FILED
Delaware Co. Assessor
DEC - 5 2017

FILED
Delaware Co. Auditor
DEC - 5 2017

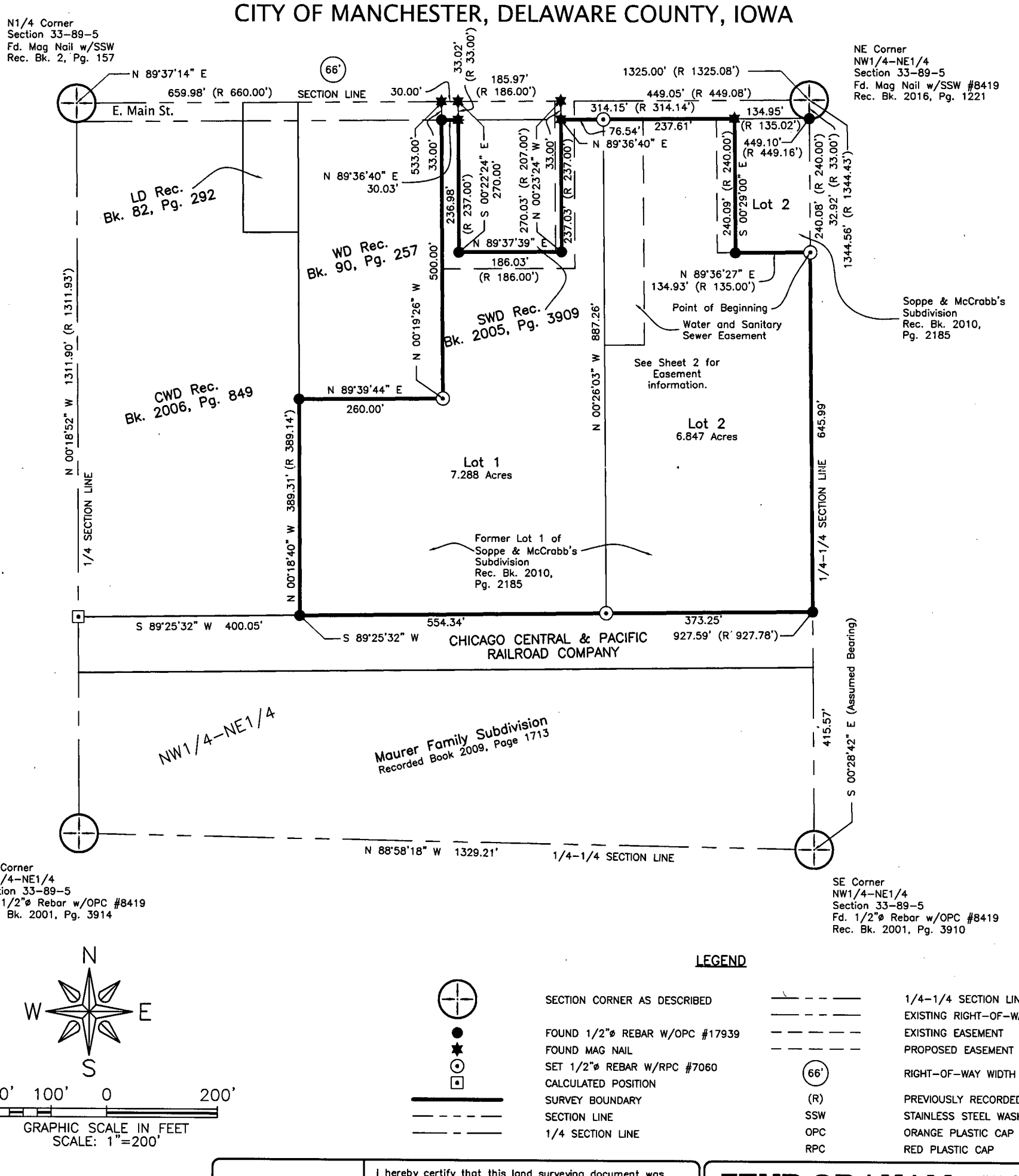
Book 2017 Page 3325
Document 2017 3325 Type 06 002 Pages 15
Date 12/05/2017 Time 2:53:59PM
Rec Amt $77.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Recorder's Index
County: Delaware
Section: 33-89-5
Quarter Section: NW1/4-NE1/4
City: Manchester
Subdivision: SOPPE & MCCRABB'S 2ND SUBDIVISION
Block: N/A
Lot(s): 1 & 2
Proprietor: Soppe & McCrabb, LLC
Requested By: Timothy J. Vick

Prepared by/Return to: FEHR GRAHAM, 1919 210th Street, Manchester IA 52057 - Ph: (563)927-2060

FINAL PLAT
SOPPE & MCCRABB'S 2ND SUBDIVISION,
A REPLAT OF LOT 1 OF SOPPE & MCCRABB'S SUBDIVISION,
IN THE NW1/4 OF THE NE1/4 OF SECTION 33-T89N-R5W,
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGEND

⊕	SECTION CORNER AS DESCRIBED	—— - - ——	1/4-1/4 SECTION LINE
		—— - - ——	EXISTING RIGHT-OF-WAY LINE
●	FOUND 1/2"ø REBAR W/OPC #17939	— — — — —	EXISTING EASEMENT
★	FOUND MAG NAIL	— — — — —	PROPOSED EASEMENT
⊙	SET 1/2"ø REBAR W/RPC #7060	(66')	RIGHT-OF-WAY WIDTH
⊡	CALCULATED POSITION	(R)	PREVIOUSLY RECORDED AS
———	SURVEY BOUNDARY	SSW	STAINLESS STEEL WASHER
—— - - ——	SECTION LINE	OPC	ORANGE PLASTIC CAP
—— - ——	1/4 SECTION LINE	RPC	RED PLASTIC CAP

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.

9-22-17
Date

Lyle G. TeKippe, P.E. & P.L.S.
License Number: 7060
My license renewal date is December 31, 2018.
Sheets covered by this seal: Sheet 1 though 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
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IOWA
WISCONSIN

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FLD BK: Del. Co. Delaware Twp. #1
PG: 46-47

SURVEY WAS COMPLETED ON:
September 22, 2017

JOB NUMBER:
17-507

SHEET NUMBER:
1 of 2

PLOT DATE: 9/22/17

Prepared by/Return to: FEHR GRAHAM, 1919 210th Street, Manchester IA 52057 – Ph: (563)927-2060

NE Corner
NW1/4-NE1/4
Section 33-89-5
Fd. Mag Nail w/SSW #8419
Rec. Bk. 2016, Pg. 1221

S 00°28'42" E
32.92' (R 33.00')
240.08' (R 240.00')
273.00'
Point of Beginning
(Subdivision)
1325.00' (R 1325.08')
449.10' (R 449.16')
134.95' (R 135.02')
N 89°36'27" E
134.93' (R 135.00')

LOT 2
Soppe & McCrabb's Subdivision

S 00°29'00" E 240.09' (R 240.00')
33.00'
Access Easement
Rec. Bk. 2010, Pg. 2452
N 89°36'27" E
33.00'
S 00°29'00" E 239.98'
132.61'

LOT 2
6.847 Acres

50' 25' 0 50'
GRAPHIC SCALE IN FEET
SCALE: 1"=50'

449.05' (R 449.08')
314.15' (R 314.14')
237.61'
Point of Beginning
(Proposed Water and
Sanitary Sewer Easement)
S 00°26'01" E 405.00'
72.00'
S 89°35'48" W 72.00'
405.00'
482.26'
887.26'
N 00°26'01" W
Proposed Water and
Sanitary Sewer Easement
N 89°36'40" E
52.54'
76.54'
N 00°23'24" W 300.03'
24.00'
Easement
Rec. Bk. 100, Pg. 319 and
Rec. Bk. 121, Pg. 334
35.00'
33.00'
24.00'
237.03' (R 237.00')
N 00°23'24" W
270.03' (R 207.00')
N 00°23'24" W 270.03'
11.00'
N 89°37'39" E 186.03'
N 89°37'39" E 240.31'
185.97' (R 186.00')
Special Warranty Deed
Rec. Bk. 2005, Pg. 3909
LOT 1
7.288 Acres
30.00'
S 00°22'24" E
270.00'
33.02'
(R 33.00')
236.98' (R 237.00')
N 89°36'40" E
30.03'
267.00'
233.00'
30.00'
N 89°37'14" E
659.98'
(R 660.00')
33.00'
N 00°19'26" W
500.00'
533.00'
Warranty Deed
Rec. Bk. 90, Pg. 257

N1/4 Corner
Section 33-89-5
Fd. Mag Nail w/SSW #8419
Rec. Bk. 1, Pg. 68

*NOTE: SEE SHEET 1 FOR LEGEND

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FLD BK: Del. Co. Delaware Twp. #1
PG: 46-47

SURVEY WAS COMPLETED ON:
September 22, 2017

JOB NUMBER:
17-507

SHEET NUMBER:
2 of 2

PLOT DATE: 9/22/17

Prepared by: FEHR GRAHAM, 1919 210th Street, Manchester, Iowa 52057 - Ph. (563)927-2060

Project No. 17-507 Page BD-1

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. & P.L.S. 9-22-17
License Number 7060 Date
My license renewal date is December 31, 2018.
Pages covered by this seal: BD-1 though BD-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 22 day of SEPTEMBER, 2017.

NOTARIAL SEAL IOWA
ADAM RECKER
Commission Number 788821
MY COMMISSION EXPIRES
March 3, 2018

Notary Public

SURVEY AND PLAT OF:

Boundary Description:

Soppe & McCrabb's 2nd Subdivision, a replat of Lot 1 of Soppe & McCrabb's Subdivision in the Northwest Quarter of the Northeast Quarter of Section 33, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section;

Thence **South 00°28'42" East (Assumed Bearing), 273.00 feet** along the East Line of said Quarter-Quarter Section to the Point of Beginning;

Thence continuing **South 00°28'42" East, 645.99 feet** along said East Line to the North Right-of-Way Line of the Chicago Central and Pacific Railroad Company;

Thence **South 89°25'32" West, 927.59 feet** along said North Right-of-Way Line to the East Line of property described by a Corporate Warranty Deed recorded in Book 2006, Page 849 in the Delaware County Recorder's Office, Manchester, Iowa;

Thence **North 00°18'40" West, 389.31 feet** along said East Line to the South Line of property described a Warranty Deed recorded in Book 90, Page 257, in the Delaware County Recorder's Office, Manchester, Iowa;

Thence **North 89°39'44" East, 260.00 feet** along said South Line to the East Line of said property;

Thence **North 00°19'26" West, 500.00 feet** along said East Line to the South Right-of-Way Line of East Main Street;

Thence **North 89°36'40" East, 30.03 feet** along said South Right-of-Way Line to the West Line of property described by a Special Warranty Deed recorded in Book 2005, Page 3909, in the Delaware County Recorder's Office, Manchester, Iowa;

Thence **South 00°22'24" East, 236.98 feet** along said West Line to the South Line of said property;

Thence **North 89°37'39" East, 186.03 feet** along said South Line to the East Line of said property;

Thence **North 00°23'24" West, 237.03 feet** along said East Line to the South Right-of-Way Line of East Main Street;

Thence **North 89°36'40" East, 314.15 feet** along said South Right-of-Way Line to the West Line of Lot 2 of Soppe & McCrabb's Subdivision as recorded in Book 2010, Page 2185, in the Delaware County Recorder's Office, Manchester, Iowa;

Thence **South 00°29'00" East, 240.09 feet** along said West Line to the South Line of said Lot 2;

Thence **North 89°36'27" East, 134.93 feet** along said South Line to the East Line of said Quarter-Quarter Section and the Point of Beginning;

Containing **14.135 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 Randall L. Rattenborg, recorded July 16, 2010, in Book 2010, Page 2185, on file in the Delaware County Recorder's office, Manchester, Iowa.

Water and Sanitary Sewer Easement

A strip of land for Water and Sanitary Sewer Easement purposes being 72.00 feet in width lying east of Lot 1 of Soppe and McCrabb's 2nd Subdivision, and more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section;

Thence **South 00°28'42" East (Assumed Bearing), 32.92 feet** along the East Line of said Quarter-Quarter Section to the South Right-of-Way Line for East Main Street (210th Street);

Thence **South 89°36'40" West, 300.56 feet** along said South Right-of-Way Line to the Point of Beginning;

Thence **South 00°26'01" East, 405.00 feet**;

Thence **South 89°35'48" West, 72.00 feet** to the East Line of said Lot 1;

Thence **North 00°26'01" West, 405.00 feet** along said East Line to the South Right-of-Way Line of East Main Street (210th Street);

Thence **North 89°36'40" East, 72.00 feet** along said South Right-of-Way Line to the Point of Beginning;

Subject to other Easements of record. (See plat attached to the original easement description.)

R-126-2017

RESOLUTION RESCINDING RESOLUTION R-124-2017 AND APPROVING FINAL PLAT

WHEREAS, the City Council of the City of Manchester, Iowa adopted Resolution R-124-2017 – A Resolution Approving Preliminary and Final Plat for the Soppe and McCrabb 2nd Subdivision on November 13th, 2017; and,

WHEREAS, there was a procedural error in the adoption of Resolution R-124-2017 which it requires the resolution be rescinded and Resolution R-126-2017 be adopted in it's place; and,

WHEREAS, the final plat of ***Soppe and McCrabb's 2nd Subdivision, City of Manchester, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Lyle G. Tekippe, dated September 22, 2017, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa, and has been acknowledged and approved by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, who have recommended acceptance;

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;

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 street standards (Section 127.17); 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 and Zoning Commission has recommended to the City Council that they accept the final plat of ***Soppe and McCrabb's 2nd Subdivision, City of Manchester, 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, as follows:

Section 1: That Resolution R-124-2017 is hereby rescinded.

Section 2: That said ***Soppe and McCrabb's 2nd Subdivision, City of Manchester, 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 November, 2017.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

State of Iowa)
) SS
Delaware County)

On this 28th day of November, 2017, before me, Laura K. Thomas, 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-126-2017 adopted by the City Council on the 27th day of November, 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.

Laura K. Thomas

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020

PLANNING & ZONING RESOLUTION APPROVING FINAL PLAT
SOPPEE MCCRABB 2ND SUBDIVISION

WHEREAS, the Final Plat of ***SOPPEE MCCRABB 2ND SUBDIVISION***, affecting premises more specifically described in the Engineer's Certificate of Lyle G. Tekippe dated September 22, 2017 has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, the Planning & Zoning Commission 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, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09); and street standards (Section 127.17); 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 Final Plat of ***SOPPEE MCCRABB 2ND SUBDIVISION***, should be approved with the following variances, 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 Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said SOPPEE MCCRABB 2ND SUBDIVISION, be, and exhibits attached thereto, 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 the Commission hereby recommends to the City Council the acceptance of the same and the Acting Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as provided by law.

Adopted and passed this 21st day of November, 2017.

CITY OF MANCHESTER
CITY SEAL
MANCHESTER, IOWA

Jeff Larson, Acting Chairperson

Laura K. Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 21st day of November, 2017, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared Jeff Larson and Laura K. Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Vice 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, and that Jeff Larson and Laura K. 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.

Julie A. Schmitz, Notary Public.

JULIE A. SCHMITZ
Commission Number 224151
My Comm. Exp. OCT 12, 2020

CITY MANAGER DETERMINATION

I, **Timothy J. Vick,**, City Manager of Manchester, Iowa, have reviewed the plat of Soppe & McCrabb's 2nd Subdivision , ***City of Manchester, Delaware County, Iowa***, affecting premises more specifically described in the Surveyor's Certificate of Lyle G. Tekippe, dated 9-22 ___, 2017, and have determined said survey 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 of the Planning and Zoning Commission.

Timothy J Vick
Timothy J. Vick, City Manager

11-09-2017
Date

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

State of Iowa)
) SS
Delaware County)

On this 9 day of November , , 2017 before me, the undersigned, a Notary Public in and for the State of Iowa , personally appeared Timothy J. Vick , to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

Laura K Thomas
Notary Public in and for the State of **Iowa**
My commission expires 8-26-2020

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020

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 ***Soppe & McCrabb's 2nd Subdivision, City of Manchester, Delaware County, Iowa.*** Water and Sanitary Sewer easement 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 18 day of September 2017.

Stephen J. McCrabb, Manager

James G. Soppe, Manager

State of Iowa)
) SS
Delaware County)

On this 18 day of September, , 2017 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Stephen J McCrabb and James G Soppe, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

Notary Public in and for the State of Iowa
My commission expires 08/22/2019

THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

OWNER'S ACKNOWLEDGMENT

We, Stephen J. McCrabb, Manager, and James G. Soppe, Manager, of Soppe & McCrabb, LLC, hereby certify that the above Description and attached Plat is made with our free consent and in accordance with our desires.

Stephen J. McCrabb, Manager

James G. Soppe, Manager

State of Iowa)
) SS
Delaware County)

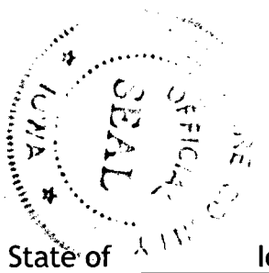
On this 18 day of September, 2017, before me, a Notary Public in and for the State of Iowa, personally appeared Stephen J. McCrabb, and James G. Soppe, to me personally known, who being by me duly sworn, did say that they are the Manager and Manager respectively, of said Soppe & McCrabb, LLC, that said instrument was signed on behalf of said Soppe & McCrabb, LLC, by authority of its managers, and the said Stephen J. McCrabb and James G. Soppe, as Manager and Manager respectively, acknowledged the execution of said instrument to be the voluntary act and deed of said Soppe & McCrabb, LLC, by its voluntarily executed.

Notary Public in and for the State of Iowa
My commission expires 09/22/2019

NOTARIAL SEAL IOWA
THOMAS J HANSON
Commission Number 115040
My Commission Expires
September 22, 2019

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 ***Soppe and McCrabb's 2nd Subdivision, City of Manchester, Delaware County, Iowa***, a subdivision in Delaware County, Iowa.



Carla K. Becker

Carla K. Becker, Delaware County Auditor

11-14-17

Date

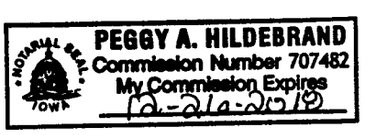
State of Iowa)
) SS
Delaware County)

On this 14th day of November, , 2017 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

Peggy A. Hildebrand

Notary Public in and for the State of **Iowa**

My commission expires 12-26-2018



PETERS LAW OFFICES

James T. Peters
jtp@jtplawoffice.com

R.J. Longmuir
rjl@jtplawoffice.com

309 First Street East
Independence, IA 50644
(319) 334-9992
Fax (319) 334-9993

Vinton Office:
415 A Avenue
Vinton, IA 52349
(319) 472-3867
Please respond to the Independence address

November 17, 2017

OPINION OF TITLE

TO: City of Manchester, Iowa
208 East Main
Manchester, IA 52057

This is to certify that I have examined an abstract of title in one (1) part to the following-described property in Delaware County, Iowa:

Lot 1 of Soppe & McCrabb's Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2010, Page 2185.

Said abstract was prepared by the Delaware County Abstract Company, Inc. bearing final caption number 72584, pursuant to the Iowa Marketable Title Standards Act, commencing with root of title, and is continued down to November 8, 2017, at 8:00 a.m.

According to my examination, title as of the date of last certification to the above-described property is in the name of:

Soppe & McCrabb, L.L.C., an Iowa Limited Liability Company.

Title is subject to the following, to which your attention is directed:

1. Entry 81 of the abstract of title reports an Access Easement in favor of Richard J. Foust and Dianne Foust, husband and wife. Said easement was dated August 11, 2010, and filed August 12, 2010, in Delaware County Recorder Book 2010, P. 2452. Your attention is directed to this easement and how it may affect your intended use of the above-described real estate.

2. Entry 83 of the abstract of title reports real estate taxes for fiscal 2016-17 (payable 2017-18) as ½ pd, bal. $4714.

3. The abstract of title reports that the above-described property subject to city zoning ordinances. Your attention is directed to the office of the zoning administrator to determine how these ordinances may affect your intended use of the above-described property.

This opinion is limited to matters shown upon the abstract and does not make any reported guarantee as to the following matters:

a. Accuracy of abstracting or plats;

b. Location of boundary lines or markers;
c. Possible claims of parties in possession;
d. Claims for unrecorded mechanic's liens for labor or improvements placed upon the property within the last ninety (90) days of the date of the last certification by the abstracter;
e. Pendency of any action under the Iowa Dissolution of Marriage Laws, which files are sealed by law;
f. Special assessments and improvements authorized by a Resolution of Necessity but which have not been certified to the County Auditor;
g. Financing statements or security instruments under the Iowa Uniform Commercial Code;
h. Easements by prescription;
i. Child support liens which may be of record in the Office of the Collections Services Center, P.O. Box 9125, Des Moines, IA 50306-2125;
j. Any flood plain regulations, encroachment limits or flood plain zoning as established by the Iowa Natural Resources Council;
k. Zoning regulations for the County of Delaware, Iowa;
l. This opinion is expressly made subject to the presence of solid waste, radioactive waste, hazardous waste or hazardous substances, underground petroleum or chemical storage tanks including those substances defined to be hazardous in Chapter 42, United States Code Section 9601(14) and Chapter 455B of the 1991 Code of Iowa;
m. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shows in the abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner, even though the owner did nothing to create the condition, and acquired the property without knowing about it.
n. The abstract notes that lien searches, judgment reports, and related data have been abstracted through the lien indexes and the ICIS system as provided by the County Clerk of Court. Various proceedings filed regarding zoning, TIF government regulations and ordinances, may affect the real estate herein abstracted. The abstract requests that you contact the various offices for further particulars. No such contact has been made by the undersigned unless specifically referred to herein.

This Opinion includes all such matters of record which have not become void or unenforceable under applicable statutes of limitation and the Iowa Title Standards, including but not limited to contracts, mortgages, assignments, liens, leases, assignments of rent, building setback lines, easements, restrictive covenants, leases and encumbrances, unpaid real estate taxes or assessments and all amendments to

such documents up to and including the time of the last abstract certification by the participating abstractor.

Determination should be made with regard to the above-referenced property regarding private sewage disposal systems. If in fact the property is served by a private sewage disposal system, your attention is directed to this office or the office of the county sanitarian to determine if the property may be transferred without inspection of the system.

This abstract is being retained by the Peters Law Office until further instructions are received.

Dated this 17th day of November, 2017, at Independence, Iowa.

Respectfully submitted,

BY: _____

James T. Peters
Attorney Participation #3158

JTP: sds

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Soppe and McCrabb's 2nd 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.

Jennifer F Eschen - Deputy
Pam Klein, Delaware County Treasurer

12-5-17
Date

State of Iowa)
) SS
Delaware County)

On this 5 day of December, , 2017 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jennifer Eschen, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

Michele R. Africa
Notary Public in and for the State of **Iowa**
My commission expires 9-14-18

MICHELE R. AFRICA
Commission Number 742822
My Commission Expires
9-14-18

DELAWARE COUNTY TREASURER SEAL IOWA