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JOHN R. KAUS
DELAWARE COUNTY, IOWA

Book 2005 Page 4461

Document 2005 4461 Type 06 002 Pages 5
Date 12/20/2005 Time 3:35 PM
Rec Amt $27.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

DEER FIELD SECOND ADDITION

A SUB. OF LOT A OF DEER FIELD ADDITION AND PART OF THE SW 1/4-SE 1/4, SECTION 30, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION: FINAL PLAT

DEER FIELD SECOND ADDITION, A SUBDIVISION OF LOT A OF DEER FIELD ADDITION AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 28.467 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the South Quarter Corner of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), also being the Westerly Line of Karusco 3rd Subdivision, as recorded in Book 2005, Page 1691 in the Office of the Delaware County Recorder, North 00° 56' 20" East, to the Northwest Corner of Lot B of said Karusco 3rd Subdivision, 731.96 feet, the POINT OF BEGINNING;

THENCE continuing along the Westerly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), North 00° 56' 20" East, 400.00 feet;

THENCE South 88° 26' 38" East, to the Easterly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), also being the Westerly Line of Lot A of Deer Field Addition, as recorded in Book B of Plats, Page 79 in the Office of the Delaware County Recorder, 1315.28 feet;

THENCE along the Easterly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), also being the Westerly Line of said Lot A, North 00° 41' 50" East, to the Northeast Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), 180.05 feet;

THINECE along the Northerly Line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), also being the Northerly Line of said Lot A, South 88° 13' 55" East, to the Northeast Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), 1318.76 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), also being the Easterly Line of said Lot A, South 00° 50' 50" West, to the Southerly Line of said Lot A, 824.31 feet;

THENCE along the Southerly Line of said Lot A, North 88° 25' 07" West, 242.39 feet;

THENCE continuing along the Southerly Line of said Lot A, North 01° 34' 53" East, 85.00 feet;

THENCE continuing along the Southerly Line of said Lot A, North 88° 25' 07" West, 270.00 feet;

THENCE continuing along the Southerly Line of said Lot A, North 01° 38' 28" East, 439.35 feet;

THENCE continuing along the Southerly Line of said Lot A, North 88° 22' 10" West, 570.77 feet;

THENCE continuing along the Southerly Line of said Lot A, South 01° 35' 12" West, 302.49 feet;

THENCE continuing along the Southerly Line of said Lot A, North 87° 09' 25" West, to the Westerly Line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), also being the Easterly Line of Lot B of said Karusco 3rd Subdivision, 237.37 feet;

THENCE along the Easterly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), North 00° 40' 50" East, to the Northeast Corner of Lot B of said Karusco 3rd Subdivision, 20.96 feet;

THENCE along the Northerly Line of said Lot B of said Karusco 3rd Subdivision, North 88° 26' 38" West, 1316.96 feet to the POINT OF BEGINNING;

Containing a total of 28.467 acres and subject to easements of record.

The Southerly Line of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 23' 22" East.

In Deer Field Addition, as recorded in Book B of Plats, Page 79 in the Office of the Delaware County Recorder, the Southerly Line of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa was originally assumed top bear North 89° 59' 00" East.

Note: The bearing assuptions of Deer Field Addition and Deer Field Second Addition are not the same.

SURVEY REQUESTED BY: GARY VONTALGE

SURVEYED ON: 11/2/2005

PROPRIETORS: VONTALGE FAMILY PARTNERSHIP
2117 210th STREET, MANCHESTER, IOWA 52057

PROJECT NO. 05-73/04-89

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 11/10/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

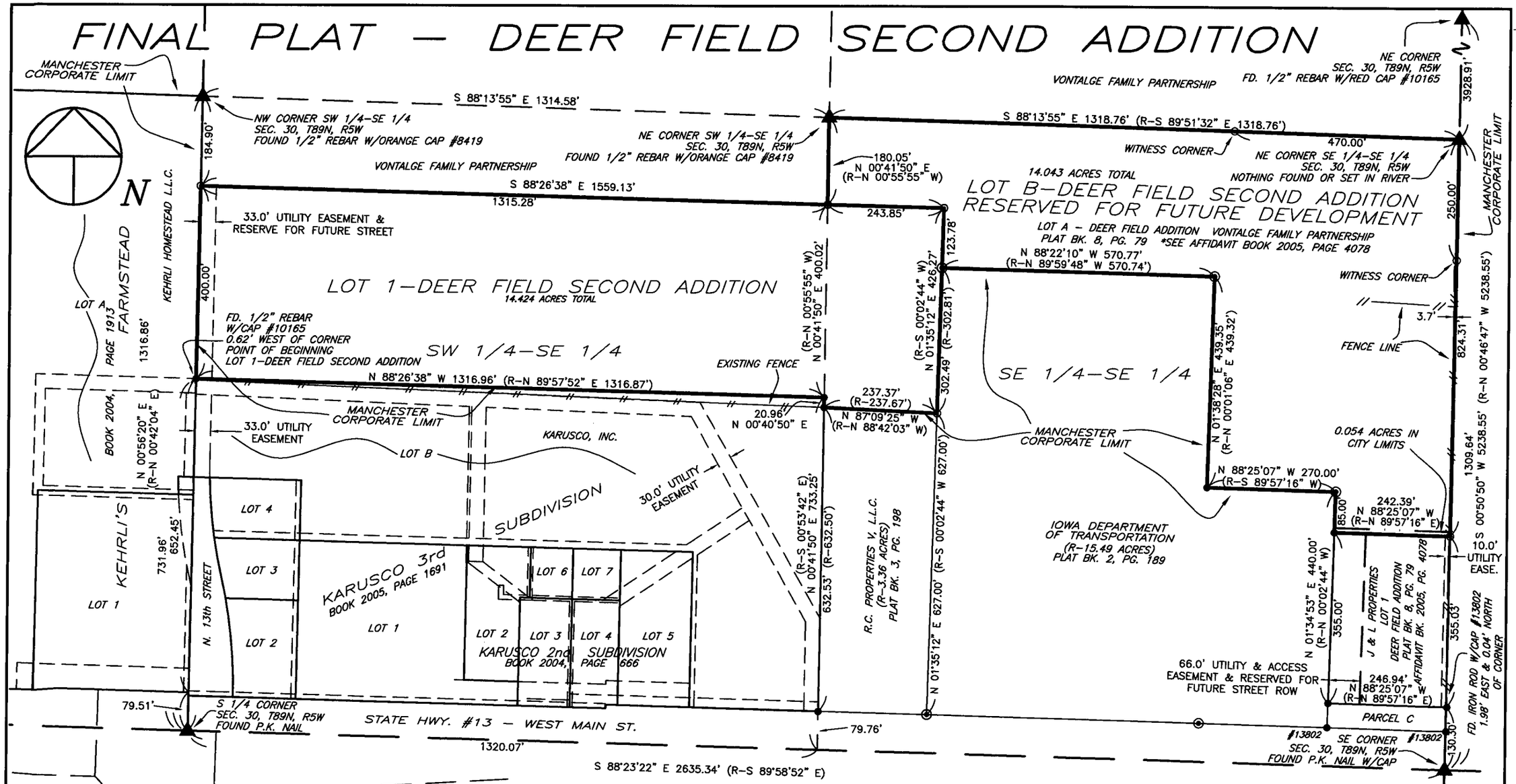
LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

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

SCALE: 1"=250'
DATE: 10/19/2005
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 5

FINAL PLAT — DEER FIELD SECOND ADDITION



LEGEND

- FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- #13802 FOUND 5/8" REBAR W/ YELLOW L.S. CAP #13802
- FOUND 3/4" IRON PIPE
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419

- QUARTER LINE
- QTR.-QTR. LINE
- APPROX. CORPORATE LIMIT LINE
- EASEMENT LINE
- PARCEL/LOT BOUNDARY
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

250 0 250

Scale: 1" = 250'

GIBBS ENGINEERING & SURVEYING

NOVEMBER 8, 2005
SHEET 2 OF 5

105 West Main, Manchester, Iowa 52057 (563) 927-2434 www.gibbseng.com

OWNER'S ACKNOWLEDGMENT

I Gary D. Vontalge of the Vontalge Family Partnership of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with our desire.

Gary D. Vontalge

Gary D. Vontalge

State of Iowa)
)
County of Delaware) Ss:

On this 28th day of November A.D. 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary D. Vontalge to me personally known, who being by me duly sworn, did say that the person is one of the partners of the Vontalge Family Partnership, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Donna M. Kunde

Notary Public for State of Iowa

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-06

MORTGAGE HOLDERS ACKNOWLEDGMENT

The First State 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.

FIRST STATE BANK

By _____
Joseph Wiewel, President

By _____
David Dudley, Executive Vice President

STATE OF IOWA, Delaware County, Iowa, Ss:

On this 13 day of December, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph Wiewel and David Dudley, to me personally known, who being duly sworn, did say that they are the President and Executive Vice Pres respectively, of the First State 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) First State Bank; that said instrument was signed (and sealed) on behalf of the First State Bank by authority of its Board of Directors; and that Joseph Wiewel and David Dudley as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the First State Bank, by it and by them voluntarily executed.

Ann M Sperfslage

Notary Public in and for said State

ANN M SPERFSLAGE
Notarial Seal - Iowa
Commission # 724857
My Commission Expires 10-03-06

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ATTORNEY'S OPINION

I, Mary Lou Tracey, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***DEER FIELD SECOND ADDITION,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated November 10, 2005.

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 30th day of Nov., A.D., 2005, at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in Vontalge Family Partnership, subject to a mortgage to First State Bank, dated 1/9/1996, of record 1/10/1996 in Book 128, L.M., Page 102; also subject to balance of real estate taxes in the amount of $1947.00 (which include other real estate).

Dated at Manchester, Iowa, in said County, this 19th day of Dec., 2005.

Mary Lou Tracey — 12/19/05
Attorney at Law — Date

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***DEER FIELD SECOND ADDITION,*** 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 — 12-20-05
Carolyn A. Wilson, County Treasurer — Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***DEER FIELD SECOND ADDITION***, 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
Norman Wellman - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 20th day of December, 2005, before me Donna M Kunde, 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 Kunde
Notary Public

DONNA M. KUNDE
Commission Number 175697
My Commission Expires
8-16-06

CITY MANAGER DETERMINATION

DEER FIELD SECOND ADDITION, A SUBDIVISION OF PART OF LOT A OF DEER FIELD ADDITION, AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, 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 & Zoning Commission.

Nov. 10, 2005
Date

Timothy J. Wick
Timothy J. Vick, City Manager

R-157-2005
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***Deer Field Second Addition,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated 11/10, 2005, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa; and

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; 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; and

WHEREAS, the Manchester City Manager has recommended to the City Council that they accept the final plat of said ***DEER FIELD SECOND ADDITION,*** A SUBDIVISION OF PART OF LOT A OF DEER FIELD ADDITION, AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA as presented with the following declarations and conditions;

1.) No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that

said ***DEER FIELD SECOND ADDITION, 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 14th day of November, A.D., 2005.

Milt L. Kramer
Milt L. Kramer, Mayor

ATTEST:
Erin Rempe, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 22nd day of November, 2005, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Rempe, 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-157-2005 adopted by the City Council on the 14th day of November, 2005, and that Milt L. Kramer and Erin Rempe 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.

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-08

Laura K. Thomas
Laura K. Thomas, Notary Public