Book 2014 Page 3000

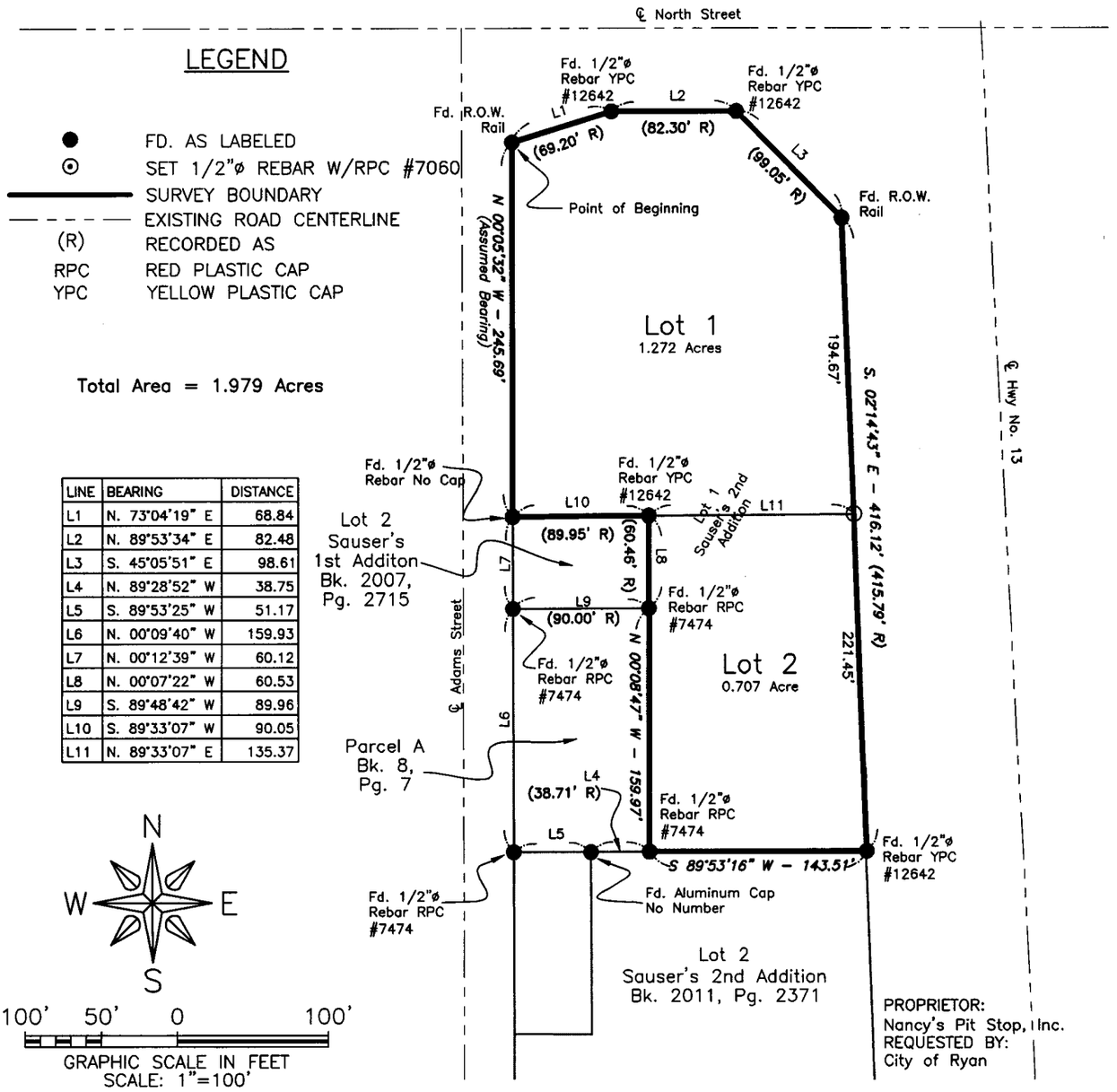
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Date 12/01/2014 Time 3:37:07PM
Rec Amt $37.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to: FEHR GRAHAM, 375 Collins Road NE, Ste 105, Cedar Rapids IA 52402 – Ph: (319)294-6909

Final Plat

Sauser's 3rd Addition
in the City of Ryan, located in the Fractional NW1/4-NW1/4 of Section 18-T87N-R5W, Delaware County, Iowa



LINE	BEARING	DISTANCE
L1	N. 73°04'19" E	68.84
L2	N. 89°53'34" E	82.48
L3	S. 45°05'51" E	98.61
L4	N. 89°28'52" W	38.75
L5	S. 89°53'25" W	51.17
L6	N. 00°09'40" W	159.93
L7	N. 00°12'39" W	60.12
L8	N. 00°07'22" W	60.53
L9	S. 89°48'42" W	89.96
L10	S. 89°33'07" W	90.05
L11	N. 89°33'07" E	135.37

PROF. ENGINEER & LAND SURVEYOR
LYLE G. TeKIPPE 7060
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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Lyle G. TeKippe, P.E. & L.S. — 10-22-14 Date
License Number: 7060
My license renewal date is December 31, 2014.
Sheets covered by this seal: Sheet 1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
©2014 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

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FLD BK: C.R. Misc. PG: 33-34

SURVEY WAS COMPLETED ON: September 26, 2014

JOB NUMBER: 14-809

SHEET NUMBER: 1 of 1

Prepared by/Return To: FEHR GRAHAM, 375 Collins Rd NE, Suite 105, Cedar Rapids, Iowa 52402, Ph. (319)294-6909

Project No. 14-809

PROF. ENGINEER & LAND SURVEYOR
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Lyle G. TeKippe, P.E. & P.L.S. — 10-22-14 Date
License Number 7060
My license renewal date is December 31, 2014.
Pages covered by this seal: BD-1 through BD-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 22nd day of October, 2014.

NOTARIAL SEAL IOWA
NATHAN P. KASS
Commission #736543
My Comm. Exp. 9/6/2017

Notary Public

SURVEY AND PLAT OF:

Boundary Description:

Sauser's 3rd Addition in the City of Ryan, located in the Fractional Northwest Quarter of the Northwest Quarter of Section 18, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa, comprised of Lot 1 of Sauser's 2nd Addition in said City and more particularly described as follows:

Beginning at the Northwest Corner of said Lot 1 of Sauser's 2nd Addition, as recorded in Book 2011, Page 2371;

Thence **North 73°04'19" East, 68.84 feet;**

Thence **North 89°53'34" East, 82.48 feet,** both along the South Right-of-Way Line of North Street to the West Right-of-Way Line of Iowa Highway No. 13;

Thence **South 45°05'51" East, 98.61 feet;**

Thence **South 02°14'43" East, 416.12 feet,** both along said West Right-of-Way Line to the North Line of Lot 2 of said Sauser's 2nd Addition;

Thence **South 89°53'16" West, 143.51 feet** along said North Line to the East Line of Parcel A, as recorded in Book 8, Page 7, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **North 00°08'47" West, 159.97 feet** along said East Line;

Thence **North 00°07'22" West, 60.53 feet,** along the East Line of Lot 2 of Sauser's 1st Addition to the North Line of said Lot 2 of Sauser's 1st Addition, as recorded in Book 2007, Page 2715;

Thence **South 89°33'07" West, 90.05 feet,** along said North Line of Lot 2 of Sauser's 1st Addition to the East Right-of-Way Line of Adams Street;

Thence **North 00°05'32" West (Assumed Bearing), 245.69 feet** along said East Right-of-Way Line to the Point of Beginning;

Containing **1.979 Acres**, subject to easements of record. (See plat attached to this original survey description.)

References are hereby made to a Survey and Plat made by William H. Burger, recorded July 26, 2011, in Book 2011, Page 2371, and to a Survey and Plat made by William H. Burger, recorded August 22, 2007, in Book 2007, Page 2715, and to a Survey and Plat made by John R. Crawford, recorded September 23, 1996, in Book 8, Page 7, all on file in the Delaware County Recorder's office, Manchester, Iowa.

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Sauser's 3rd Addition in the City of Ryan, Delaware County, Iowa,*** have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson

Carolyn A. Wilson, Delaware County Treasurer

11-20-14

Date

State of Iowa)
) SS
Delaware County)

On this 20 day of November, 2014, before me Barb Robinson a Notary Public in and for the State of Iowa, personally appeared **Carolyn A. Wilson**, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Barb Robinson

Notary Public in and for the State of Iowa
My commission expires 9-14-15

BARB ROBINSON Commission Number 742841 My Commission Expires 9-14-15 IOWA

APPROVAL OF AUDITOR

I, **Carla K. 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 ***Sauser's 3rd Addition in the City of Ryan, Delaware County, Iowa,*** a subdivision in Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL IOWA

Carla K. Becker

Carla K. Becker, Delaware County Auditor

11-20-2014

Date

State of Iowa)
) SS
Delaware County)

On this 20 day of November, 2014, before me Carla K. Becker a Notary Public in and for the State of Iowa, personally appeared **Carla K. Becker**, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Peggy A. Hildebrand

Notary Public in and for the State of
My commission expires 12-26-2015

NOTARIAL SEAL IOWA PEGGY A. HILDEBRAND Commission Number 707482 My Commission Expires 12-26-2015

OWNER'S ACKNOWLEDGMENT

I, **Paul Yearous**, President of Nancy's Pit Stop, Incorporated, State of Iowa, hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Paul Yearous
Paul Yearous, President, Nancy's Pit Stop, Inc.

State of Iowa)
) SS
Buchanan County)

On this 30th day of October, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Paul Yearous**, to me personally known, who, being by me duly sworn, did say that he is the President of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board Directors; and that the said Paul Yearous, as such officer, acknowledge the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

Notary Public in and for the State of Iowa
My commission expires 05/04/16

ATTORNEY OPINION

I, James T. Peters, a practicing attorney at law in Delaware County, Iowa, have examined the abstract of title to the land included in ***Sauser's 3rd Addition in the City of Ryan, Delaware County, Iowa,*** on premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated October 22, 2014.

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 October, A.D. 2014, 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 the name of NANCY'S PIT STOP, INCORPORATED

Dated at Independence, Iowa, this 10th day of November 2014.

James T. Peters
Attorney at Law

CITY COUNCIL RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***Sauser's 3rd Addition in the City of Ryan, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated October 22, 2014, has been filed with the City Clerk of the City of Ryan, 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 Ryan, Iowa, relating to plats and additions to cities; and

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; and

WHEREAS, no new street or improvements are necessary at this time; 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

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

Said ***Sauser's 3rd Addition in the City of Ryan, Delaware County, Iowa,*** be, and the same is hereby acknowledged, approved and accepted on the part of the City of Ryan, 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 17th day of November, A.D., 2014.

Mike Corcoran, Mayor

ATTEST:

Natalie Tucker, City Clerk

NOTARIAL SEAL IOWA
NATHAN P. KASS
Commission #736543
My Comm. Exp. 9/8/2017

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 18th day of November, 2014, before me, Nathan P. Kass, a Notary Public in and for the State of Iowa, personally appeared Mike Corcoran and Natalie Tucker, 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 Ryan, 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 11-1-2014 adopted by the City Council on the 17th day of November, 2014, and that Mike Corcoran and Natalie Tucker 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.

Notary Public.