COUNTY: DELAWARE
SECTION 32, T 89 N, R 5W
ALIQUOT PART: NE 1/4 - SE 1/4
CITY: MANCHESTER
SURVEY: DEVANEY SUBDIVISION
BLOCK: LOTS: 1 & 2, SOUTH BREWER STREET
PROPRIETOR: DOUGLAS RICHARD DEVANEY
REQUESTED BY: DOUGLAS RICHARD DEVANEY
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
JAN 30 2018

FILED
Delaware Co. Auditor
JAN 30 2018

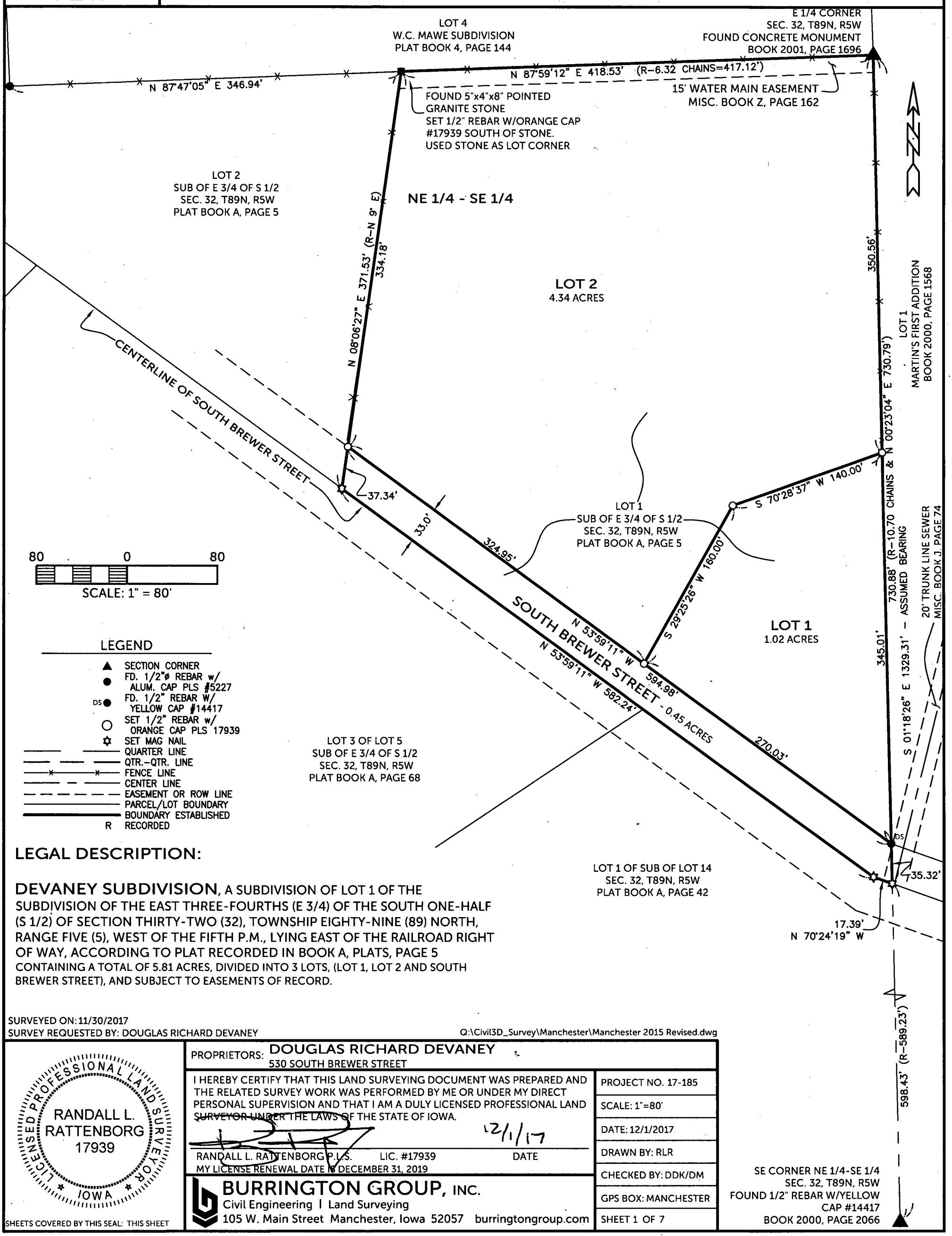
Book 2018 Page 230
Document 2018 230 Type 06 002 Pages 13
Date 1/30/2018 Time 8:53:08AM
Rec Amt $67.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION PLAT

FINAL PLAT - DEVANEY SUBDIVISION

A SUBDIVISION OF LOT 1 OF THE SUBDIVISION OF THE E 3/4 OF THE S 1/2 OF SEC. 32, T89N, R5W
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGEND

- ▲ SECTION CORNER
- ● FD. 1/2"ø REBAR w/ ALUM. CAP PLS #5227
- DS● FD. 1/2" REBAR W/ YELLOW CAP #14417
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✡ SET MAG NAIL
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL/LOT BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

LEGAL DESCRIPTION:

DEVANEY SUBDIVISION, A SUBDIVISION OF LOT 1 OF THE SUBDIVISION OF THE EAST THREE-FOURTHS (E 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M., LYING EAST OF THE RAILROAD RIGHT OF WAY, ACCORDING TO PLAT RECORDED IN BOOK A, PLATS, PAGE 5 CONTAINING A TOTAL OF 5.81 ACRES, DIVIDED INTO 3 LOTS, (LOT 1, LOT 2 AND SOUTH BREWER STREET), AND SUBJECT TO EASEMENTS OF RECORD.

SURVEYED ON: 11/30/2017
SURVEY REQUESTED BY: DOUGLAS RICHARD DEVANEY
Q:\Civil3D_Survey\Manchester\Manchester 2015 Revised.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: DOUGLAS RICHARD DEVANEY
530 SOUTH BREWER STREET

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

12/1/17

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 17-185
SCALE: 1"=80'
DATE: 12/1/2017
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: MANCHESTER
SHEET 1 OF 7

OWNER'S ACKNOWLEDGMENT & DEDICATION

I Douglas Richard Devaney of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Subdivision Plat, is made with my free consent, and in accordance with my desire. I also hereby set apart and dedicate to the public use, for street purposes, South Brewer Street as shown and described by said plat attached hereto and being a part of this document.

Douglas Richard Devaney

State of Iowa)
)
County of Delaware) ss:

On this 19 day of December A.D. 2017, before me a Notary Public in and for said State, personally appeared Douglas Richard Devaney 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.

Mary Kay Starks
Notary Public in and for said State

NOTARIAL SEAL IOWA
MARY KAY STARKS
COMMISSION NUMBER 773649
MY COMMISSION EXPIRES
June 29, 2018

HANSON LAW OFFICE

Attorneys at Law
401 E Main Street
Manchester, Iowa 52057

THOMAS J. HANSON
JANE E. HANSON

Phone: (563) 927-5920
Fax: (563) 927-4841

December 4, 2017

Dean & Jacqueline Sherman
c/o F & M Iowa Realty
108 S. Franklin Street
Manchester, Iowa 52057

Dear Mr. and Mrs. Sherman:

At your request I have examined Abstract of Title to real estate located in Manchester, Delaware County, Iowa, and legally described as follows:

> That part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as commencing at the Northeast corner of said Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), and running thence South to the center of Bailey's Ford and Manchester road as now travelled, thence running North 53° West eight (8) chains and eighty (80) links along the center of said road to the East line of Lot Two (2) of the Subdivision of the East three-fourths of the South one-half (S ½) of said Section Thirty Two (32), thence North 9° East along the East line of said Lot Two (2) five (5) chains and twenty eight (28) links to the North line of said Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), thence East along the quarter section line to the point of beginning, also known as Lot One (1) of the Subdivision of the East three fourths (E ¾) of the South one-half (S ½) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., lying East of the Railroad Right-of-Way, according to plat recorded in Book A Plats, Page 5.

As disclosed by an Abstract of Title commencing on September 27, 1906, and last certified by the Delaware County Abstract Company, Inc., on November 27, 2017 at 8:00 o'clock A.M., containing Entries 1 through 122, inclusive.

TITLE

I find marketable title in fee simple and free from material objections, except as hereinafter mentioned to be in Doug DeVaney aka Doug Devaney Douglas Richard Devaney, grantee in a Quit Claim Deed dated July 20, 2011 and filed August 5, 2011 in Book 2011, Page 2461 of the

records of the Delaware County Recorder and shown in Entry 114 of the abstract and grantee in a Warranty Deed dated August 28, 2003 and filed November 14, 2003 in Book 2003, Page 5394 of the records of the Delaware County Recorder and shown at Entry 109 of the abstract subject to the following:

EXCEPTIONS

1. It appears that the first portion of the abstract is missing, it should be forwarded to the undersigned for examination, or the abstract should be recertified as a 40-year abstract.

2. Entry 73 shows an Easement to the City of Manchester, Iowa, filed December 2, 1959 in Book J Misc., Page 74 of the records of the Delaware County Recorder. Said easement provides for a permanent easement 20 feet wide for the purpose of constructing, reconstructing and maintaining a sanitary sewer. This is mentioned for your information.

3. Entry 89 shows a Water Main Easement to City of Manchester, Iowa filed May 26, 1988 in Book Z, Misc., Page 162 of the records of the Delaware County Recorder. Said easement provides for a permanent easement 15.0 feet in width. A copy of said easement is attached hereto for your information.

4. Entries 103 and 119 show that the above-described real estate is subject to the provision of the Zoning Ordinance for the City of Manchester, Iowa. The zoning district and restrictions affecting the real estate described above may be determined by viewing the records at the office of the City of Manchester, Iowa.

5. Entry 115 shows a Mortgage to Farmers & Merchants Savings Bank dated September 23, 2011 and filed October 17, 2011 in Book 2011, Page 3317 of the records of the Delaware County Recorder. This mortgage must be paid in full and released of record prior to or at the time of closing.

6. Entry 118 shows a Revolving Credit Mortgage to Dupaco Community Credit Union dated March 8, 2017 and filed March 10, 2017 in Book 2017, Page 708 of the records of the Delaware County Recorder. This mortgage must be paid in full and release of record prior to or at the time of closing.

7. Entry 121 shows that the real estate taxes for the 2016-2017 fiscal year as one half paid with a balance of $863.00. These taxes must be paid in full prior to or at the time of closing. In addition, the taxes for the current fiscal year must be prorated to the date of possession with the Seller paying you at closing said prorated amount.

8. Entry 121 also states that 10 year or multi-year special assessments are not disclosed in the abstract of title. Prior to closing the records at the Delaware County Treasurer's Office must be examined to determine if there are any unpaid special assessments. If there are it would be the obligation of the Seller to pay said special assessment prior to or at the time of closing.

9. The titleholder of record and spouse, if any, is to execute and deliver for recording a Trustee Warranty Deed conveying all of his right, title and interest in and to the subject property to you upon payment of the full purchase price herein.

CAUTION

See attached Caution Statement, which is made part of this Title Opinion. This Title Opinion includes matters of record shown in the abstract 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, 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 certification by the participating abstractor.

Respectfully submitted,

Jane E. Hanson
Title Guaranty Membership No. 10586

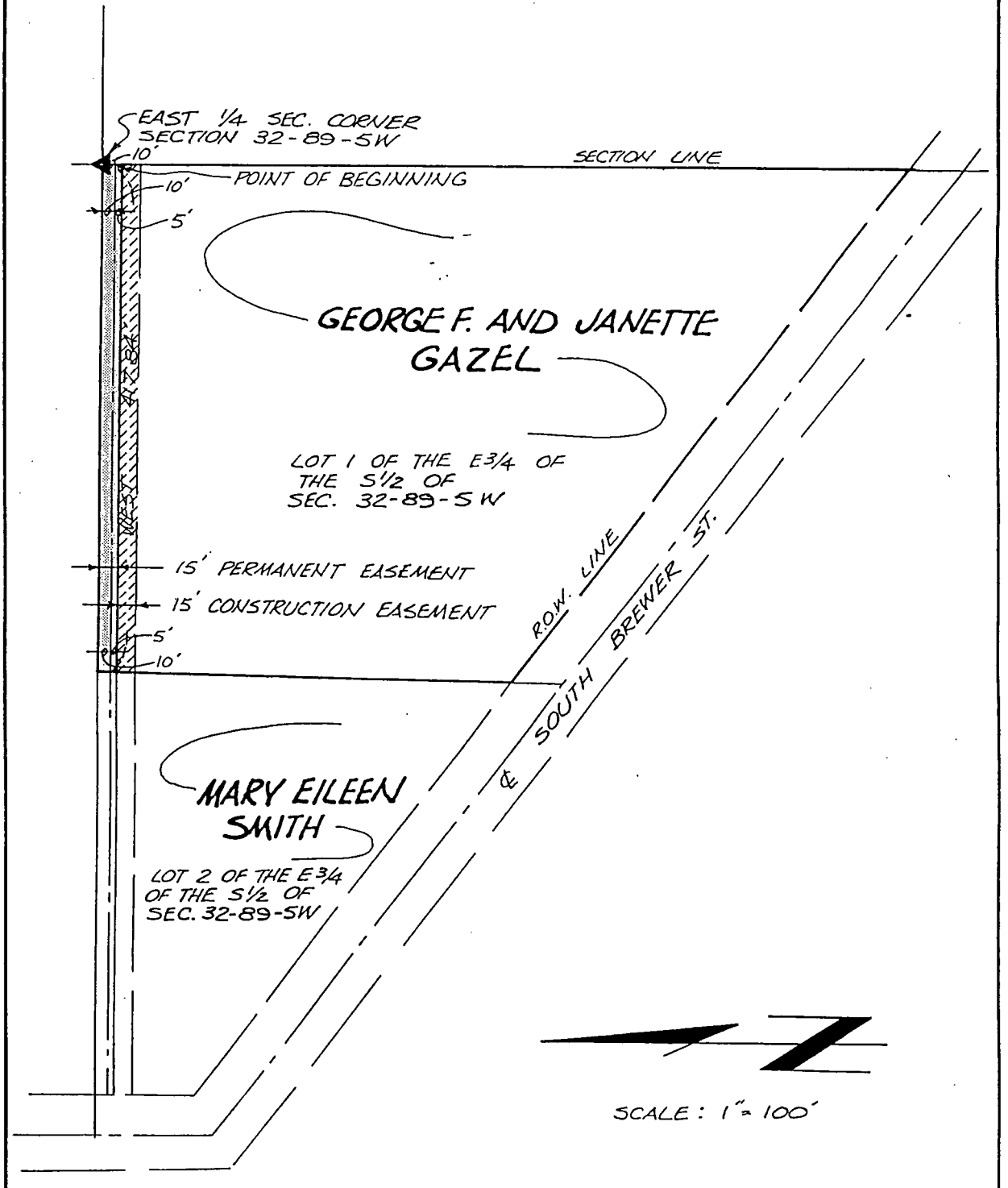
Enclosures

ATTACHMENT TO TITLE OPINION

CAUTIONS: An abstract of title is a multipage document typically prepared by a commercial abstracting firm. It consists of numbered entries containing information abstracted from the public records on file in the county courthouse that affect the title to the real estate described in the abstract of title. However, these public records do not necessarily disclose all rights in, claims against or restrictions upon the real estate. Therefore, you should make a careful inspection of the real estate and make diligent inquiry to satisfy yourself as to the following additional matters:

1. **The rights of any person in actual possession of the real estate, such as a tenant in possession under a lease agreement.**
2. **The rights, under the Iowa Mechanic's Lien Law, of persons who have furnished labor or materials in the past 90 days for improvements to the real estate. Claims for labor and improvements made within that period could become liens without appearing on the abstract, and you should satisfy yourself that all such bills or claims have been paid.**
3. **The rights of creditors under the Iowa Uniform Commercial Code to a security interest in improvements to the real estate in the form of fixtures, such as a furnace or water heater, which have been installed so recently as to allow the creditor to file notice of such rights after the period of time covered by the abstract.**
4. **Unpaid charges for public utility services furnished to the real estate which may become a claim against the real estate.**
5. **The existence of any security interest in growing farm crops disclosed by financing statements filed in the office of the Iowa Secretary of State.**
6. **The existence of any easement over the real estate which is apparent from physical evidence of its use or the actual location of the boundary lines of the real estate.**
7. **Any encroachment upon the real estate from adjacent real estate by way of third party use or by building overlapping the boundary lines and any other facts that may be disclosed by a survey. The abstractor cannot certify in regards to physical boundaries of real estate, including a showing of the streets and alleys, fence lines, ditches, tile drains, easements not of record, and locations of improvements which may be situated thereon. Unless stated so in the title opinion, no survey of the property under examination has been furnished.**
8. **Availability of reasonable and convenient access to the real estate from an existing public right of way.**
9. **Any law, ordinance or governmental regulation (including, but not limited, to, zoning, subdivision and rental housing ordinances) restricting, regulating or prohibiting the occupancy, use or enjoyment of the real estate, or regulating the character, dimensions or location of any improvement now or hereafter erected on the real estate, or prohibiting a separation in ownership or a reduction in the dimensions or area of the real estate. For such information, you should consult the local building and zoning officials having jurisdiction.**
10. **The legal competency (as affected by age or mental disability) of each individual title holder executing a deed, mortgage or other instrument affecting the real estate; the authority of each person executing a deed, mortgage or other instrument affecting the real estate in a representative or fiduciary capacity; and the authenticity of all signatures appearing on such instruments.**
11. **Any bankruptcy proceedings affecting the premises not disclosed on this abstract of title.**
12. **Any other matter affecting the real estate which may have been filed as a part of the public records in the county courthouse after the period of time covered by this title opinion.**
13. **The abstract does not disclose the existence of hazardous substances, pollutants, contaminants, hazardous wastes, underground storage tanks, drainage wells, active or abandoned water wells, and other environmentally regulated activities. You are cautioned that federal, state and local legislation may, in the event that there are environmental and/or public health violations, permit injunctive relief and require removal and remedial actions or other "clean up". The cost of such "clean up" may become a lien against the real estate, and you may have personal liability even though you may not have disposed of any hazardous substances, pollutants, contaminants, or hazardous wastes on the real estate or used any underground storage tanks or wells.**
14. **You are also cautioned that the abstract does not make showing of the presence of radioactive elements such as "radon" on the property. Radon, which is present to some extent virtually everywhere, may present a health threat if found in concentration levels deemed high and may require remedial measures. You may desire to make independent inquiry, including specialized testing before closing herein.**
15. **If a private sewage disposal system serves the property the seller must comply with the Transfer Inspection Law regarding private sewage disposal systems. The requirements are set forth in the Groundwater Hazard Statement that you will receive as part of this transaction.**
16. **You should determine if this property or any portion thereof is within a flood plain or floodway. You should also determine if any classification of this property would require you to obtain flood insurance.**
17. **If this transaction involves the sale residential property which requires a Residential Property Disclosure Statement under Iowa Code Chapter 558A, you should receive such disclosure statement prior to the completion of this transaction.**

EXHIBIT A
WATER MAIN EASEMENT
GEORGE F. AND JANETTE GEZEL



CERTIFICATE OF TREASURER

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

Pam Klein, County Treasurer — Date: Jan 23, 2018

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 ***DEVANEY SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 23rd day of January, 2018, before me Donna M. Kunde 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.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-18

Notary Public

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Dupaco Community Credit Union 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.

Dupaco Community Credit Union

Pat Slattery

By: V. P _____, _____

_____

By: _____, _____

State of IOWA)
)
County of Delaware) Ss:

On this 25 day of January, 2018, before me, the undersigned, a Notary Public in and for the State of IOWA, personally appeared Pat Slattery and N/A to me personally known, who being duly sworn, did say that they are the V. P Compliance and N/A respectively, of the Dupaco community C.U. 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) N/A; that said instrument was signed (and sealed) on behalf of the the Dupaco Community Credit Union by authority of its Board of Directors; and that Pat Slattery and _____ as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Dupaco Community Credit Union, by it and by them voluntarily executed.

Amy Gleason
Notary Public in and for said County

AMY GLEASON
Commission Number 771006
My Comm. Exp. 12/28/20

PLANNING & ZONING COMMISSION RESOLUTION
PRELIMINARY PLAT DEVANEY SUBDIVISION

WHEREAS, the Preliminary Plat of ***DEVANEY SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 12/1/17, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning and 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 cities or within a two mile radius of the City;

WHEREAS, the Preliminary 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 is recommending to the Council that they accept the Preliminary Plat of ***DEVANEY SUBDIVISION***, 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. South Brewer Street is to be dedicated to the City of Manchester for city street use.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said ***DEVANEY SUBDIVISION***, 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 Chairperson and Recording Secretary are hereby directed to certify this approval and affix the same to said Preliminary plat as by law provided.

Passed this 13th day of December, A.D., 2017.-

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

David Smith, Chairperson

Laura Thomas

Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 13th day of December, 2017, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith 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, and that David Smith 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.

Julie A Schmitz

Notary Public

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

PLANNING & ZONING COMMISSION RESOLUTION
FINAL PLAT DEVANEY SUBDIVISION

WHEREAS, the Final Plat of ***DEVANEY SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 12/1/17, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning and 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 cities or within a two mile radius of the City;

WHEREAS, the Final 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 is recommending to the Council that they accept the Final Plat of ***DEVANEY SUBDIVISION***, 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. South Brewer Street is to be dedicated to the City of Manchester for city street use.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said ***DEVANEY SUBDIVISION***, 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 Chairperson and Recording Secretary are hereby directed to certify this approval and affix the same to said Final Plat as by law provided.

Passed this 13th day of December, A.D., 2017.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

David Smith, Chairperson

Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 13th day of December, 2017, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith 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, and that David Smith 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.

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

Notary Public

R-009-2018 Resolution Approving Preliminary Plat (Devaney Subdivision)

WHEREAS, the Preliminary Plat of ***DEVANEY SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 12/1/17, 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;

WHEREAS, the Preliminary 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 Preliminary Plat of ***DEVANEY SUBDIVISION***, 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. South Brewer Street is to be dedicated to the City of Manchester for city street use.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***DEVANEY SUBDIVISION***, 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 8th day of January, A.D., 2018.

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 9th day of January, 2018, 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-009-2018 adopted by the City Council on the 8th day of January, 2018, 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

R-010-2018 Resolution Approving Final Plat (Devaney Subdivision)

WHEREAS, the Final Plat of ***DEVANEY SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated _____ 12/1/17, 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;

WHEREAS, the Final 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 Final Plat of ***DEVANEY SUBDIVISION***, 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. South Brewer Street is to be dedicated to the City of Manchester for city street use.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***DEVANEY SUBDIVISION***, 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 8th day of January, A.D., 2018.

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 9th day of January, 2018, 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-010-2018 adopted by the City Council on the 8th day of January, 2018, 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