Book 2008 Page 1882

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FILED
JUN 11 2008
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
JUN 11 2008
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

DEER FIELD THIRD ADDITION, *A SUBDIVISION OF PART OF THE SW ¼ – SE ¼, PART OF THE NW ¼ – SE ¼, PART OF THE NE ¼ – SE ¼, AND LOT B OF DEER FIELD SECOND ADDITION, SEC. 30, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA*

LEGAL DESCRIPTION:

FINAL PLAT

DEER FIELD THIRD ADDITION; A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼), PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼), AND LOT B OF DEER FIELD SECOND ADDITION, ALL IN SECTION THIRTY (30), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 24.966 acres, including 1.863 acres of dedicated public road right of way, divided into Nine (9) Lots, numbered Lot 1 through Lot 8 and Lot A, (reserved for future development), including dedicated N. 13th Street, N. 12th Street, and W. Howard Street, 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, and the Easterly Line of Kehrli's Farmstead, as recorded in Book 2004, Page 1913, and the Westerly Line of Lot 1 of Deer Field Second Addition, as recoded in Book 2005, Page 4461, North 00° 56' 20" East, to the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty (30), being the Northeast Corner of Lot A of said Kehrli's Farmstead, 1316.86 feet to the POINT OF BEGINNING;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty (30), North 00° 56' 20" East, 148.11 feet;

THENCE South 88° 26' 38" East, 1562.89 feet;

THENCE South 01° 35' 12" West, to the Northerly Line of Lot B of Deer Field Second Addition, as recorded in Book 2005, Page 4461, 153.89 feet;

THENCE along the Northerly Line of Lot B of said Deer Field Second Addition, South 88° 13' 55" East, to the Northeast Corner of Lot B of said Deer Field Second Addition, also being the Northeast Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Thirty (30), 1072.12 feet;

THENCE along the Easterly Line of B of said Deer Field Second Addition and the Easterly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Thirty (30), South 00° 50' 50" West, to the Southeast Corner of Lot B of said Deer Field Second Addition, being the Northeast Corner of Lot 1 of Deer Field Addition, as recorded in Plat Book 8, Page 79, 824.31 feet;

THENCE along the Southerly Line of Lot B of said Deer Field Second Addition, and the Northerly Line of Lot 1 of said Deer Field Addition, North 88° 25' 07" West, to the Northwest Corner of Lot 1 of Deer Field Addition, being on the Easterly Line of a 15.49 acre parcel as recorded in Plat Book 2, Page 189, 242.39 feet;

THENCE continuing along the Southerly Line of Lot B of said Deer Field Second Addition and the Easterly Line of said 15.49 acre parcel, North 01° 34' 53" East, 85.00 feet;

THENCE continuing along the Southerly Line of Lot B of said Deer Field Second Addition and the Easterly Line of said 15.49 acre parcel, North 88° 25' 07" West, 270.00 feet;

THENCE continuing along the Southerly Line of Lot B of said Deer Field Second Addition and the Easterly Line of said 15.49 acre parcel, North 01° 38' 28" East, to the Northeasterly most Corner of said 15.49 acre parcel, 439.35 feet;

THENCE continuing along the Southerly Line of Lot B of said Deer Field Second Addition and the Northerly Line of said 15.49 acre parcel, North 88° 22' 10" West, to a corner on the Southerly Line of Lot B of said Deer Field Second Addition, being on the Easterly Line of Lot 1 of said Deer Field Second Addition, 570.77 feet;

THENCE continuing along the Southerly Line of Lot B of said Deer Field Second Addition and the Easterly Line of Lot 1 of said Deer Field Second Addition, North 01° 35' 12" East, to the Northeast Corner of Lot 1 of said Deer Field Second Addition, 123.78 feet;

THENCE continuing along the Southerly Line of Lot B of said Deer Field Second Addition and the Northerly Line of Lot 1 of said Deer Field Second Addition, North 88° 26' 38" West, to the Northwest Corner of Lot 1 of said Deer Field Second Addition, being on the Easterly Line of said Kehrli's Farmstead, and being on the Westerly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30), 1559.13 feet;

THENCE along the Westerly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty (30) and the Easterly Line of said Kehrli's Farmstead, North 00° 56' 20" East, 184.91 feet to the POINT OF BEGINNING;

Containing a total of 24.966 acres, including 1.863 acres of dedicated public road right of way, divided into Nine (9) Lots, numbered Lot 1 through Lot 8 and Lot A, (reserved for future development), including dedicated N. 13th Street, N. 12th Street, and W. Howard Street, and subject to easements of record.

The Southerly Line 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 is assumed to bear South 88° 23' 22" East.

SURVEY REQUESTED BY: GARY VONTALGE

SURVEYED ON: 10/19/2007

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

PROPRIETORS: *VONTALGE FAMILY PARTNERSHIP*
2117 210TH STREET, MANCHESTER, IA 52057

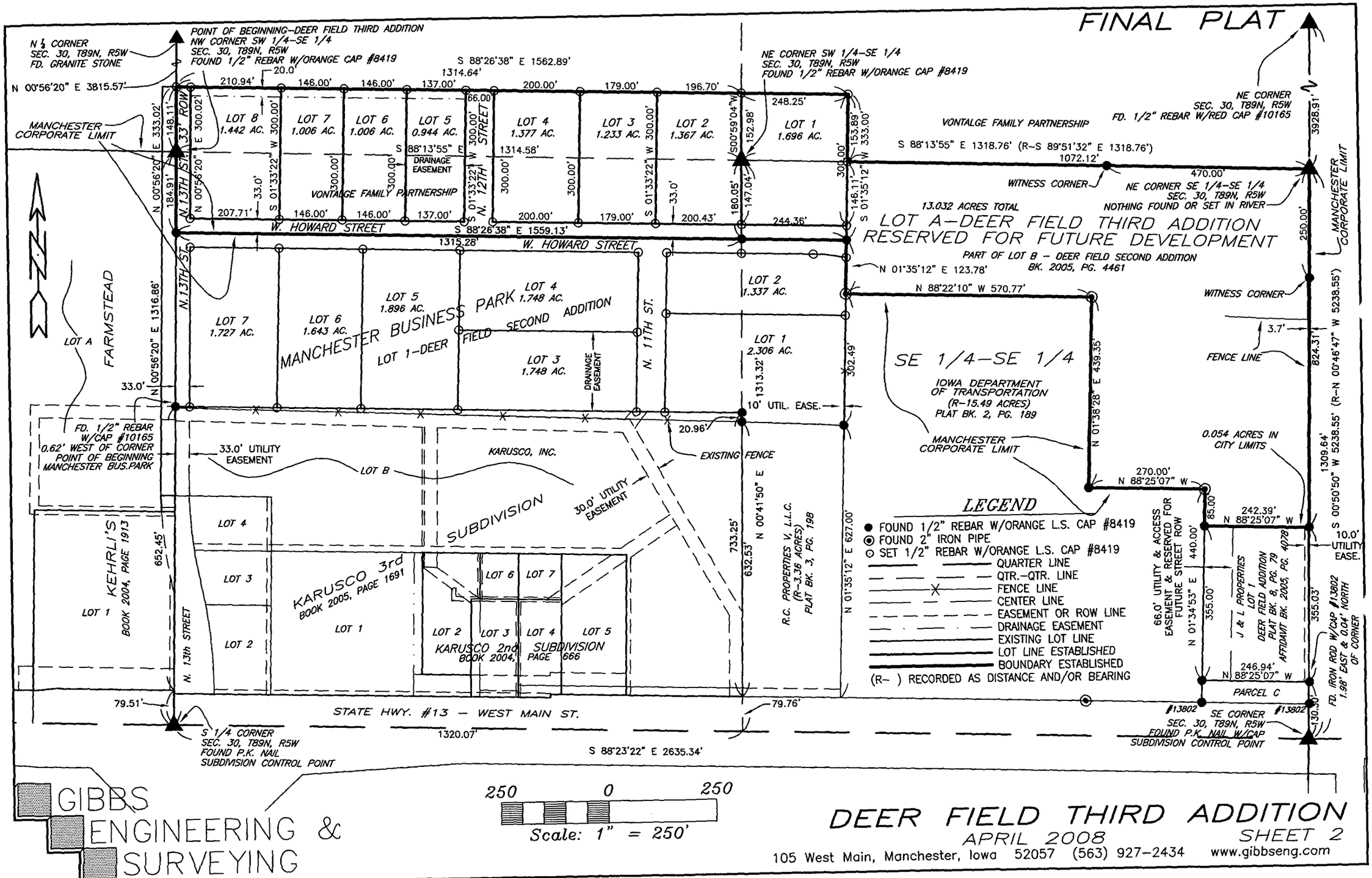
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 5/21/08

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008

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

PROJECT NO. 07–74
SCALE: 1"=250'
DATE: 2–7–2008
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 9


FINAL PLAT
POINT OF BEGINNING–DEER FIELD THIRD ADDITION
NW CORNER SW 1/4–SE 1/4
SEC. 30, T89N, R5W
FOUND 1/2" REBAR W/ORANGE CAP #8419
N ¼ CORNER
SEC. 30, T89N, R5W
FD. GRANITE STONE
N 00°56'20" E 3815.57'
S 88°26'38" E 1562.89'
1314.64'
20.0'
NE CORNER SW 1/4–SE 1/4
SEC. 30, T89N, R5W
FOUND 1/2" REBAR W/ORANGE CAP #8419
NE CORNER
SEC. 30, T89N, R5W
FD. 1/2" REBAR W/RED CAP #10165
3928.91'
MANCHESTER CORPORATE LIMIT
N. 13TH ST. 33' ROW
LOT 8 1.442 AC.
LOT 7 1.006 AC.
LOT 6 1.006 AC.
LOT 5 0.944 AC.
LOT 4 1.377 AC.
LOT 3 1.233 AC.
LOT 2 1.367 AC.
LOT 1 1.696 AC.
66.00' STREET
N. 12TH
VONTALGE FAMILY PARTNERSHIP
S 88°13'55" E 1314.58'
DRAINAGE EASEMENT
VONTALGE FAMILY PARTNERSHIP
S 88°13'55" E 1318.76' (R–S 89°51'32" E 1318.76')
1072.12'
470.00'
WITNESS CORNER
NE CORNER SE 1/4–SE 1/4
SEC. 30, T89N, R5W
NOTHING FOUND OR SET IN RIVER
13.032 ACRES TOTAL
LOT A–DEER FIELD THIRD ADDITION
RESERVED FOR FUTURE DEVELOPMENT
PART OF LOT B – DEER FIELD SECOND ADDITION
BK. 2005, PG. 4461
N 01°35'12" E 123.78'
N 88°22'10" W 570.77'
WITNESS CORNER
3.7'
FENCE LINE
824.31'
S 00°50'50" W 5238.55' (R–N 00°46'47" W 5238.55')
1309.64'
250.00'
MANCHESTER CORPORATE LIMIT
W. HOWARD STREET
S 88°26'38" E 1559.13'
1315.28'
W. HOWARD STREET
N. 13TH ST.
FARMSTEAD
LOT A
LOT 7 1.727 AC.
LOT 6 1.643 AC.
LOT 5 1.896 AC.
LOT 4 1.748 AC.
MANCHESTER BUSINESS PARK
LOT 1–DEER FIELD SECOND ADDITION
LOT 3 1.748 AC.
DRAINAGE EASEMENT
N. 11TH ST.
LOT 2 1.337 AC.
LOT 1 2.306 AC.
1313.32'
302.49'
10' UTIL. EASE.
20.96'
EXISTING FENCE
SE 1/4–SE 1/4
IOWA DEPARTMENT OF TRANSPORTATION
(R–15.49 ACRES)
PLAT BK. 2, PG. 189
N 01°38'28" E 439.35'
MANCHESTER CORPORATE LIMIT
0.054 ACRES IN CITY LIMITS
270.00'
N 88°25'07" W
242.39'
N 88°25'07" W
85.00'
10.0' UTILITY EASE.
FD. 1/2" REBAR W/CAP #10165
0.62' WEST OF CORNER
POINT OF BEGINNING
MANCHESTER BUS.PARK
33.0' UTILITY EASEMENT
LOT B
KARUSCO, INC.
30.0' UTILITY EASEMENT
SUBDIVISION
KEHRLI'S
BOOK 2004, PAGE 1913
LOT 1
LOT 2
LOT 3
LOT 4
652.45'
KARUSCO 3rd
BOOK 2005, PAGE 1691
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
KARUSCO 2nd SUBDIVISION
BOOK 2004, PAGE 666
733.25'
632.53'
N 00°41'50" E
R.C. PROPERTIES V, L.L.C.
(R–3.36 ACRES)
PLAT BK. 3, PG. 198
N 01°35'12" E 627.00'
66.0' UTILITY & ACCESS EASEMENT & RESERVED FOR FUTURE STREET ROW
N 01°34'53" E 440.00'
355.00'
355.03'
J & L PROPERTIES
LOT 1
DEER FIELD ADDITION
PLAT BK. 8, PG. 79
AFFIDAVIT BK. 2005, PG. 4028
246.94'
N 88°25'07" W
PARCEL C
FD. IRON ROD W/CAP #13802
1.38' EAST & 0.04' NORTH
OF CORNER
#13802
SE CORNER #13802
SEC. 30, T89N, R5W
FOUND P.K. NAIL W/CAP
SUBDIVISION CONTROL POINT
130.30'
LEGEND
FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
FOUND 2" IRON PIPE
SET 1/2" REBAR W/ORANGE L.S. CAP #8419
QUARTER LINE
QTR.–QTR. LINE
FENCE LINE
CENTER LINE
EASEMENT OR ROW LINE
DRAINAGE EASEMENT
EXISTING LOT LINE
LOT LINE ESTABLISHED
BOUNDARY ESTABLISHED
(R–) RECORDED AS DISTANCE AND/OR BEARING
STATE HWY. #13 – WEST MAIN ST.
79.51'
79.76'
1320.07'
S 88°23'22" E 2635.34'
S 1/4 CORNER
SEC. 30, T89N, R5W
FOUND P.K. NAIL
SUBDIVISION CONTROL POINT
250 0 250
Scale: 1" = 250'
GIBBS ENGINEERING & SURVEYING
DEER FIELD THIRD ADDITION
APRIL 2008
SHEET 2
105 West Main, Manchester, Iowa 52057 (563) 927–2434 www.gibbseng.com

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.

I hereby certify that a minimum of two (2) control monuments have been found or placed and that all monuments indicated will be placed within one (1) year of the recording of the plat.

5/2/08

J. David Gibbs L.S. #8419 Date
My license will be renewed on December 31, 2008



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

State of Iowa)
)
County of Delaware) Ss:

On this 24th day of April A.D. 2008, 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.

Notary Public for State of Iowa

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-09

DEDICATION

The undersigned owners of the land described in the foregoing surveyor's certificate have caused said tract to be surveyed and subdivided in the manner shown on the above plat, which shall hereafter be know as *Deer Field Third Addition, City of Manchester, Delaware County, Iowa.* All streets shown upon the plat and survey are hereby dedicated to public use forever for street purposes including Howard Street. All easements for utilities or other public easements shown on the above plat are further hereby granted to the City of Manchester, Iowa, for the purpose of installing and maintaining public utilities or other facilities, in, under, or over said easements.

IN WITNESS WHEREOF, we have set our hands this 24th day of April, 2008.

Gary D. Vontalge

State of Iowa)
)
County of Delaware) Ss:

On this 24th day of April A.D. 2008, 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.

Notary Public for State of Iowa

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-09

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 _____, 2008 , 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

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 THIRD ADDITION***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated May 21, 2008.

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 16th day of May, A.D., 2008, 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. We have been provided with a copy of a partial release of the First State Bank mortgage recorded in Book 128, L.M., Page 102, said release pertaining to land within Deer Field Third Addition and said release being of date May 28, 2008, and of record May 28, 2008, in Book 2008, Page 1686.

Dated at Manchester, Iowa, in said County, this 10th day of June, 2008.

Mary Lou Tracey 6/10/08

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 THIRD 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, Pam Klein Dep
Carolyn A. Wilson, County Treasurer Date
6-10-08

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***DEER FIELD THIRD 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 10th day of June, 2008, 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
Commission Number 175597
My Commission Expires
8-16-09

Donna M. Kunde
Notary Public

APPROVAL OF AUDITOR

I, Carla Becker, 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 ***DEER FIELD THIRD ADDITION***, a subdivision in Delaware County, Iowa.

Carla Becker
Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 10th day of June, 2008, before me Andrea Schmidt a Notary Public in and for the State of Iowa, personally appeared Carla Becker, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

ANDREA SCHMIDT
Commission Number 744417
My Commission Expires
December 14, 2009

Andrea Schmidt
Notary Public

R-093-2008
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of ***DEER FIELD THIRD ADDITION***, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated May 21, 2008, 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; 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 Planning & Zoning Commission has recommended to the City Council that they accept the Final Plat of said **DEER FIELD THIRD ADDITION**; A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼), AND LOT B OF DEER FIELD SECOND ADDITION, ALL IN 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;

a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
b. 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 THIRD 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 27th day of May A.D., 2008.

CITY OF MANCHESTER IOWA SEAL

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 3rd day of June, 2008, 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-093-2008 adopted by the City Council on the 27th day of May, 2008, 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 My Commission Expires 8-26-08

Notary Public.

PLANNING AND ZONING COMMISSION
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of ***DEER FIELD THIRD ADDITION****; A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼), AND LOT B OF DEER FIELD SECOND ADDITION, ALL IN SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA*, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated May 21, 2008, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09); and

WHEREAS, the Final Plat of ***DEER FIELD THIRD ADDITION***, should be approved with the following variances, declarations and conditions;

a. In the event this subdivision is annexed into the City of Manchester, the recommendation on zoning status would be B-3.
b. 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 Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Final Plat of ***DEER FIELD THIRD ADDITION,*** be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this 21st day of May, A.D., 2008.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By Becky Dolan
Becky Dolan, Chairperson

By Laura Thomas
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 3 day of June, 2008, before me, Timothy J. Vick, a Notary Public in and for the State of Iowa, personally appeared Becky Dolan and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Recording Secretary, respectively, of the Planning and Zoning Commission 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 Planning and Zoning Commission, as contained in Resolution adopted by the Planning and Zoning Commission on the 21st day of May, 2008, and that Becky Dolan and Laura Thomas 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.

Timothy J Vick
Notary Public

TIMOTHY J. VICK
Commission No. 713791
My Commission Expires 1/20/10