FILED
Date 9-17-01
John R. Klauba
County Assessor

FILED
SEP 17 2001

HANGING FILE 8-43
#31.00

2001 SEP 17 PM 4:20
DELAWARE COUNTY IOWA
FILED
BOOK 3330

Prepared by: SCHNEIDER Land Surveying and Planning P.O.Box 105 Peosta, Iowa 52068 Ph#319-556-9055

FINAL PLAT
SOUTH TOWN MANOR, THIRD ADDITION, EDGEWOOD, DELAWARE COUNTY, IOWA

A SUBDIVISION OF LOT 3 OF LOT 14, SOUTH TOWN MANOR AND PART OF THE ABANDONED CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD, ALL IN THE NW1/4 OF THE NE1/4 OF SEC. 2-T90N-R5W, TOWN OF EDGEWOOD, DELAWARE COUNTY, IOWA.

FLEMING STREET (55')
KERN'S SUBDIVISION EDGEWOOD, IOWA
LOT 7
REC. AS: S00°20'E 232.04'
S00°58'47"E 131.85'
SEE PLAT'S BOOK E, PAGES 235-238
REC. AS: N00°20'W 88.79'
N00°59'59"W 88.77'
REC. AS: 72.18'
72.10'
SOLDIER'S AVENUE (33')
LOT 8 CITY OF EDGEWOOD
N89°55'14"E 103.26'
REC. AS: N89°47'38"E 104.07'
N00°59'59"W 22.46'
REC. AS: N1°00'20"W 22.50'
REC. AS: N89°47'38"E
N89°55'14"E 23.80'
FOUND 'T' BAR w/ CAP #9761 (TYP.)
100.00'
EXISTING 10' UTILITY EASEMENT
R=2814.93'
^c= 4°56.93"
Ch=N47°28'.14"W
A=242.49.30"
A=242.56'
PHILLIPS ADDITION
LOT 20
0.61 ACRES
R=2914.93'
^c= 5°16.93"
S45.41.22"E
A=268.08'
R=2914.93'
^c= 5°16.93"
Ch=S45°38'.41"E
A=289.46.41"
A=289.58'
TOWN OF EDGEWOOD
0.51' SOLDIER'S AVENUE
REC. AS: 23.29'
N89°55'14"E 23.80'
REC. AS: S89°11'00"W 139.80'
S89°43'31"E 122.38'
PROPOSED 5' P.U.E.
S89°43'31"E 139.72'
R=2914.93'
^c= 0°25'21"
S42°50'36"E
A=21.50'
FOUND 'T' BAR w/ CAP #9761 0.12' WEST OF A 3"x5"X12" STONE SET 1/2" REBAR w/ YELLOW CAP #14417 0.9' SOUTH OF THE STONE (TYP.)
HINES & THURN
LARRY J. & DANA A. J. HANKINS
LOT 9
LOT 10
92.49'
92.49'
77.12'
PROPOSED 5' P.U.E.
PROPOSED 8' P.U.E.
PROPOSED 5' P.U.E.
LOT 19
0.23 ACRES
LOT 18
0.23 ACRES
LOT 17
0.22 ACRES
105.84'
N00°13'32"E 105.91'
N00°18'18"W 105.98'
90.40'
PROPOSED 8' P.U.E
PROPOSED 10' P.U.E.
FOUND T-BAR w/ NO CAP
93.49'
93.48'
93.48'
S89°40'54"E 280.45'
ABANDONED CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD
E. MORRISON ST.
EXTENSION OF E. MORRISON ST.
0.32 ACRES
REC. AS: S0°06'30"W
N00°46'18"E 259.84'
50.00'
S89°40'54"E 282.41'
50.02'
S01°28'04"E 155.63'
LOT 3
N89°43'00"W 379.54'
94.13'
94.14'
94.14'
15.21
EXISTING 5' P.U.E.
PROPOSED 10' P.U.E.
FOUND 1/2" REBAR w/ ALUM. CAP #5227 3.28' SE'ERLY OF A FOUND STONE, REMOVED 1/2" REBAR w/ ALUM. CAP #5227 & SET 1/2" REBAR w/ YELLOW CAP #14417 2.5' SE'ERLY OF THE STONE
NW CORNER LOT 1 IN SOUTH TOWN MANOR, EDGEWOOD, IOWA- 1/2" REBAR w/ ALUMINUM CAP #5227 FOUND
LOT 11
N00°46'18"E 104.00'
LOT 14
0.23 ACRES
LOT 15
0.23 ACRES
LOT 16
0.23 ACRES
N00°13'32"E 104.00'
N00°18'18"W 104.00'
REC. AS: N1°04'40"W 88.42'
S00°43'37"E 88.81'
PROPOSED 5' PUBLIC UTILITY EASEMENT (P.U.E.)
DUANE H. WERNER
95.11'
95.11'
95.11'
144.93'
REC. AS: 145.00'
140.40'
REC. AS: 140.43'
N89°40'54"W
REC. AS: N89°42'00"E 285.43'
285.33'
HINES & THURN
MILLER STREET
SOUTH TOWN MANOR
LOT 12
CLARENCE C. LADKE
NW CORNER OF LOT 1 IN THE SUBDIVISION OF LOT 14 OF SOUTH TOWN MANOR EDGEWOOD, IOWA FOUND 1/2" REBAR w/ ALUM. CAP #5227
P.O.B.
NE CORNER OF LOT 2 IN THE SUBDIVISION OF LOT 14 OF SOUTH TOWN MANOR EDGEWOOD, IOWA FOUND 1/2" REBAR w/ ALUM. CAP #5227
YANKEE SETTLEMENT COURT
REC. AS: S0°06'30"W 203.12'
N00°46'18"E 203.13'
N00°45'01"E 203.99'
REC. AS: N0°06'30"E 203.12'
LOT 1 OF SUBDIVISION OF LOT 14 SOUTH TOWN MANOR EDGEWOOD, IOWA
LOT 2
LOT 13
MERTEN L. & JAYNE E. MILLER
FOUND 1/2" REBAR w/ ALUMINUM CAP #5227 (TYP.)
YANKEE SETTLEMENT COURT
YANKEE SETTLEMENT COURT

TOTAL AREA
2.28 ACRES

PROPRIETOR: MERTEN L. & JAYNE E. MILLER

SURVEY REQUESTED BY: MERTEN L. & JAYNE E. MILLER

LEGAL DESCRIPTION: SEE SHEET 2

FINAL PLAT
SOUTH TOWN MANOR, THIRD ADDITION, TOWN OF EDGEWOOD, DELAWARE COUNTY, IOWA

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER #14417
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.

David P. Schneider P.L.S. #14417 Date: 7/27/2001
My license renewal date is December 31, 2001.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying & Planning
P.O. Box 105
Peosta, Iowa 52068
Ph# 319-556-9055
Fax 319-556-9054

Project: 236
Date: 7/27/2001
Sheet: 1 OF 4

Proprietors: Merten L. & Jayne E. Miller
Survey requested by: Merten L. & Jayne E. Miller

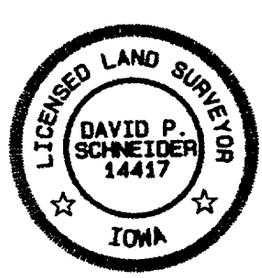
Survey Description:
South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa.

Lot 3 in the subdivision of Lot 14 of South Town Manor and part of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad, lying southerly of the south line of Lot 8 in Kern's Subdivision and southerly and easterly of Soldier's Avenue and Fleming Street, all in the Northwest Quarter of the Northeast Quarter of Section 2, Township 90 North, Range 5 West of the 5th P.M., City of Edgewood, Delaware County, Iowa, more particularly described as follows: Beginning at the northeast corner of Lot 2 in the subdivision of Lot 14 of South Town Manor, City of Edgewood, Delaware County, Iowa; thence N89°40'54"W, 285.33 feet to the northwest corner of Lot 1 in the subdivision of said Lot 14 of South Town Manor; thence N00°46'18"E, 259.84 feet to the northeast corner of Lot 10 in South Town Manor and the south line of Phelps Addition, all in the City of Edgewood, Delaware County, Iowa; thence S89°43'31"E, 122.38 feet along said south line to the abandoned southwesterly right of way curve of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence northwesterly, 242.56 feet along said right of way curve concave to the southwest having a radius of 2814.93 feet, a central angle of 4°56'14" and a chord which bears N47°28'30"W, 242.49 feet to the south line of Soldier's Avenue; thence N89°55'14"E, 23.80 feet to the intersection of the south right of way line of Soldier's Avenue with the easterly right of way line of Fleming Street; thence N00°59'59"W, 22.46 feet along the east line of Fleming Street to the to the southwest corner of Lot 8 in Kern's Subdivision of the City of Edgewood, Delaware County, Iowa; thence N89°55'14"E, 103.26 feet to the easterly corner of said Lot 8 and the abandoned northeasterly right of way curve of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence southeasterly, 289.58 feet along said right of way curve having a radius of 2914.93 feet, concave to the southwest, a central angle of 5°41'31" and a chord which bears S45°28'41"E, 289.46 feet to the east line of the Northwest Quarter of the Northeast Quarter of said Section 2 and the southeasterly corner of Durfey's Addition to the City of Edgewood, Delaware County, Iowa; thence S01°28'04"E, 155.63 feet along the east line of the Northwest Quarter of the Northeast Quarter of said Section 2 to the southwesterly right of way curve of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad property and the northeasterly corner of Lot 3 in the subdivision of said Lot 14 of South Town Manor; thence S00°43'37"E, 88.81 feet along the easterly line of said Lot 3 to the point of beginning, containing 2.28 acres.

This survey was performed for the purpose of subdividing Lot 3 in the subdivision of Lot 14 of South Town Manor and part of the abandoned Chicago, Milwaukee, St. Paul and Pacific Railroad, lying southerly of the south line of Lot 8 in Kern's Subdivision and southerly and easterly of Soldier's Avenue and Fleming Street, all in the Northwest Quarter of the Northeast Quarter of Section 2, Township 90 North, Range 5 West of the 5th P.M., City of Edgewood, Delaware County, Iowa. These parcels are subject to easements, reservations, restrictions and rights of way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments were placed or shall be placed within 30 days from the date this plat is recorded.

I hereby certify that this land survey 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.

David P. Schneider P.L.S. #14417 Date: 7/27/2001
My license renewal date is December 31, 2001.
Sheets or sheets covered by this seal: Surveyor's Certificate Only



Schneider Land Surveying & Planning
P.O. Box 105 Peosta, Iowa 52068
Phone: 319-556-9055 Fax: 319-556-9054
Email: schneiderlsp@mwci.net

Job No. 236

Date: 7/27/2001

OWNER'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: That we, Merten L. Miller & Jayne E. Miller, being the owners in fee simple of all the land included in South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa, have caused a survey and subdivision of said land to be made, the lots and streets to be marked, named and numbered, as shown on a plat dated July 27, 2001 and certified by David P. Schneider, Licensed Land Surveyor, of which document is attached hereto, to the end that the same may be recorded and hereafter designated and known as South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa.

And we the owners, hereby acknowledge the subdivision of said land to be by our free consent and in accordance with our desires, and do hereby set apart and dedicate to the City of Edgewood for the use as public highways and public utility easements forever, all land included in the streets as shown on said plat and/or described in said certificate.

Merten L. Miller

Jayne E. Miller

STATE OF IOWA)
) ss
DELAWARE COUNTY)

I, Cindy Vorwald, hereby certify the above signatures were signed by the persons indicated. In witness whereof, I have hereunto signed my name and affixed my Notaries Seal the day and year written below.

Cindy Vorwald
Notary Public in and for Delaware County, State of Iowa

8/21/01
Date Notarized

Cindy S. Vorwald
COMMISSION NUMBER 710050
MY COMMISSION EXPIRES
May 18, 2004

Easement Descriptions:

Survey Description – Public Utility Easements:

The south 5.0 feet, the west 5.0 feet and the north 10.0 feet of Lot 14, South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa.

The south 5.0 feet and the north 10.0 feet of Lot 15, South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa.

The south 5.0 feet and the north 10.0 feet of Lot 16, South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa.

The south 10.0 feet, the west 5.0 feet and the north 5.0 feet of Lot 17, South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa.

The south 10.0 feet, the east 5.0 feet, the west 8.0 feet and the north 5.0 feet of Lot 18, South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa.

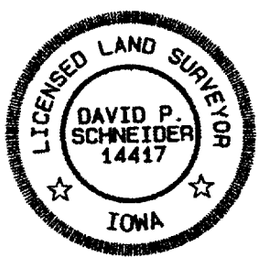
The south 10.0 feet, the north 5.0 feet, the west 5.0 feet and the east 8.0 feet of Lot 19, South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa.

The south 5.0 feet of Lot 20, South Town Manor, Third Addition, City of Edgewood, Delaware County, Iowa.

I hereby certify that this land survey 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.

7/27/2001

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2001.
Sheets or sheets covered by this seal: Surveyor's Certificate Only



Schneider Land Surveying & Planning
P.O. Box 105 Peosta, Iowa 52068
Phone: 319-556-9055 Fax: 319-556-9054
Email: schneiderlsp@mwci.net

Job No. 236

Date: 7/27/2001

RESOLUTION 01-18

A RESOLUTION APPROVING FINAL PLAT FOR SOUTH TOWN MANOR THIRD ADDITION

WHEREAS, Final Plat of **SOUTH TOWN MANOR, THIRD ADDITION, City of Edgewood, Delaware County, Iowa**, affecting premises more specifically described in the Surveyor's Certificate of David P. Schneider of Schneider Land Surveying & Planning dated July 27, 2001, has been filed with the City Clerk of the City of Edgewood, Delaware & Clayton County, Iowa and has been acknowledged, and approved by the City Council of the City of Edgewood, Iowa who have recommended acceptance;

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Edgewood, Delaware and Clayton County, Iowa that said **SOUTH TOWN MANOR, THIRD ADDITION, City of Edgewood, Delaware County, Iowa,** be and the same is hereby acknowledged and approved; and said street accepted and dedicated as perpetual public right of ways and public utility easements on the part of the City of Edgewood, Iowa, Delaware and Clayton County, Iowa.

CITY OF EDGEWOOD IOWA CORPORATE SEAL

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 10th day of September, 2001.

Linda L Rowell

Linda Rowell, Mayor Pro-tem

ATTEST: Cindy Vorwald

Cindy Vorwald, Clerk

On this 11th day of September, 2001, before me, Vikki A Welsh, a Notary Public in and for the State of Iowa, personally appeared Linda Rowell and Cindy Vorwald, 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 Edgewood, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number 01-18 adopted by the City Council on the 10th day of September 2001, and that Neil Sherman and Cindy Vorwald 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.

Vikki A Welsh

Notary Public

VIKKI A. WELSH NOTARIAL SEAL MY COMMISSION EXPIRES 4-26-02

TREASURER'S CERTIFICATE

I, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, hereby certify that there are no taxes due nor tax liens against the land included within the plat of South Town Manor, Third Addition, Edgewood, Delaware County, Iowa, a Subdivision of Lot 3 of Lot 14, South Town Manor and part of the abandoned Chicago, Milwaukee, St. Paul & Pacific Railroad, all in the NW¼ of the NE¼ of Section 2-T90N-R5W, Town of Edgewood, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of David P. Schneider, dated July 27, 2001, as shown by the records of this office.

Witness ~~my~~ hand and seal of this office at Manchester, Iowa, this 4th day of September, A.D., 2001.

TREASURER

Carolyn A. Wilson

Carolyn A. Wilson, Treasurer
of Delaware County, Iowa.

ATTORNEY'S OPINION

I, Mary Lou Tracey, a practicing attorney at law in Manchester, Iowa, have examined the abstract of title to the land included within the plat of South Town Manor, Third Addition, Edgewood, Delaware County, Iowa, a Subdivision of Lot 3 of Lot 14, South Town Manor and part of the abandoned Chicago, Milwaukee, St. Paul & Pacific Railroad, all in the NW¼ of the NE¼ of Section 2-T90N-R5W, Town of Edgewood, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of David P. Schneider, dated July 27, 2001.

Said abstract has been prepared in its entirety under the provisions of the Iowa Marketable Title Act by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 24th day of August, A.D., 2001, at the hour of 8:00 A.M.. My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Merten L. Miller, also shown as Merten Miller, and Jayne E. Miller, also shown as Jayne Miller, free and clear of all liens and encumbrances.

Dated at Manchester, Iowa, this 4TH day of September, A.D., 2001.

Mary Lou Tracey

Mary Lou Tracey