RECORDER'S INDEX

LOCATION: SW OF SE
SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA
REQUESTOR: RICK COLBY
PROPRIETOR: GOOD NEIGHBOR HOME a/k/a GOOD NEIGHBOR SOCIETY
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O.BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

FILED
Delaware Co. Assessor
MAY 10 2017

FILED
Delaware Co. Auditor
MAY 10 2017

Book 2017 Page 1294

Document 2017 1294 Type 06 002 Pages 11
Date 5/10/2017 Time 9:46:26AM
Rec Amt $57.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT
GOOD NEIGHBOR SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

SURVEY DESCRIPTION - GOOD NEIGHBOR SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE N89°35'35"E, 1329.26 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S01°01'17"E, 1325.57 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S89°27'40"W, 185.10 FEET TO THE SOUTHEAST CORNER OF THE WEST 150 FEET OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE N00°42'18"W, 330.03 FEET ALONG THE EAST LINE OF THE WEST 150 FEET OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S89°27'28"W, 150.01 FEET TO THE WEST LINE OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S00°42'17"E, 330.02 FEET TO THE SOUTHWEST CORNER OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S89°27'40"W, 279.87 FEET TO THE EASTERLY LINE OF McCARREN DRIVE EXTENDED SOUTH; THENCE N00°42'36"W, 725.79 FEET TO THE NORTHEASTERLY CORNER OF McCARREN DRIVE; THENCE S89°25'20"W, 50.00 FEET TO THE NORTHWESTERLY CORNER OF McCARREN DRIVE; THENCE S00°42'36"E, 270.89 FEET ALONG THE WEST LINE OF McCARREN DRIVE TO THE SOUTHEAST CORNER OF THE NORTH 205 FEET OF THE EAST 192 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S89°33'04"W, 192.05 FEET TO THE SOUTHWEST CORNER OF THE NORTH 205 FEET OF THE EAST 192 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE N02°13'50"W, 204.44 FEET TO THE NORTHWEST CORNER OF THE NORTH 205 FEET OF THE EAST 192 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE S89°27'52"W, 468.25 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE N01°12'09"W, 669.08 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING, CONTAINING 29.339 ACRES, WHICH INCLUDES 0.352 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

TOTAL AREA
29.339 ACRES TOTAL
-0.352 ACRES ROAD
28.987 ACRES NET

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: 4/18/2017
My license renewal date is December 31, 2017.

Pages or sheets covered by this seal: SHEETS 1, 2 & 3

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
Fax 563-744-3629

Project: 1969FP
Survey Date: 3/15/2017
Sheet: 1 of 7

P.O.B.
NW CORNER
SW1/4, SE1/4,
SEC.28, T89N, R5W
FOUND 1/2" REBAR
w/ CAP #7060

NW1/4, SE1/4,
SEC. 28, T89N, R5W

REC.AS: S88°24'13"E 1329.28'
(S89°52'10"E 1329.3')
N89°35'35"E 1329.26'

NE CORNER
SW1/4, SE1/4,
SEC.28, T89N, R5W
FOUND 1/2" REBAR
w/ CAP #8419

LOT 1,
NE1/4, SE1/4
SEC. 28, T89N, R5W

671.24'
REC.AS:
671.6' (660')

330.00'

150.00'

177.78'
REC.AS:
177.7'

LOT 1,
HUTCHISON'S
FIRST
ADDITION

N01°12'09"W 669.08'
REC.AS: (S01°11'36"E)
N00°47'59"E 669.10 (668.6')

NW1/4, SW1/4, SE1/4
SEC.28, T89N, R5W

REC.AS: S00°09'35"E 601.05'
N00°43'56"W 601.29'

NORTH 4-1/2 ACRES
OF THE WEST 1/2,
NE1/4, SW1/4, SE1/4
SEC.28, T89N, R5W

W1/2, SE1/4, SW1/4
SEC.28, T89N, R5W
EXCEPT THE EAST 80.
OF THE SOUTH 312.

LOT 2,
HUTCHISON'S
FIRST ADDITION
BOOK 2003,
PAGE 1425)

600.30'

N89°53'14"W
30.00'

5.0'
49.0'

LOT 8
28.376 ACRES

REC.AS: S00°09'35"E 726.0'
N00°42'36"W 725.79'

S89°25'20"W
50.00'

N89°25'20"E 279.94'

REC.AS:
66.0'
65.89'

65.79'

66.00'

N00°42'17"W 996.25'

WEST 150', E1/4, SW1/4, SE1/4
SEC.28, T89N, R5W
EXCEPT THE SOUTH 330'

REC.AS: N00°17'44"E 995.87 (995.9')
N00°42'18"W 995.90'

N00°42'18"W 401.34'

N00°42'18"W 461.78'

E1/4, SW1/4, SE1/4
SEC.28, T89N, R5W
EXCEPT THE WEST 150'

N01°17'17"W 950.00'

S01°01'17"E 1325.57'
REC.AS: S00°58'45"W 1325.66'

SW CORNER
NW1/4, SW1/4, SE1/4,
SEC.28, T89N, R5W

20'

EXISTING 20' WATER MAIN EASEMENT

S89°27'52"W 468.25'
REC.AS: S88°34'37"E 468.40'
(N90°00'00"E 468.3')

REC.AS:
(N01°40'55"W 205.0')
N01°43'42"W 204.53'
N02°13'50"W
204.44'

N89°21'37"E
197.47'
REC.AS: 197.45' (192')

THE NORTH 205' OF
EAST 192' SW1/4,
SW1/4, SE1/4
SEC.28, T89N, R5W

REC.AS:
N89°57'08"W 191.84'
(S90°00'00"W 192.0')
S89°33'04"W
192.05'

L.D. BK. 114,
PG. 123

PARCEL 'F'
(PLAT BOOK 7, PAGE 85)

N01°12'09"W 659.58'
REC.AS: (S01°11'36"E)
N00°47'59"E 659.67' (660.0')

PARCEL 'H'
(BOOK 2003, PAGE 2497)

PART OF SW1/4 SE1/4,
SEC.28, T89N, R5W
AS DESCRIBED IN
DEED RECORD BOOK 79,
PAGE 171 & DEED RECORD
BOOK 91, PAGE 287
EXCEPT THE WEST 50'.

REC.AS: 330.0'
329.95'

REC.AS: 150'
S90°00'00"W
S89°27'28"W
150.01'

S89°36'56"W
10.00'

S89°17'42"W
21.16'

233.69'

PUBLIC UTILITY EASEMENT
N01°03'33"W 450.00'

ACCESS AND PUBLIC UTILITY EASEMENT
(49.0' WIDE)

LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

63.94'

20' P.U.E.

LOT B

SEE DETAIL SHEET 3

McCARREN DRIVE (50')

REC.AS: 660.00'

LOT A
0.212 ACRES

N00°42'17"E 330.02'

SOUTH 330', THE WEST 150'
OF THE E1/4, SW1/4, SE1/4,
SEC.28, T89N, R5W
REC.AS: (330.0')
N00°17'44"E 330.17'

N00°42'18"W 330.03'

N89°27'40"E 279.87'

33.00'

33.00'

S89°27'40"W
279.87'
REC.AS: 280'
N88°32'07"W
(N90°00'00"E)

S89°27'40"W
150.01'
REC.AS: 150'
N88°32'07"W
(N90°00'00"E)

REC.AS: 185.10'
N88°32'07"W
(N90°00'00"E)
S89°27'40"W
185.10'

SE CORNER
SW1/4, SE1/4,
SEC.28, T89N, R5W
FOUND MAG NAIL
w/ WASHER

REC.AS: (N90°00'00"E)
N88°32'07"W 710'
S89°27'40"W 710.05'

EAST MAIN STREET (66')

S1/4 CORNER
SEC.28, T89N, R5W
FOUND PK NAIL

PART OF THE
SW1/4, SE1/4,
SEC.28, T89N, R5W
AS DESCRIBED IN
L.D. BK. 137,
PG. 278

L.D. BK. 100,
PG. 352

THE NORTH 533' OF
THE EAST 260' OF
THE WEST 660' OF
NW1/4, NE1/4,
SEC.33, T89N, R5W.

PART OF THE
NW1/4, NE1/4,
SEC.33, T89N, R5W,
AS DESCRIBED IN
B100, P320 &
B121, P334

LOT 1,
SOPPE &
McCRABB'S
SUBD.
(BOOK 2010,
PAGE 2185)

LOT 2,
SOPPE &
McCRABB'S
SUBD.
(BOOK 2010,
PAGE 2185)

N

LEGEND

- ⊙ SET 1/2" REBAR w/ YELLOW CAP #14417
- ⊠ SET MAG NAIL
- ⊠ FOUND MAG NAIL
- ● FOUND 1/2" REBAR w/ ORANGE CAP #8419
- ■ FOUND 1/2" REBAR w/ RED CAP #7060
- ▲ FOUND 5/8" REBAR

GRAPHIC SCALE 1"=150'

0 150 300 450

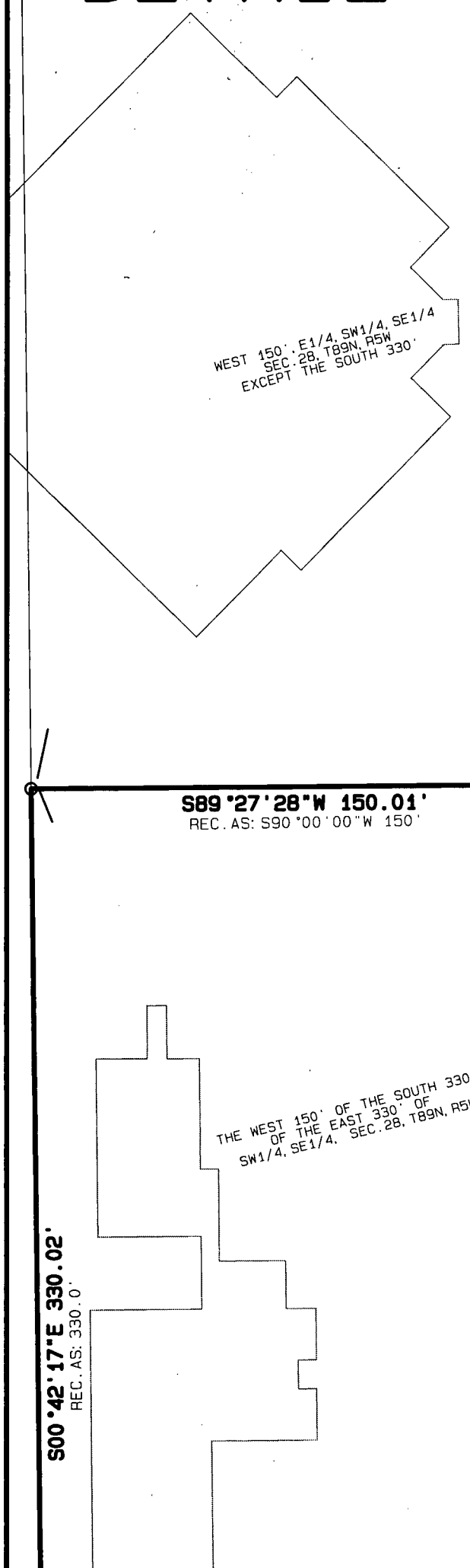
FINAL PLAT
GOOD NEIGHBOR SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
Fax 563-744-3629

Project: 1969FP
Survey Date: 3/15/2017

DETAIL



LEGEND

- ⊙ SET 1/2" REBAR w/ YELLOW CAP #14417
- ⊠ SET MAG NAIL
- ⊠ FOUND MAG NAIL
- ● FOUND 1/2" REBAR w/ CAP #8419
- ■ FOUND 1/2" REBAR w/ CAP #7060
- ▲ FOUND 5/8" REBAR

FINAL PLAT

GOOD NEIGHBOR SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
Fax 563-744-3629

Project: 1969FP
Survey Date: 3/15/2017

Resolution R-043-2017

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa,** affecting premises described as part of the Southwest Quarter of the Southeast Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, 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 the City 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;

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the Subdivision Plat of **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa**, as presented with the following variances, 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. The construction of sidewalks is deferred according to Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section")
c. The City of Manchester accepts the dedication of Lot A and Lot B for public use for street purposes.
d. The City of Manchester accepts the dedication of the public utility easements as illustrated on the attached plat.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa,** be, and exhibits attached thereto, 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 Preliminary plat as by law provided.

Passed this 24th day of April, 2017

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

State of Iowa)
) ss:
County of Delaware)

On this 25th day of April, 2017, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Learn, 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-043-2017 adopted by the City Council on the 24th day of April, 2017, and that Milt L. Kramer and Erin Learn 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.

Julie A. Schmitz

Julie A. Schmitz, Notary Public in the State of Iowa

NOTARIAL SEAL IOWA
JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
September 14, 2017

OWNER'S CONSENT

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned, **GOOD NEIGHBOR SOCIETY**, an Iowa nonprofit corporation, being the owner in fee of all the land which is included in **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa,** has caused a survey of the land to be made, pursuant to which the subdivision of said land shall be made and the lots shall be marked, named and numbered, all as shown on the plat dated March 21, 2017, with the certificate of David P. Schneider, Registered Land Surveyor No. 14417, attached, to the end that the same may be recorded and thereafter designated and known as **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa.**

GOOD NEIGHBOR SOCIETY, an Iowa nonprofit corporation, acknowledges the subdivision of the land shown on the plat to be by its free consent and in accordance with its desire. It does hereby set apart and dedicate to the public use forever for street Lots A and B, as shown on the plat, **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa**. All public utility easements shown on the above plat are 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.

Dated April 19, 2017.

Good Neighbor Society,
an Iowa nonprofit corporation

By _____
Richard Colby, Chief Executive Officer

State of Iowa)
) ss:
County of Delaware)

On this 19th day of April, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Colby, Chief Executive Officer of Good Neighbor Society, an Iowa nonprofit corporation, to me personally known, who being by me duly sworn, did say that he is the Chief Executive Officer of the corporation executing the within and foregoing instrument; ~~that the seal affixed thereto is the seal of the corporation~~; that the instrument was signed ~~and sealed~~ on behalf of the corporation by authority of Richard Colby as Chief Executive Officer acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by him voluntarily executed.

_____
Notary Public in the State of Iowa
My Commission Expires July 13, 2019

ALISON M. KASS
Commission Number 729117
My Commission Expires
July 13, 2019

MORTGAGEE'S STATEMENT OF CONSENT TO PLAT
and
RELEASE OF LIEN AS TO STREET

GNB Bank, f/k/a **First State Bank,** as mortgage holder, pursuant to and as required by Section 354.11(2) Code of Iowa, 2015, hereby states as follows:

1. That pursuant to the following described instruments,

(a.) A Mortgage granted to GNB Bank dated April 27, 2016 and recorded on April 29, 2016 in Book 2016, Page 1077 of the records of the Delaware County, Iowa, Recorder; and

(b.) An Open-End Real Estate Mortgage granted to First State Bank (n/k/a GNB Bank) dated August 12, 2010 and recorded on August 16, 2010 in Book 2010, Page 2478 of the records of the Delaware County, Iowa, Recorder; and

(c.) An Open-End Real Estate Mortgage granted to First State Bank (n/k/a GNB Bank) dated January 19, 2010 and recorded on January 20, 2010 in Book 2010, Page 210 of the records of the Delaware County, Iowa, Recorder; and

, the undersigned GNB Bank, f/k/a First State Bank, as Mortgagee, has a mortgage lien upon the real estate described on **Exhibit A** attached hereto.

2. That pursuant the Open-End Real Estate Mortgage granted to First State Bank (n/k/a GNB Bank) dated September 19, 2008 and recorded on September 22, 2008 in Book 2008, Page 2958 of the records of the Delaware County, Iowa, Recorder, the undersigned First State Bank as Mortgagee, has a mortgage lien upon the real estate described as:

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., Delaware County, Iowa

3. That the real estate described on **Exhibit A** and in paragraph 2 is being platted as **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa** and the undersigned hereby states that said plat is prepared with its free consent and in accordance with its desire.

4. That the undersigned hereby releases its lien(s) and any and all interest(s) it may have in that portion of the real estate described on **Exhibit A** and in paragraph 2 that has been set apart and dedicated to

public use as public street or highway, which areas are designated and shown as streets by and on the plat of **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa** and, specifically include Lot A and Lot B as identified on said plat.

Dated: April 19th, 2017.

GNB BANK, f/k/a FIRST STATE BANK

By: Eric C Anderson M.P.
Name: Eric C Anderson
Title: Market President

State of Iowa; County of Delaware) ss:

This instrument was acknowledged before me on April 19th, 2017 by Eric C Anderson as Market President of GNB Bank, f/k/a First State Bank.

ALISON M. KASS
Commission Number 729117
My Commission Expires
July 13, 2019

Alison M. Kass
Notary Public -- the State of Iowa

Exhibit A
Legal Description

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE N89°35'35"E, 1329.26 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE S01°01'17"E, 1325.57 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE S89°27'40"W, 185.10 FEET TO THE SOUTHEAST CORNER OF THE WEST 150 FEET OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE N00°42'18"W, 330.03 FEET ALONG THE EAST LINE OF THE WEST 150 FEET OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE S89°27'28"W, 150.01 FEET TO THE WEST LINE OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE S00°42'17"E, 330.02 FEET TO THE SOUTHWEST CORNER OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE S89°27'40"W, 279.87 FEET TO THE EASTERLY LINE OF McCARREN DRIVE EXTENDED SOUTH;
THENCE N00°42'36"W, 725.79 FEET TO THE NORTHEASTERLY CORNER OF McCARREN DRIVE;
THENCE S89°25'20"W, 50.00 FEET TO THE NORTHWESTERLY CORNER OF McCARREN DRIVE;
THENCE S00°42'36"E, 270.89 FEET ALONG THE WEST LINE OF McCARREN DRIVE TO THE SOUTHEAST CORNER OF THE NORTH 205 FEET OF THE EAST 192 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE S89°33'04"W, 192.05 FEET TO THE SOUTHWEST CORNER OF THE NORTH 205 FEET OF THE EAST 192 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE N02°13'50"W, 204.44 FEET TO THE NORTHWEST CORNER OF THE NORTH 205 FEET OF THE EAST 192 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE S89°27'52"W, 468.25 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE N01°12'09"W, 669.08 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING,

CONTAINING 29.339, WHICH INCLUDES 0.352 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa have examined the abstract of title to the land included within **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa,** said abstract has been prepared in its entirety by the Delaware County Abstract Title Company, and was last certified to by said company on the 20th day of April, 2017, 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 certification to be in Good Neighbor Home a/k/a Good Neighbor Society subject to the following:

1. An Open-End Real Estate Mortgage in favor of First State Bank filed September 22, 2008 in Book 2008, Page 2958.
2. An Open-End Real Estate Mortgage in favor of First State Bank filed January 20, 2010 in Book 2010, Page 210.
3. An Open-End Real Estate Mortgage in favor of First State Bank filed August 16, 2010 in Book 2010, Page 2478.
4. A Mortgage in favor of GNB Bank filed April 29, 2016 in Book 2016, Page 1077.

Dated this 27th day of April, 2017.

Signature Attorney at Law

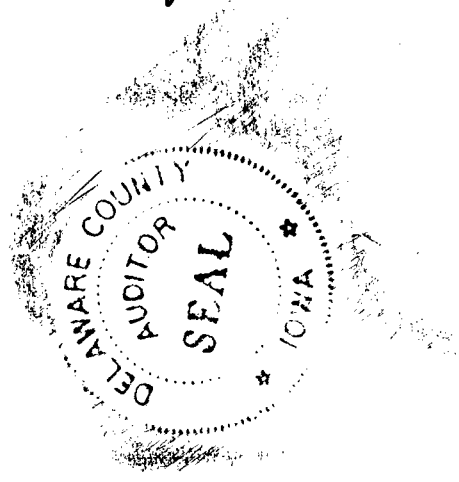
Name: Steven E. Carr
Address: 117 South Franklin Street
Manchester, Iowa 52057
Phone Number: (563) 927-4164

DELAWARE COUNTY AUDITOR

Delaware County, Iowa April 19, 2017

The forgoing plat was entered of record in the office of the Delaware County Auditor this 19th day of April 19, 2017. We approve of the subdivision name or title to be recorded.

Peggy A. Hildebrand Deputy
County Auditor of Delaware County, Iowa
Auditor



DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa April 19, 2017

The foregoing plat of **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa**, has been examined and approved s 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.

Coordinator for the Delaware County E-911 Board

DELAWARE COUNTY TREASURER

Delaware, Iowa May 10, 2017

I the undersigned, Pam Klein, Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa,** have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER IOWA SEAL

Pam Klein

County Treasurer of Delaware County, Iowa