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

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 28-T89N-R5W
QUARTER SECTION: PARTS OF NE1/4-NW1/4 & NW1/4-NE1/4
CITY: MANCHESTER
SUBDIVISION: MEADOW PARK FOURTH SUBDIVISION
BLOCK: N/A
LOT(S): 1-14
PROPRIETOR: JEROME A. & ROSE A. KROGMANN REVOCABLE TRUST
REQUESTED BY: KROGMANN CONSTRUCTION (AL KROGMANN)

FILED
Delaware Co. Assessor
MAR 16 2022

FILED
Delaware Co. Auditor
MAR 16 2022

FINAL PLAT
MEADOW PARK FOURTH SUBDIVISION
A SUBDIVISION IN PART OF THE NE1/4-NW1/4 AND IN PART OF THE NW1/4-NE1/4, SEC. 28, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

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Document 2022 873 Type 06 002 Pages 8
Date 3/16/2022 Time 3:48:41PM
Rec Amt $42.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

LEGAL DESCRIPTION

MEADOW PARK FOURTH SUBDIVISION, A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF MEADOW PARK THIRD SUBDIVISION, RECORDED IN BOOK 2004, PAGE 1912, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE **SOUTH 89°54'23" WEST (ASSUMED BEARING), 580.15 FEET** ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE NORTHWESTERLY CORNER OF LOT 12 OF SAID SUBDIVISION;

THENCE **NORTH 81°35'15" WEST, 134.92 FEET** ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE NORTHWESTERLY CORNER OF LOT 13 OF SAID SUBDIVISION;

THENCE **SOUTH 02°55'17" WEST, 118.40 FEET** ALONG THE WEST LINE OF LOT 13 OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT;

THENCE **NORTH 81°39'40" WEST, 66.25 FEET** ALONG NORTH RIGHT-OF-WAY LINE OF ROSEWOOD DRIVE AND NORTH LINE OF SAID SUBDIVISION;

THENCE **NORTH 02°48'35" EAST, 39.54 FEET** ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND NORTHERLY LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS RECORDED IN BOOK 110, PAGE 167, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE **NORTH 03°03'32" EAST, 280.12 FEET** ALONG THE EAST LINE OF SAID PARCEL OF LAND TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE **SOUTH 87°25'53" WEST, 186.83 FEET** ALONG THE NORTH LINE OF SAID PARCEL OF LAND TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE **NORTH 00°10'21" EAST, 193.45 FEET;**

THENCE **NORTH 89°54'24" EAST, 953.77 FEET;**

THENCE **SOUTH 00°05'00" EAST, 416.00 FEET** TO THE POINT OF BEGINNING;

CONTAINING **8.288 ACRES,** SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND

⊕	SECTION CORNER AS DESCRIBED
●	FOUND 1/2"ø REBAR W/AC #5227
■	FOUND 1/2"ø REBAR W/OPC #8419
⊙	SET 1/2"ø REBAR W/RPC #24627
———	SURVEY BOUNDARY
——— ———	1/4 SECTION LINE
———	PROPOSED PROPERTY LINE
———	EXISTING PROPERTY LINE
— — —	PROPOSED EASEMENT
(66')	RIGHT-OF-WAY WIDTH
(R)	PREVIOUSLY RECORDED AS
OPC	ORANGE PLASTIC CAP
RPC	RED PLASTIC CAP
U.E.	UTILITY EASEMENT

NOTES:

1. UTILITY EASEMENTS INCLUDE GAS, ELECTRIC, TELEPHONE, AND FIBER OPTIC.

2. ALL LOTS INCLUDE A PERIMETER UTILITY EASEMENT OF 5-FOOT OR 10-FOOT AS SHOWN ON THE PLAT.

3. ALL EASEMENTS AND PUBLIC STREET RIGHT-OF-WAY (LOT A) SHALL BE DEDICATED TO THE CITY OF MANCHESTER.

4. ALL LOTS SHALL BE REQUIRED TO CONSTRUCT 5-FOOT WIDE SIDEWALK ALONG THE PROPERTY FRONTAGE PER CITY CODE. A WAIVER SHALL BE PROVIDED FOR THE WEST SIDE OF JERRY LANE FROM ROSEWOOD DRIVE TO LOT 13. SAID EXCEPTION MAY BE REVOKED WHEN/IF DEVELOPMENT OCCURS ON THE ADJACENT PROPERTY.

5. INGRESS/EGRESS EASEMENT SHOWN ACROSS THE 30-FOOT OF LOT 13 IS RETAINED BY THE JEROME A. KROGMANN AND ROSE A. KROGMANN REVOCABLE TRUST AND TO IT'S HEIRS AND ASSIGNS. SEE DEDICATION DOCUMENT FOR MORE DETAIL.

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 — 1-31-2022
Adam J. Recker, P.L.S. — Date
License Number: 24627
My license renewal date is December 31, 2023.
Sheets covered by this seal: SHEETS 1 THROUGH 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2022 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\C3D\21\21-350 MP4\21-350 Survey.dwg

FLD BK: DEL. CO. DELAWARE TWP1
PG: 68-69
SURVEY WAS COMPLETED ON:
MONUMENTS TO BE SET WITHIN 1 YEAR OF RECORDING

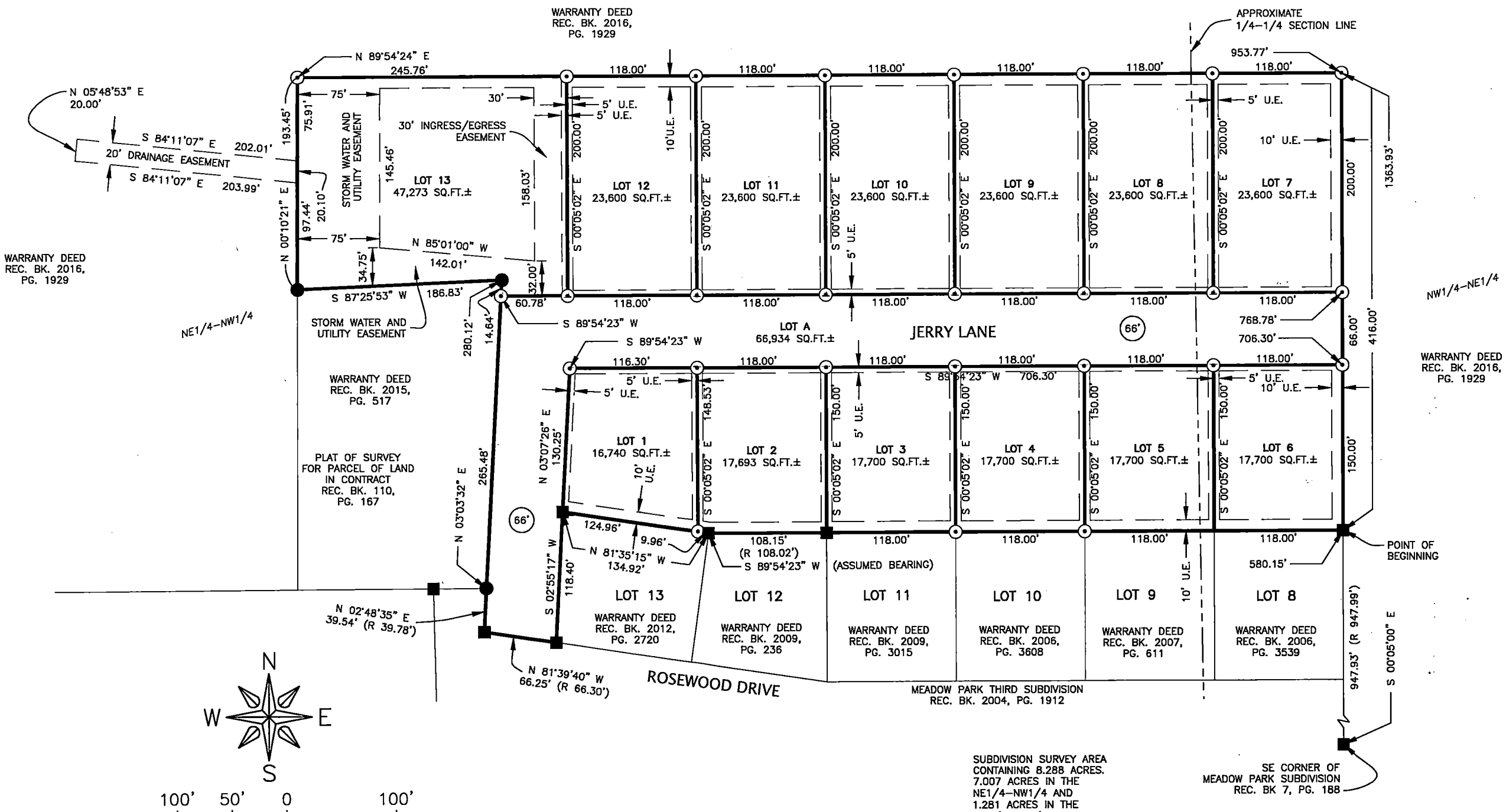
JOB NUMBER: 21-350

SHEET NUMBER: 1 of 2

PLOT DATE: 2/4/22

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

FINAL PLAT
MEADOW PARK FOURTH SUBDIVISION
A SUBDIVISION IN PART OF THE NE1/4-NW1/4 AND IN PART OF THE NW1/4-NE1/4, SEC. 28, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SUBDIVISION SURVEY AREA CONTAINING 8.288 ACRES. 7.007 ACRES IN THE NE1/4–NW1/4 AND 1.281 ACRES IN THE NW1/4–NE1/4.

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

G:\C3D\21\21-350 MP4\21-350 Survey.dwg

FLD BK: DEL. CO. DELAWARE TWP1 PG: 68–69
SURVEY WAS COMPLETED ON:
MONUMENTS TO BE SET WITHIN 1 YEAR OF RECORDING

JOB NUMBER: 21–350

SHEET NUMBER: 2 of 2

PLOT DATE: 2/4/22

OWNER'S ACKNOWLEDGMENT

We, Jerome A. Krogmann and Rose Ann Krogmann, Co-Trustees, of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust, do hereby acknowledge and approve the above Description and attached Final Plat.

Jerome A. Krogmann, Co-Trustee

Rose Ann Krogmann, Co-Trustee

State of Iowa)
) SS
County of Delaware)

On this 8TH day of MARCH, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jerome A. Krogmann & Rose Ann Krogmann, Co-Trustees, of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that the persons, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

NOTARIAL SEAL IOWA
ADAM JOHN RECKER
Commission Number 788821
My Commission Expires
March 3, 2024

Notary Public

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 ***Meadow Park Fourth Subdivision, City of Manchester, Delaware County, Iowa.*** The road right-of-way along Jerry Lane, as shown as Lot A on the above Final Plat, is hereby dedicated to public use forever for street purposes. All public easements 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. An ingress/egress easement, as shown across the east 30' of Lot 13 is retained by the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust and to its heirs and assigns.

IN WITNESS WHEREOF, we have set our hands this 8TH day of MARCH 2022.

Jerome A. Krogmann, Co-Trustee

Rose Ann Krogmann, Co-Trustee

State of Iowa)
) SS
County of Delaware)

On this 8TH day of MARCH, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jerome A. Krogmann & Rose Ann Krogmann, Co-Trustees, of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that the persons, as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

NOTARIAL SEAL IOWA
ADAM JOHN RECKER
Commission Number 788821
My Commission Expires
March 3, 2024

Notary Public

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Meadow Park Fourth 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'S SEAL IOWA

Pam Klein

Pam Klein, Delaware County Treasurer

March 16, 2022

Date

State of Iowa)
) SS
County of Delaware)

On this 16TH day of MARCH, 2022, 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.

NOTARIAL SEAL IOWA
JENNIFER F. ESCHEN
Commission Number 792727
My Commission Expires
10/19/24

Jennifer F Eschen

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

My commission expires 10/19/24

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 ***Meadow Park Fourth Subdivision, City of Manchester, Delaware County, Iowa,*** a subdivision in Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL IOWA

Carla K. Becker

Carla Becker, Delaware County Auditor

3/4/2022

Date

State of Iowa)
) SS
County of Delaware)

On this 4th day of March, 2022, 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.

NOTARIAL SEAL IOWA
PEGGY A. HILDEBRAND
Commission Number 707482
MY COMMISSION EXPIRES
DECEMBER 26, 2023

Peggy A. Hildebrand

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

My commission expires 12-26-2023

RESOLUTION NO R-024-2022
RESOLUTION APPROVING FINAL PLAT MEADOW PARK FOURTH SUBDIVISION

WHEREAS, the final plat of **Meadow Park Fourth Subdivision, *City of Manchester, Delaware County, Iowa,*** affecting premises more specifically described in the proposed final plat, 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 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); 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 **Meadow Park Fourth Subdivision, City of Manchester, Delaware County, *Iowa,*** as presented with the following decelerations and conditions;

1) The Manchester Planning and Zoning Commission has recommended to the City Council that they accept the dedication of Lot A and all public easements as shown on the plat.
2) The Manchester Planning and Zoning Commission has recommended to the City Council that they accept public infrastructure improvements.
3) Five foot wide sidewalks shall be constructed along the frontage of each lot in accordance with the City Code of Ordinances with an exception being granted to the area along the west side of Jerry Lane from Rosewood Drive north to Lot 13. Said exception may be revoked at a future date when/if development occurs on the adjacent property.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **Meadow Park Fourth 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 28th day of February, 2022.

Connie Behnken, Mayor

ATTEST:

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

STATE OF IOWA)
) SS
DELAWARE COUNTY)

On this 3rd day of March, 2022, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Connie Behnken 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-024-2022 adopted by the City Council on the 28 day of February 2022, and that Connie Behnken 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, Notary Public

NOTARIAL SEAL IOWA
LAURA K THOMAS
Commission Number 718135
My Commission Expires
August 26, 2023

PLANNING & ZONING RESOLUTION
APPROVING FINAL PLAT MEADOW PARK FOURTH SUBDIVISION

WHEREAS, the final plat of ***Meadow Park Fourth Subdivision, City of Manchester, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Adam J. Recker, dated January 31, 2022, 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, 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 subdivision plat provide for the dedication of Lot A as public right of way, streets, easements and other public uses as shown on the plat; and

WHEREAS, the Project Engineers for ***Meadow Park Fourth Subdivision, City of Manchester, Delaware County, Iowa,*** have duly filed a certificate in accordance with Section 384.58 of the Iowa Code showing that they have inspected the completed work for the project and that the same has been performed in compliance with the terms of the development agreement; and

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

1) The Manchester Planning and Zoning Commission has recommended to the City Council that they accept the dedication of Lot A and all public easements as shown on the plat.
2) The Manchester Planning and Zoning Commission has recommended to the City Council that they accept public infrastructure improvements.
3) Five-foot-wide sidewalks shall be constructed along the frontage of each lot in accordance with the City Code of Ordinances with an exception being granted to the area along the west side of Jerry Lane from Rosewood Drive north to Lot 13. Said exception may be revoked at a future date when/if development occurs on the adjacent property.

NOW, THEREFORE, BE IT RESOLVED, by this Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said ***Meadow Park Fourth 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 17 day of February A.D., 2022.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____ V.C.
Scott Wegmann, Vice Chairperson

By _____
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 17th day of February, 2022, before me, Julie A. Schmitz 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 17th day of March, 2022, 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

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

ROBERTS & EDDY, P.C.
ATTORNEYS AT LAW

Daryl E. Roberts *(Retired)*
Brian C. Eddy*
A.J. "Lans" Flickinger
Jeremy B. Hahn
Stephanie A. Sailer
Joseph Gray
*Also Licensed to Practice Law in the State of Minnesota

March 1, 2022

Jerome A. Krogmann and Rose A. Krogmann Revocable Trust dated July 18, 2016
Attn: Jerome A. Krogmann and Rose A. Krogmann, Co-Trustees
801 Stiles St.
Manchester, IA 52057

I, Stephanie A. Sailer, a practicing attorney at law in Independence, Iowa, have examined the abstract of title to the following described real estate, which is continued by the Delaware County Abstract Company, Inc. to the 14th day of February, 2022, at 8:00 AM, to wit:

See attached Exhibit "A"

I find fee simple title to the above-described property to be in **Jerome A. Krogmann and Rose A. Krogmann, as Co-Trustees of the Jerome A. Krogmann and Rose A. Krogmann Revocable Trust dated July 18, 2016, as it may be amended from time to time** and that the land is free from encumbrance.

Sincerely,
ROBERTS & EDDY, P.C.
Stephanie Sailer
Stephanie A. Sailer

EXHIBIT A

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except commencing at the Southeast corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence North eighty five (85) links, thence Northwesterly to a point one (l) chain forty five (45) links North of the Southwest corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence South to the Southwest corner of said Northeast Quarter (NE¼) of the Northeast Quarter (NE¼), thence East to the place of beginning; also the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Twenty One (21), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M.; also the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., except the South (1) chain fourteen (14) links of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), also except that part described as commencing nine hundred sixty three (963) feet South of the Northwest corner of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence East six hundred twenty eight (628) feet, thence South two hundred eighty seven (287) feet, thence West six hundred twenty eight (628) feet to the West line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence North to the point of beginning, also except commencing at the Southeast comer of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), thence North one (1) chain forty five (45) links, thence Westerly to a point one (1) chain fourteen (14) links North of the Southwest corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), thence South to the Southwest corner of said Northwest Quarter (NW¼) of the Northeast Quarter (NE¼), thence East to the point of beginning, also except that part of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) described as commencing at the Northwest corner of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and running thence South nine hundred sixty five and forty two hundredths (965.42) feet along the West line of said Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence South 89° 21' 10" East five hundred twenty and seventy six hundredths (520.76) feet along the North right of way of East Acers Street to the point of beginning, thence North 1° 07' 06" East two hundred seventy two and twenty five hundredths (272.25) feet, thence North 88° 22' 38" East one hundred eighty six and eighty three hundredths (186.83) feet, thence South 4° 00' 17" West two hundred eighty and twelve hundredths (280.12) feet, thence North 89° 21' 10" West one hundred seventy two and fifty one hundredths (172.51) feet to the point of beginning, and also except that part conveyed to the City of Manchester, Iowa, by Warranty Deed recorded in Book 134, L.D., Page 8, and also except Meadow Park Third Subdivision, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2004, Page 1912.