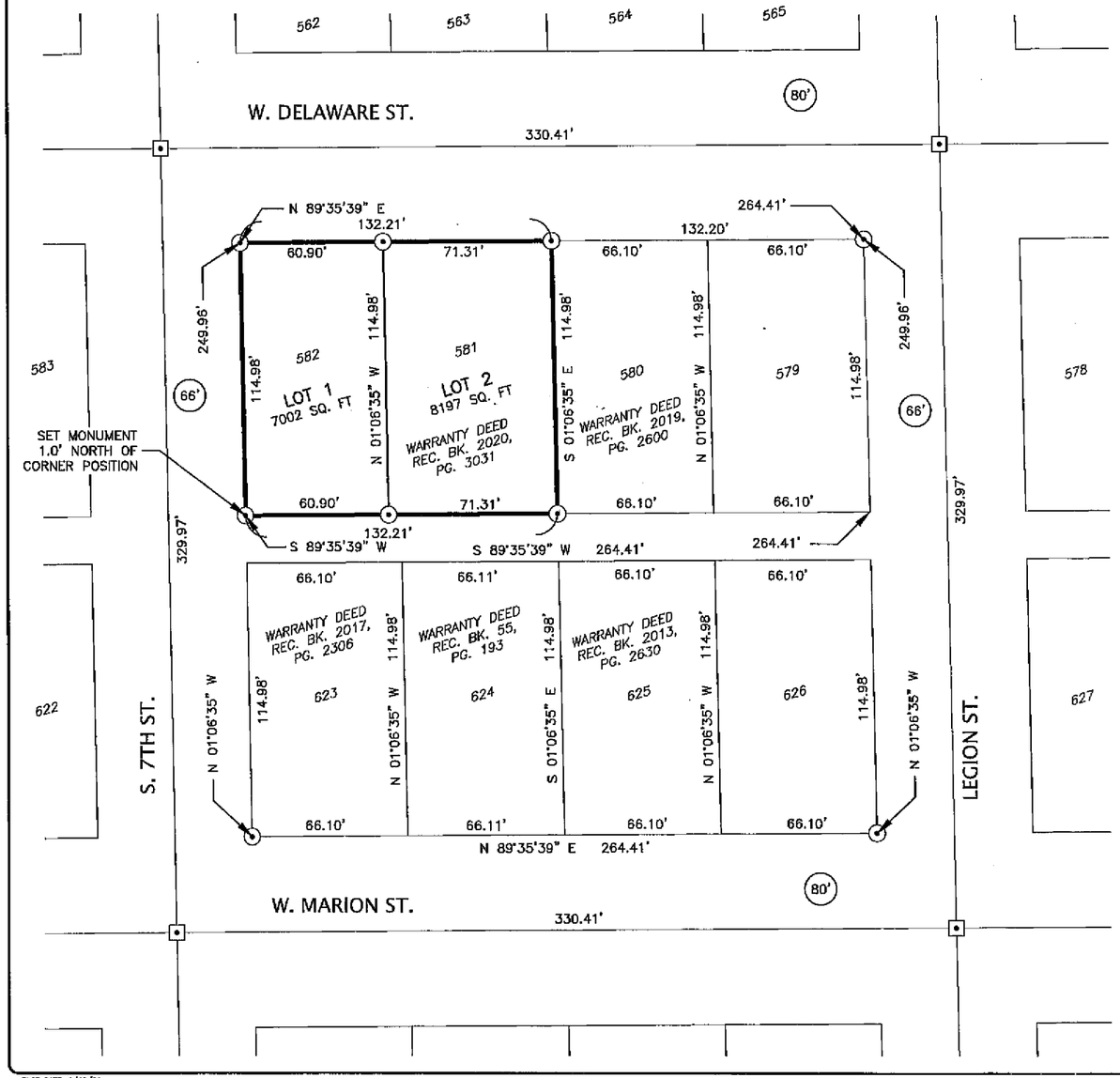
PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN ST., SUITE 301, MANCHESTER, IA 52057 – PH: (563)927-2060

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 32-T89N-R5W
QUARTER SECTION: NW1/4
CITY: MANCHESTER
SUBDIVISION: M3J SUBDIVISION
BLOCK: N/A
LOT(S): 1-2
PROPRIETOR: JOHN C. GEORGEN JR., STEPHANIE A. GEORGEN
REQUESTED BY: JOHN C. GEORGEN JR.

FINAL PLAT
M3J SUBDIVISION
A SUBDIVISION OF LOTS 581 AND 582 IN THE ORIGINAL TOWN OF MANCHESTER, IN THE NW1/4 OF SECTION 32-T89N-R5W CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

Recorded: 2/1/2021 at 8:54:11.0 AM
County Recording Fee: $47.00
Iowa E-Filing Fee: $3.88
Combined Fee: $50.88
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 417

Filed Delaware County Auditor 2/1/2021
Filed Delaware County Assessor 2/1/2021



LEGAL DESCRIPTION

M3J SUBDIDIVISION, A SUBDIVISION OF LOTS 581 AND 582 IN THE ORIGINAL TOWN OF MANCHESTER, IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 582 IN THE ORIGINAL TOWN OF MANCHESTER AS RECORDED IN LAND DEED BOOK 1, PAGE 284, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE **NORTH 89°35'39" EAST (ASSUMED BEARING), 132.21 FEET** ALONG THE NORTH LINE OF LOTS 582 AND 581 TO THE EAST LINE OF LOT 581;

THENCE **SOUTH 01°06'35" EAST, 114.98 FEET** ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 581;

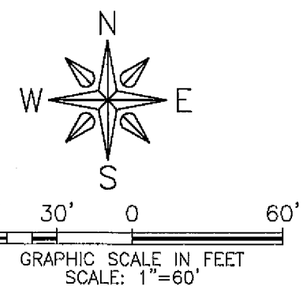
THENCE **SOUTH 89°35'39" WEST, 132.21 FEET** ALONG THE SOUTH LINE OF LOTS 581 AND 582 TO THE WEST LINE OF LOT 582;

THENCE **NORTH 01°06'35" WEST, 114.98 FEET** ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

CONTAINING **0.349 ACRES**, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE IS HEREBY MADE TO THE ORIGINAL SURVEY OF MANCHESTER, RECORDED APRIL 8, 1858, IN BOOK I, PAGE 284-285; A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED JULY 29, 2005, IN BOOK 2005, PAGE 2611; TO A SURVEY AND PLAT MADE BY RANDALL L. RATTENBORG, RECORDED OCTOBER 1, 2010, IN BOOK 2010, PAGE 2999; TO A SURVEY AND PLAT MADE BY MICHAEL CRAPNELL, RECORDED JANUARY 24, 2001, IN BOOK 2001, PAGE 273; TO A PLAT AND SURVEY MADE BY ROGER R. MOHN, RECORDED APRIL 5, 1990, IN BOOK 6, PAGE 75; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

NOTE:
LOTS ARE RECORDED AS 115' X 66'
ALLEYS ARE RECORDED AS 20' WIDE



LEGEND

⊕	SECTION CORNER AS DESCRIBED
●	FOUND 1/2"ø REBAR W/OPC #8419
■	FOUND AS DESCRIBED
★	FOUND 1/2"ø REBAR W/OPC #17939
✡	FOUND 1/2"ø REBAR W/OPC #10165
⊙	SET 1/2"ø REBAR W/RPC # 24627
⊡	CALCULATE POSITION
———	SURVEY BOUNDARY
— — —	SECTION LINE
———	EXISTING PROPERTY LINE
———	PROPOSED PROPERTY LINE
(60')	RIGHT-OF-WAY WIDTH
(R)	PREVIOUSLY RECORDED AS
OPC	ORANGE PLASTIC CAP
RPC	RED PLASTIC CAP

PROFESSIONAL LAND SURVEYOR
ADAM J. RECKER
24627
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.

Adam J. Recker 1-5-2021
Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2021.
Sheets covered by this seal: SHEETS 1 THROUGH 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2021 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\C3D\20\20-828\20-828 LEGAL.dwg

FLD BK: DEL. CO. DELAWARE TWP. NO.1 PG: 64-65

SURVEY WAS COMPLETED ON: NOVEMBER 23, 2020

JOB NUMBER: 20-828

SHEET NUMBER: 1 of 2

PLOT DATE: 1/19/21

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN ST., SUITE 301, MANCHESTER, IA 52057 – PH: (563)927-2060

FINAL PLAT
M3J SUBDIVISION
A SUBDIVISION OF LOTS 581 AND 582
IN THE ORIGINAL TOWN OF MANCHESTER,
IN THE NW1/4 OF SECTION 32-T89N-R5W
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



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IOWA
WISCONSIN

G:\C3D\20\20-828\20-828 LEGAL.dwg

FLD BK: DEL. CO. DELAWARE TWP. NO.1 PG: 64-65

SURVEY WAS COMPLETED ON: NOVEMBER 23, 2020

JOB NUMBER: 20-828

SHEET NUMBER: 2 of 2

PLOT DATE: 1/19/21

OWNER'S ACKNOWLEDGMENT

We John C. Georgen, Jr. and Stephanie A. Georgen of Delaware County, State of Iowa, do herby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

John C. Georgen, Jr.

Stephanie A. Georgen

State of Iowa)
) SS
Delaware County)

On this 28th day of January, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John C. Georgen, Jr. and Stephanie A. Georgen, 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.

Adam J. Recker

Notary Public in and for the State of Iowa
My commission expires 3-3-2021

NOTARIAL SEAL IOWA
ADAM JOHN RECKER
Commission Number 788821
My Commission Expires
March 3, 2021

PLANNING & ZONING RESOLUTION
APPROVING PRELIMINARY AND FINAL PLAT M3J SUBDIVISION

WHEREAS, the preliminary and final plat of ***M3J Subdivision, City of Manchester, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Adam J. Recker, dated January 5, 2021, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); and street standards (Section 170.17); and

WHEREAS, preliminary and final plat of ***M3J Subdivision, City of Manchester, Delaware County, Iowa,*** should be approved with the following variances, declaration and conditions;

1) The area within this subdivision is currently zoned R-4 .
2) A variance from the requirement in preliminary platting for contours.

NOW, THEREFORE, BE IT RESOLVED, by this Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said ***M3J Subdivision, City of Manchester, Delaware County, Iowa,*** 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 the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the 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 January A.D., 2021.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Scott Wegmann, Vice Chairperson

By _____
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 22 day of January, 2021, before me, Lucas Imsland, a Notary Public in and for the State of Iowa, personally appeared Scott Wegmann and ~~Laura 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, 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 January, 2021, and that Scott Wegmann 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.

_____
Notary Public

LUCAS D IMSLAND
Commission Number 821173
My Commission Expires
1/12/22

By _____
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 22nd day of January, 2021, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared Laura Thomas , to me personally known, and who, being by me duly sworn, did say that she is the 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 January, 2021, and that Laura Thomas acknowledges the execution of the instrument to be her voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

JULIE A SCHMITZ
Commission Number 224151
My Commission Expires
October 12, 2023

_____
Notary Public

R-005-2021
RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT
M3J SUBDIVISION

WHEREAS, the Preliminary and Final plat of ***M3J Subdivision, City of Manchester, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Adam J. Recker, dated January 5, 2021, 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; and

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; and

WHEREAS, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); and street standards (Section 170.17); 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 Preliminary and Final plat of ***M3J Subdivision, City of Manchester, Delaware County, Iowa,*** as presented with the following decelerations and conditions;

1) The area within this subdivision is currently zoned R-4 .
2) A variance from the requirement in preliminary platting for contours.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***M3J 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 25th day of January, 2021.

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 27th day of January, 2021, 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-005-2021 adopted by the City Council on the 25th day of January, 2021, 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, 2023

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 ***M3J Subdivision, City of Manchester, Delaware County, Iowa***, a subdivision in Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL IOWA

Carla Becker, Delaware County Auditor

1/28/2021
Date

State of Iowa)
) SS
Delaware County)

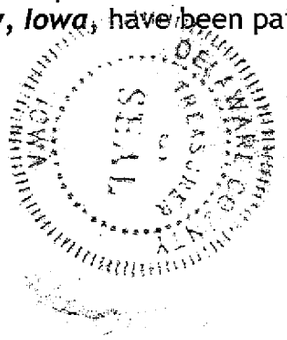
On this 28th day of January, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Carla Becker, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

Peggy A. Hildebrand
Notary Public in and for the State of **Iowa**
My commission expires 12-26-2021

NOTARIAL SEAL IOWA
PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
December 26, 2021

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***M3J 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.



Pam Klein

Pam Klein, Delaware County Treasurer

June 28, 2021

Date

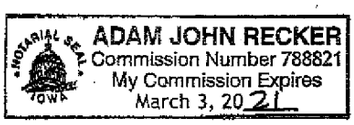
State of Iowa)
) SS
Delaware County)

On this 28 day of 2021, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Pam Klein, 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.

Adam J. Recker

Notary Public in and for the State of Iowa

My commission expires 3-3-2021



ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in the City of Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***M3J Subdivision, City of Manchester, Delaware County, Iowa,*** on premises more specifically described in the Surveyor's Certificate of Adam J. Recker, dated January 5, 2021.

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 5th day of January, A.D. 2021, at the hour of eight 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 names of John C. Georgen, Jr. and Stephanie A. Georgen, husband and wife subject to:

1. A mortgage in favor of Community Savings Bank dated August 28, 2020, filed September 4, 2020 in Book 2020, Page 3032.

Dated at Manchester, Iowa this 11th day of January 2021.

Steven E. Carr
Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

Community Savings Bank, Edgewood 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.

Lucas S. Brady
Regional Vice President

State of Iowa)
) SS
Delaware County)

On this 6 day of January, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Lukе Brady to me known, who, being by me duly sworn, did say that he/she is the Regional VP of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Lukе Brady acknowledged the execution of the instrument to be a voluntary act and deed of the corporation.

Notary Public in and for the State of Iowa
My commission expires 1-15-22

NOTARIAL SEAL IOWA
DYLAN FOSTER
COMMISSION NO. 814662
MY COMMISSION EXPIRES
1-15-22