURVEYED ON: 3/29/01

PROPRIETORS: MANCHESTER LODGING, LLC

PROJECT NO. 01-17

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. LIC. #8419 DATE 4/18/01

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

SCALE: 1"=60'

DATE: 4/18/01

DRAWN BY: T W

CHECKED BY: JDG

FIELD BK: D.L.

REVISED 4/26/01

SHEET 1 OF 5

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

BOOK 2001 PAGE 1918

LEGAL DESCRIPTION:

SUBDIVISION OF LOT 3 OF FRIEDLEIN SUBDIVISION, Section Thirty-one (31), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa; containing a total of 0.93 acres, subdivided into two lots, numbered Lot 3A and Lot 3B, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Southeast Corner of Lot 3 – Friedlein Subdivision, as recorded in Book 8 of Plats, Page 147 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Lot 3, North 89° 45' 27" West, to the Southwest Corner of said Lot 3, 134.67 feet;

THENCE along the Westerly Line of said Lot 3, North 00° 08' 29" East, to the Northwest Corner of said Lot 3, 300.07 feet;

THENCE along the Northerly Line of said Lot 3, South 89° 46' 45" East, 114.83 feet;

THENCE continuing along the Northerly Line of said Lot 3 along a circular curve concave Southwesterly for an arc length of 31.42 feet, said circular curve having a radius of 20.00 feet, a central angle of 90° 00' 00", a chord length of 28.28 feet, and a chord bearing of South 44° 49' 41" East to the Easterly Line of said Lot 3;

THENCE along the Easterly Line of said Lot 3, South 00° 10' 19" West, 280.14 feet to the **POINT OF BEGINNING**;

Containing a total of 0.93 acres, subdivided into two lots, numbered Lot 3A and Lot 3B, and subject to easements of record.

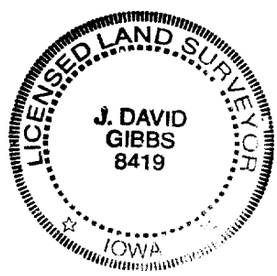
The Southerly Line of Freidlein Subdivision is assumed to bear South 89° 56' 31" West.

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.

J. David Gibbs, L.S. #8419 — DATE 4/18/01

My license will be renewed on December 31, 2002



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OWNER'S ACKNOWLEDGMENT

I William D. Werger 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.

William D Werger, manager Manchester Lodging LLC

State of Iowa)
)
County of Delaware) Ss:

On this 29th day of May 2001, before me, a Manager in and for said County, personally appeared, William D. Werger to me personally known, who being by me duly sworn or affirmed, did say that that person is a Manager of said Manchester Lodging, LLC and that said instrument was signed on behalf of said Manchester Lodging, LLC by authority of its managers and the said Manager acknowledged the execution of the instrument to be the voluntary act and deed of said Manchester Lodging, LLC by it voluntarily executed.

Terri L. Philgreen
Notary Public in and for said County

TERRI L. PHILGREEN
MY COMMISSION EXPIRES
06-05-03

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Community Savings Bank, an Iowa Banking Corporation, ~~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, an Iowa Banking Corporation

By VP/SLC

By Sr-VP

COMMUNITY SAVINGS BANK CORPORATE SEAL IOWA

STATE OF IOWA, Delaware County, Iowa, Ss:

On this 31st day of May, 2001 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brett W. Nagel and Dodd D. Scroggin, to me personally known, who being duly sworn, did say that they are the VP/Sr Commercial Lender and Vice President, 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 Brett W. Nagel and Dodd D. Scroggin 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.

Donna Knipper
Notary Public in and for said State

DONNA KNIPPER
MY COMMISSION EXPIRES
7-28-02

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CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Subdivision of Lot 3 of Friedlein 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.

Carolyn A. Wilson, County Treasurer Date

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 ***Subdivision of Lot 3 of Friedlein Subdivision,*** City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated April 18, 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 11th day of April, 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 Manchester Lodging, LLC.

Dated at Manchester, Iowa, in said County, this 30th day of May, 2001.

Attorney at Law Daniel H. Swift

RESOLUTION R-095-2001

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of **Subdivision of Lot 3 of Friedlein Subdivision, City of Manchester, Delaware County, Iowa** Delaware County, Iowa, affecting premises more specially described in the Surveyor's Certificate of J. David Gibbs, dated April 18, 2001, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

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, 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 **Subdivision of Lot 3 of Friedlein 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 final plat as by law provided.

Passed this 4th day of June A.D., 2001.

Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 5th day of June, 2001, before me, Julie A. Swanson, a Notary Public in and for 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 the authority of its City Council, as contained in Resolution R-095-2001 adopted by the City Council on the 4th day of June, 2001, 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.

Notary Public in and for said County of
Delaware, State of Iowa
Julie A. Swanson #224151

JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-2002