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OCT 0 6 2006
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FILED
OCT 6 2006
CHERI BOEDING-ORCUTT
DELAWARE COUNTY ASSESSOR

Book 2006 Page 3641

Document 2006 3641 Type 06 002 Pages 5
Date 10/06/2006 Time 9:57:00AM
Rec Amt $27.00

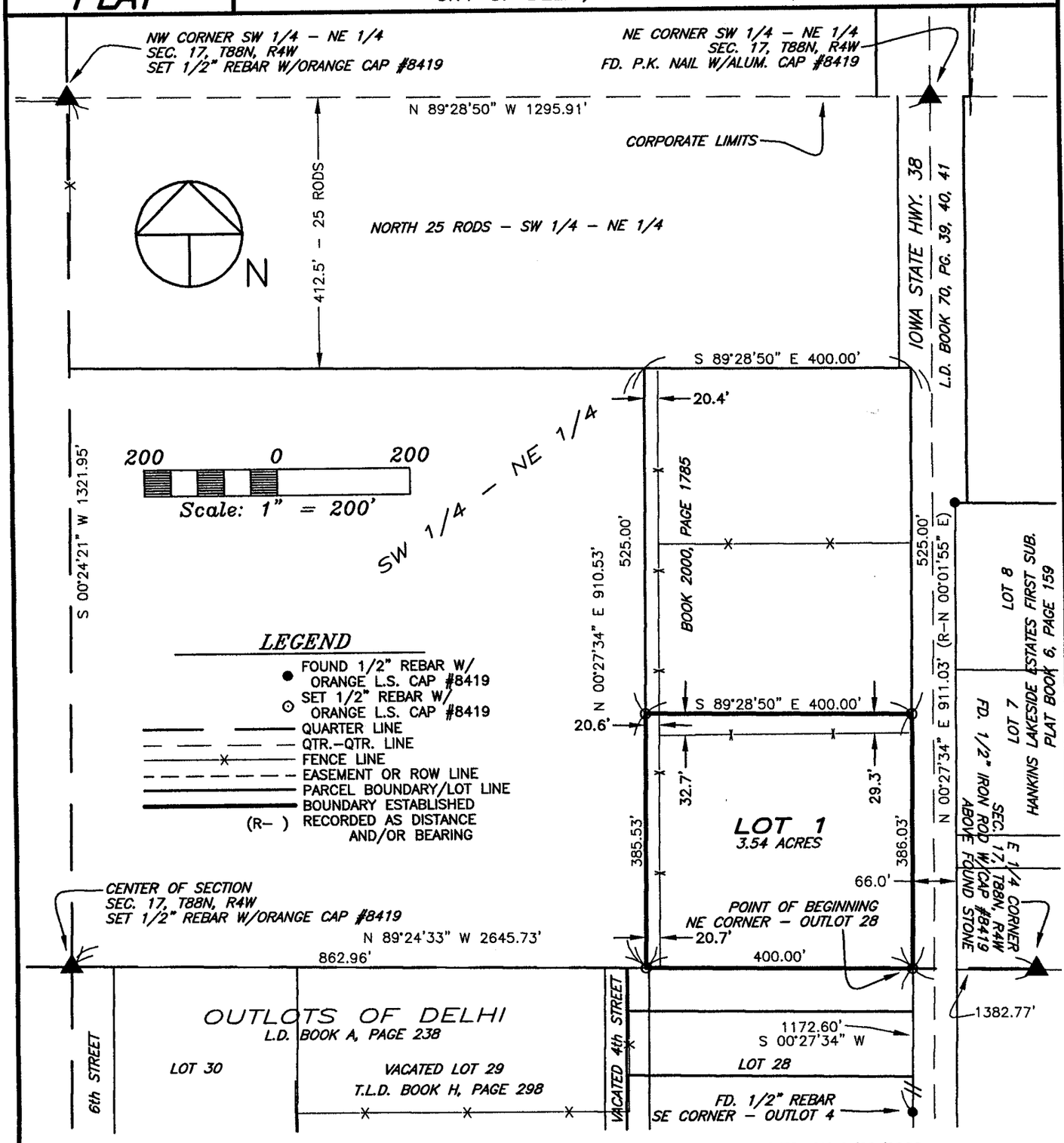
DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

FLANNAGAN ESTATE SUBDIVISION

PART OF THE SW 1/4 – NE 1/4, SEC. 17, T88N, R4W OF THE FIFTH P.M., CITY OF DELHI, DELAWARE COUNTY, IOWA



LEGEND

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

SURVEY REQUESTED BY: DENNIS MEYER

SURVEYED ON: 8/22/2006

PROPRIETORS:
MILDRED E. FLANNAGAN (DECEASED)

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.

8/31/06

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

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

PROJECT NO. 03–42/06–73
SCALE: 1"=200'
DATE: 8/22/2006
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 5

BOOK 2006 PAGE 3641

LEGAL DESCRIPTION:

FLANNAGAN ESTATE SUBDIVISION; A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA, containing a total of 3.54 acres, divided into One (1) Lot, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Lot 28 of the Outlots of Delhi, as recorded in L.D. Book A, Page 238 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of said Lot 28, North 89° 24' 33" West, to the Southerly extension of the Westerly Line of a parcel as recorded in Book 2000, Page 1785 in the Office of the Delaware County Recorder, 400.00 feet;

THENCE along said Southerly Extension, North 00° 27' 34" East, to the Southwest Corner of said Parcel, 385.53 feet;

THENCE along the Southerly Line of said Parcel, South 89° 28' 50" East, to the Westerly Line of Iowa State Highway #38, also being the Westerly Line of Third Street, 400.00 feet;

THENCE along the Westerly Line of Iowa State Highway #38, also being the Westerly Line of Third Street, South 00° 27' 34" West, 386.03 feet to the **POINT OF BEGINNING**;

Containing a total of 3.54 acres, divided into One (1) Lot, and subject to easements of record.

The Northerly Line of the Outlots of Delhi, also being the Southerly Line of the Northeast Quarter (NE ¼) of Section Seventeen (17), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 89° 24' 33" West.

OWNER'S ACKNOWLEDGMENT

I Martha K. Maurer, Executor of the Mildred E. Flannagan Estate 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.

Martha K. Maurer
Martha K. Maurer

State of Iowa)
)
County of Delaware) ss:

On this 13th day of Sept A.D. 2006, before me a Notary Public in and for said State, personally appeared Martha K. Maurer, Executor of the Mildred E. Flannagan Estate 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.

Notary Public in and for said State

DENNIS MEYER
Commission Number 724580
My Commission Expires
9-06

APPROVAL OF AUDITOR

I, Sharon McCrabb, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **Flannagan Estate Subdivision**, a subdivision in the City of Delhi, Delaware County, Iowa.

Sharon McCrabb, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 19th day of September, 2006, before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared Sharon McCrabb, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Notary Public

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
9/16/06

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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 ***Flannagan Estate Subdivision,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated August 31st ,2006 .

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 27th day of September, A.D., 2006, at the hour of 8 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 Mildred E. Flannagan (deceased).

Dated at Manchester, Iowa, in said County, this 4 day of October, 2006.

Attorney at Law Thomas J. Hanson

MORTGAGE HOLDERS ACKNOWLEDGMENT

The _____, 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.

_____

By _____

By _____

STATE OF IOWA, _____ County, Iowa, Ss:

On this _____ day of _____, 20_, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the _____ and _____ respectively, of the _____ _____ 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 _____ by authority of its Board of Directors; and that _____ and _____ as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the _____ _____, by it and by them voluntarily executed.

_____
Notary Public in and for said State

CERTIFICATE OF TREASURER

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

DELAWARE COUNTY TREASURER -O- SEAL IOWA

Carolyn A. Wilson, County Treasurer
10-6-06

RESOLUTION APPROVING PLAT

20-2006

WHEREAS, the Subdivision Plat of ***Flannagan Estate Subdivision***, City of Delhi, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated August 31,2006, has been filed with the City Clerk of the City of Delhi, 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 Delhi, Iowa, relating to plats and additions to cities;

WHEREAS, no new well or septic system is necessary and therefore construction of said utilities is not being authorized by the approval of final plat;

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 Delhi, Delaware County, Iowa, that

> Said ***Flannagan Estate Subdivision***, City of Delhi, Delaware County, Iowa, is hereby acknowledged, approved and accepted on the part of the City of Delhi, 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 13 day of September, A.D., 2006.

Robert Luensman
, Mayor

ATTEST:

Cindy Kudrna
, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 14 day of Sept., 2006, before me, ~~Robert L~~ Jean A. Kuehl, a Notary Public in and for the State of Iowa, personally appeared Robert Luensmann and Cindy Kudrna, 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 Delhi, 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 20-2006 adopted by the City Council on the 13 day of Sept., 2006, and that Robert Luensman and Cindy Kudrna, 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.

Jean A. Kuehl
Notary Public.

JEAN A. KUEHL
Commission Number 177773
My Commission Expires
1/27/07

CITY OF DELHI INCORPORATED 1852 DELHI IOWA

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