Hanson + Unger

FILED
Date 8-9-01
County Assessor

AUG 9 2001

DELAWARE COUNTY IOWA
FILED
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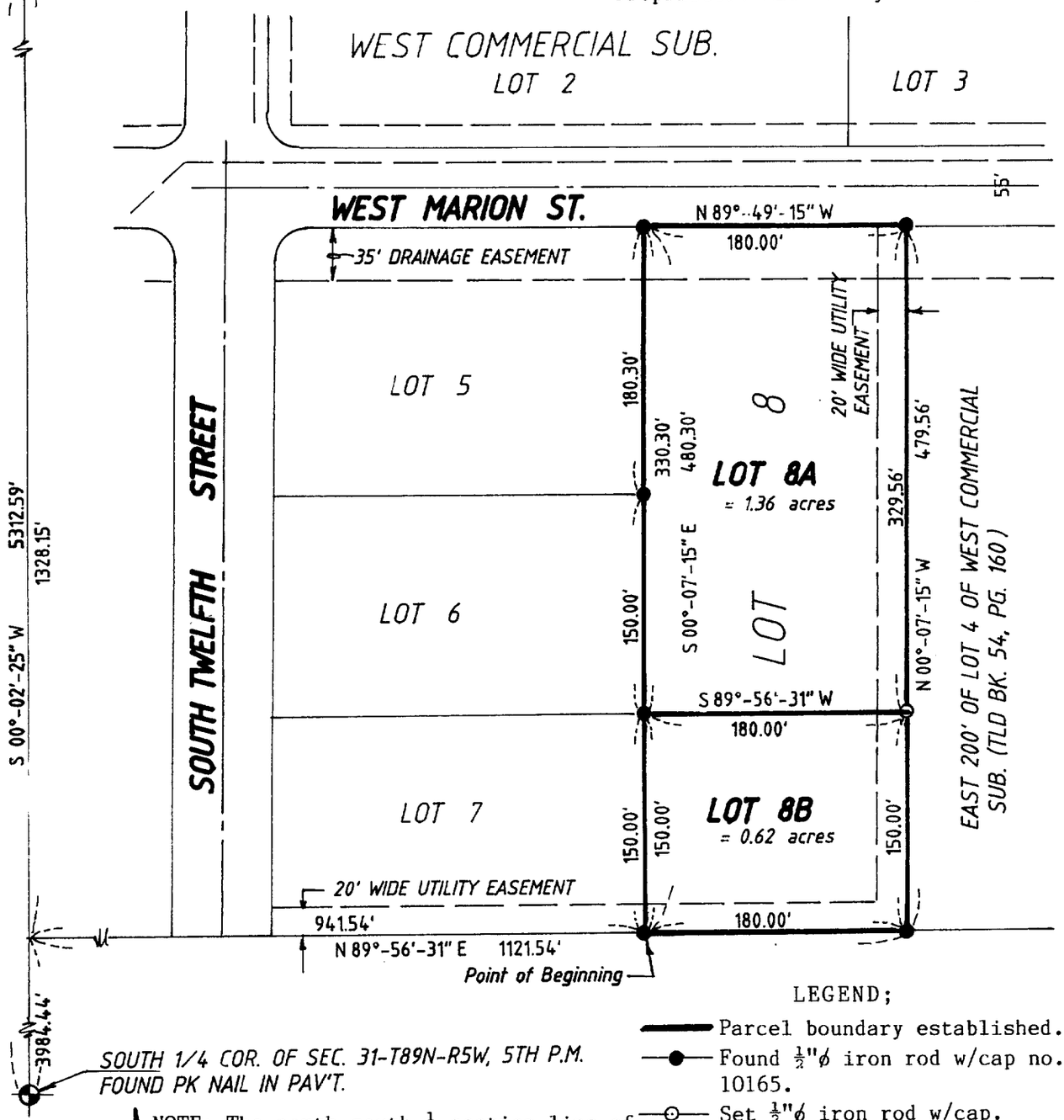
BOOK 2001 PAGE 2128
DELAWARE COUNTY RECORDER
$16.00

MOHN SURVEYING • ROGER R. MOHN • 1888 GREAT RIVER ROAD • LANSING, IOWA 52151 • 319-538-4067

PLAT OF SURVEY
OF
A SUBDIVISION OF LOT 8 OF FRIEDLEIN SUBDIVISION IN SECTION 31, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

NORTH 1/4 COR. OF SEC. 31-T89N-R5W, 5TH P.M.
FOUND PK NAIL IN PAV'T.

Survey requested by:
Michael J. Puff
Proprietor: Mid-County II Corp.



SOUTH 1/4 COR. OF SEC. 31-T89N-R5W, 5TH P.M.
FOUND PK NAIL IN PAV'T.

NOTE: The north-south 1/4 section line of Section 31, T89N, R5W is assumed to bear S 00°-02'-25" W.

LEGEND;
- Parcel boundary established.
- Found 1/2"ø iron rod w/cap no. 10165.
- Set 1/2"ø iron rod w/cap.

SCALE: 1"=100'
0 50' 100'

Surveyed: May, 2001

Sheet No. 1 of 5

LICENSED LAND SURVEYOR
ROGER R. MOHN
10165
IOWA

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.

Roger R. Mohn July 7, 2001
Roger R. Mohn *Date*
License Number 10165
My license renewal date is December 31, 2002
Pages or sheets covered by this seal:
This sheet only.

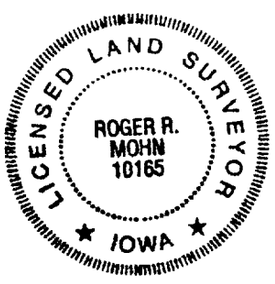
LEGAL DESCRIPTION:

A subdivision of Lot Eight (8) of Friedlein Subdivision in Section Thirty-one (31), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, consisting of Lot 8A and Lot 8B containing 1.36 acres and 0.62 acres, respectively, more or less, and more particularly described by metes and bounds as follows:

Commencing at the North 1/4 Corner of Section 31, Township 89 North, Range 5 West of the 5th P.M.; thence S 00°-02'-25" W, 1328.15 feet along the north-south 1/4 section line of said Section 31; thence N 89°-56'-31" E, 941.54 feet to the Point of Beginning; thence N 89°-56'-31" E, 180.00 feet along the south line of said Friedlein Subdivision in said Section 31; thence N 00°-07'-15" W, 479.56 feet along the east line of said Friedlein Subdivision; thence N 89°-49'-15" W, 180.00 feet along the north line of said Friedlein Subdivision; thence S 00°-07'-15" E, 480.30 feet to the Point of Beginning. Said described parcel contains 1.98 acres, more or less.

NOTE: The north-south 1/4 section line of Section 31, T89N, R5W is assumed to bear S 00°-02'-25" W.

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.

Roger R. Mohn July 7, 2001

Roger R. Mohn *Date*

License Number 10165

My license renewal date is December 31, 2002

Pages or sheets covered by this seal:

This sheet only.

OWNER'S ACKNOWLEDGEMENT:

The attached plat represents a survey of Lot 8A and Lot 8B being a subdivision of Lot 8 of Friedlein Subdivision in Section 31, Township 89 North, Range 5 West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa.

I, Michael J. Puff of Fayette County, State of Iowa, being a duly sworn representative of Mid-County II Corp., do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent and in accordance with the desire of the Board of Directors of said Corporation.

Michael J. Puff

STATE OF IOWA, Fayette County, ss.

On the 12th day of July A.D. 2001 before me, a Notary Public in and for said County, personally appeared Michael J. Puff, to me personally known, who being by me duly affirmed did say that person is president of said Mid-County II Corp., that the seal affixed to said instrument is the seal of said Corporation and that said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors and the said Michael J. Puff acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

Witness my hand and seal.

NOTARIAL SEAL IOWA
DIANE HARTMANN
Commission Number 140037
My Comm. Exp. 7-17-04

Diane Hartmann
Notary Public in and for said County

ATTORNEY'S OPINION

I, William D. Werger, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Lot 8 of Friedlein Subdivision in Section 31, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, on premises more specifically described on Sheet No. 2 of 5.

Said abstract has been prepared in its entirety by Delaware County Abstract Company Inc and was last certified to by said company on the 17th day of July, 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 Mid-County II, Corp..

Dated at Manchester, Iowa, in said County, this 23rd day of July, 2001.

William D. Werger, Attorney at Law

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against Lot 8 of Friedlein Subdivision in Section 31, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, have been paid as of the 8 day of August, 2001, and said real estate is free and clear of all taxes as of the afore stated date.

Carolyn A. Wilson, County Treasurer

The subdivision of Lot 8 of Friedlein Subdivision qualifies as a Minor Subdivision as specified in section 127.22 of the Manchester Code of Ordinances. Minor subdivisions do not require review or approval by the Planning and Zoning Commission

8-9-01
Date

David J. Hefar, City Manager

RESOLUTION R-128-2001

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of Subdivision of Lot 8 of Friedlein Subdivision, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Roger R. Mohn, dated July 7, 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 pursuit to 354.8 of the Iowa Code;

WHEREAS, as a condition to approval by the City of Manchester, Iowa, of the subdivision referred to as "Lot 8A and Lot 8B being a Subdivision of Lot 8 of Friedlein Subdivision in Section 31, Township 89 North, Range 5 West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa" Developers consent and agree that the property designated as Lot 8B shall not be developed, nor shall a building permit be issued for any improvements upon the property until the parcel is provided access to a public street which complies with the applicable City, State and County Code. Said access shall be in writing and recorded in the office of the Delaware County Recorder.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Lot 8A and Lot 8B being a Subdivision of Lot 8 of Friedlein Subdivision, City of Manchester, Delaware County, 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 6th day of August, A.D. 2001.

Milt L. Kramer, Mayor

Attest:

Karen K. Cole, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 7th day of August, 2001, before me, Julie A. Swanson, a Notary Public in and for the 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 Number 128.2001 adopted by the City Council on the 6th day of August, 2001, and that Milt L. Kramer and Karen K. Cole acknowledge the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Julie A. Swanson, Notary Public

JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-02

Lienholders Consent to Plat

The subdivision of Lot 8 of Friedlein Subdivision in Section 31, Township 89 North, Range 5, West of the Fifth Principal Meridian is made with my free consent as lienholder of said property.

Dated this 3rd day of August, 2001

Michael J. Puff

Lienholders Consent to Plat

The subdivision of Lot 8 of Friedlein Subdivision in Section 31, Township 89 North, Range 5, West of the Fifth Principal Meridian is made with my free consent as lienholder of said property.

Dated this 19th day of July, 2001

Brent A. Johnson

Lienholders Consent to Plat

The subdivision of Lot 8 of Friedlein Subdivision in Section 31, Township 89 North, Range 5, West of the Fifth Principal Meridian is made with the free consent and in accordance with the desire of the Board of directors of First State Bank as lienholder of said property.

Dated this 26th day of July, 2001

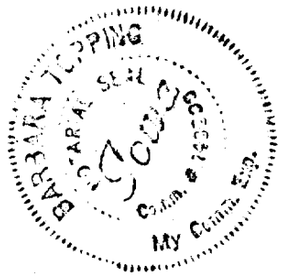
FIRST STATE BANK
CORPORATE
SEAL
MANCHESTER, IOWA

By: Joseph Wiewel
Title: President

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

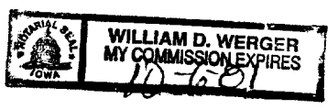
On this 26th day of July, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph Wiewel, to me personally known, who being by me duly sworn, did say that he is the President of the corporation executing the within and foregoing instrument **to which this is attached,** that the seal affixed thereto 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 Joseph Wiewel as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Barbara Topping
Notary Public in and for said State



STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

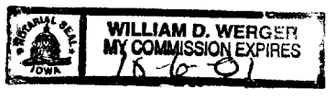
On this 19th day of July, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brent A. Johnson, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Notary Public in and for said State

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 3rd day of August, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael J. Puff, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Notary Public in and for said State