Recorder's Index	
County: Delaware	Requested by: Michael Loecke
Subdivision: Vera's First Addition	
Section: Section 9, Township 89 North, Range 5 West of the 5th P.M.	
Aliquot Part: The W3/4 of the W1/2 of the SE1/4, the E1/4 of the SW1/4, the NW1/4–NE1/4–SW1/4, the S1/2 of the SE1/4–NW1/4, and the S1/2 of the SW1/4–NE1/4	
Section: Section 16, Township 89 North, Range 5 West of the 5th P.M.	
Aliquot Part: Part of the NW1/4–NE1/4 and part of the NE1/4–NW1/4	
Proprietor(s): Victor H. Ross Family Trust 1/2 Int. Joyce K. Ross Revocable Trust 1/2 Int.	
Surveyor and Return To: Roger R. Mohn, Iowa P.E. & P.L.S. No. 10165	
Mohn Surveying, Inc. 1890 Great River Road, Lansing, Iowa 52151	
Telephone No.: (563) 538-4067	Email: mohnsurveying@gmail.com

FILED
Delaware Co. Assessor
FEB 21 2023

FILED
Delaware Co. Auditor
FEB 21 2023

Book 2023 Page 386

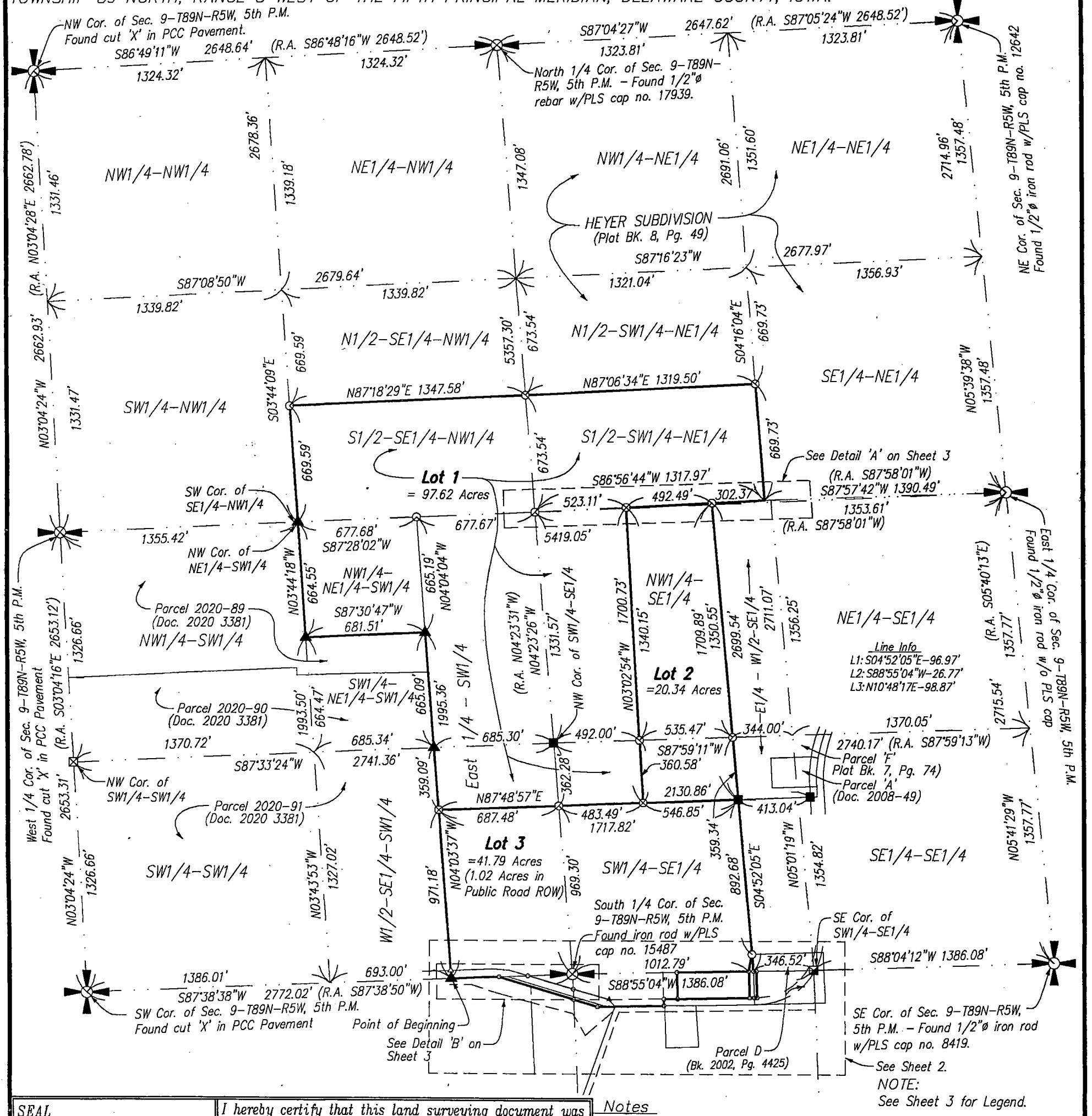
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Date 2/21/2023 Time 9:04:27AM
Rec Amt $52.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

• • MOHN SURVEYING, INC. • ROGER R. MOHN • 1890 GREAT RIVER ROAD • LANSING, IOWA 52151 • 563-538-4067 • •

SUBDIVISION PLAT OF VERA'S FIRST ADDITION

A SUBDIVISION OF THE WEST THREE–FOURTHS (W3/4) OF THE WEST ONE–HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4), THE EAST ONE–FOURTH (E1/4) OF THE SOUTHWEST QUARTER (SW1/4), THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NW1/4–NE1/4–SW1/4), THE SOUTH ONE–HALF (S1/2) OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4–NW1/4), AND THE SOUTH ONE–HALF (S1/2) OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4–NE1/4) OF SECTION 9; AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4–NE1/4) AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4–NW1/4) OF SECTION 16; ALL IN TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



SEAL	
LICENSED LAND SURVEYOR ★ IOWA ★ Roger R. Mohn 10165	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.
	Roger R. Mohn February 3, 2023
	Roger R. Mohn Date
	License Number 10165
	My license renewal date is December 31, 2024
	Pages or sheets covered by this seal: Sheet 1 of 5 through 5 of 5.

Notes

1. All easements of record may not be shown on this plat of survey.
2. Bearing are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Proprietors and Subdividers:
Victor H. Ross Family Trust 1/2 Int.
Joyce K. Ross Family Trust 1/2 Int.
8210 Aspen Dr.
West Des Moines, Ia. 50266

Surveyor:
Roger R. Mohn, Ia. PLS No. 10165
Mohn Surveying, Inc.
1890 Great River Road
Lansing, Ia. 52151
Tele.: (563) 538–4067
Email: mohnsurveying@gmail.com

Sheet No. 1 of 5
Surveyed: Jan., 2023 (397, 15–20)
Feb. 3, 2023 Drawn By: RRM, CWR
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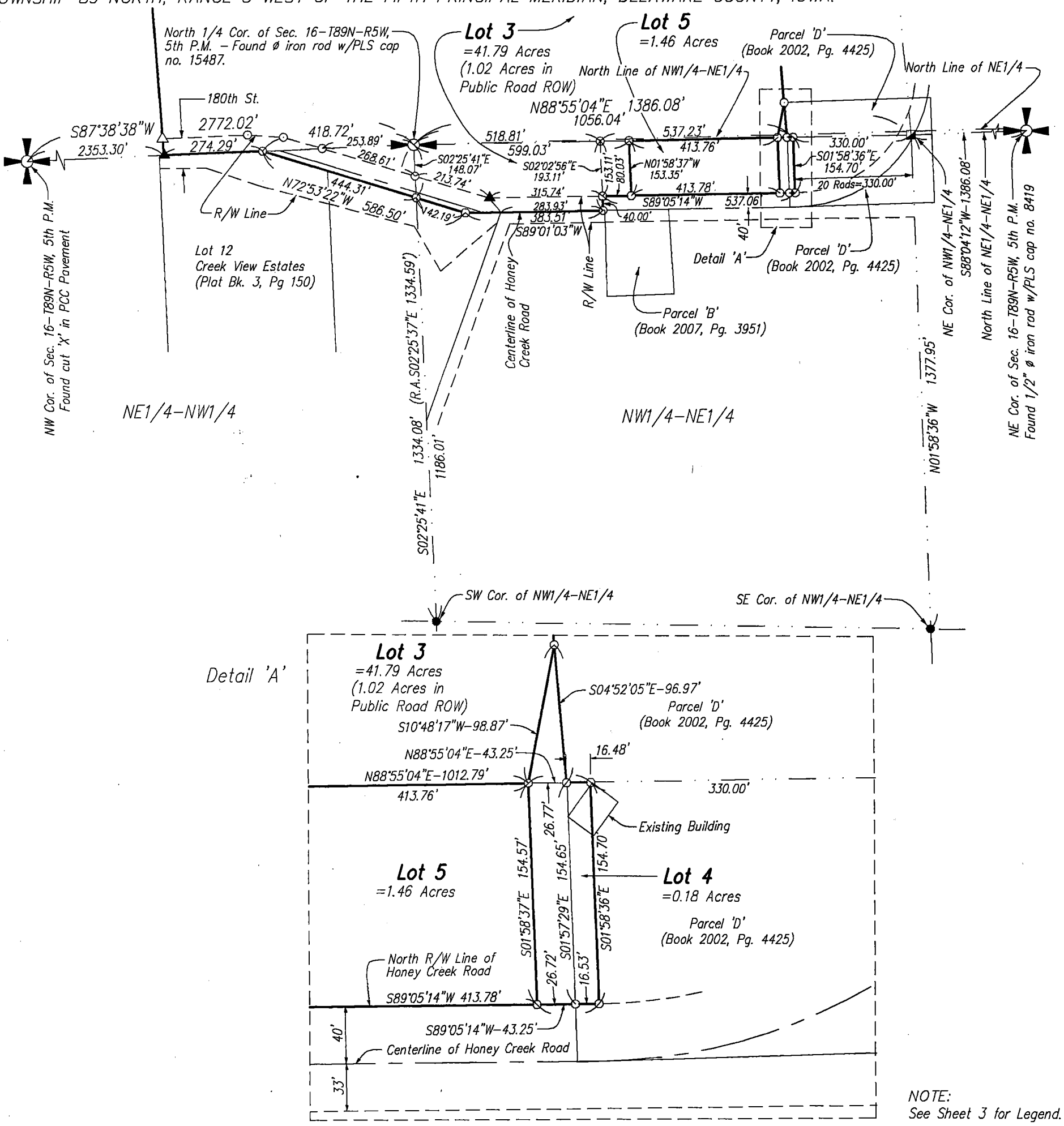
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Scale 1" = 600'

Recorder's Index
County: Delaware
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Proprietor(s): Victor H. Ross Family Trust Requested by: Michael Loecke
Surveyor and Return To: Roger R. Mohn, Iowa P.E. & P.L.S. No. 10165
Mohn Surveying, Inc. 1890 Great River Road, Lansing, Iowa 52151
Telephone No.: (563) 538-4067 Email: mohnsurveying@gmail.com

• • MOHN SURVEYING, INC. • ROGER R. MOHN • 1890 GREAT RIVER ROAD • LANSING, IOWA 52151 • 563-538-4067 • •

SUBDIVISION PLAT OF VERA'S FIRST ADDITION

A SUBDIVISION OF THE WEST THREE–FOURTHS (W3/4) OF THE WEST ONE–HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4), THE EAST ONE–FOURTH (E1/4) OF THE SOUTHWEST QUARTER (SW1/4), THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NW1/4–NE1/4–SW1/4), THE SOUTH ONE–HALF (S1/2) OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4–NW1/4), AND THE SOUTH ONE–HALF (S1/2) OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4–NE1/4) OF SECTION 9; AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4–NE1/4) AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4–NW1/4) OF SECTION 16; ALL IN TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



NOTE:
See Sheet 3 for Legend.

SEAL

LICENSED LAND SURVEYOR
Roger R. Mohn
10165
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 Professional Land Surveyor under the laws of the State of Iowa.

Roger R. Mohn February 3, 2023
Roger R. Mohn Date

License Number 10165
My license renewal date is December 31, 2024
Pages or sheets covered by this seal:
Sheet 1 of 5 through 5 of 5.

Notes
1. All easements of record may not be shown on this plat of survey.
2. Bearing are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Proprietors and Subdividers:
Victor H. Ross Family Trust 1/2 Int.
Joyce K. Ross Family Trust 1/2 Int.
8210 Aspen Dr.
West Des Moines, Ia. 50266

Sheet No. 2 of 5
Surveyed: Jan., 2023 (397, 15–20)
Feb. 3, 2023 Drawn By: RRM, CWR
S:\Drawings\Surveys\2023\Delaware\MLoecke\Loecke1.dwg

Surveyor:
Roger R. Mohn, Ia. PLS No. 10165
Mohn Surveying, Inc.
1890 Great River Road
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Tele.: (563) 538–4067
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Scale 1" = 600'

Recorder's Index
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Proprietor(s): Victor H. Ross Family Trust Requested by: Michael Loecke
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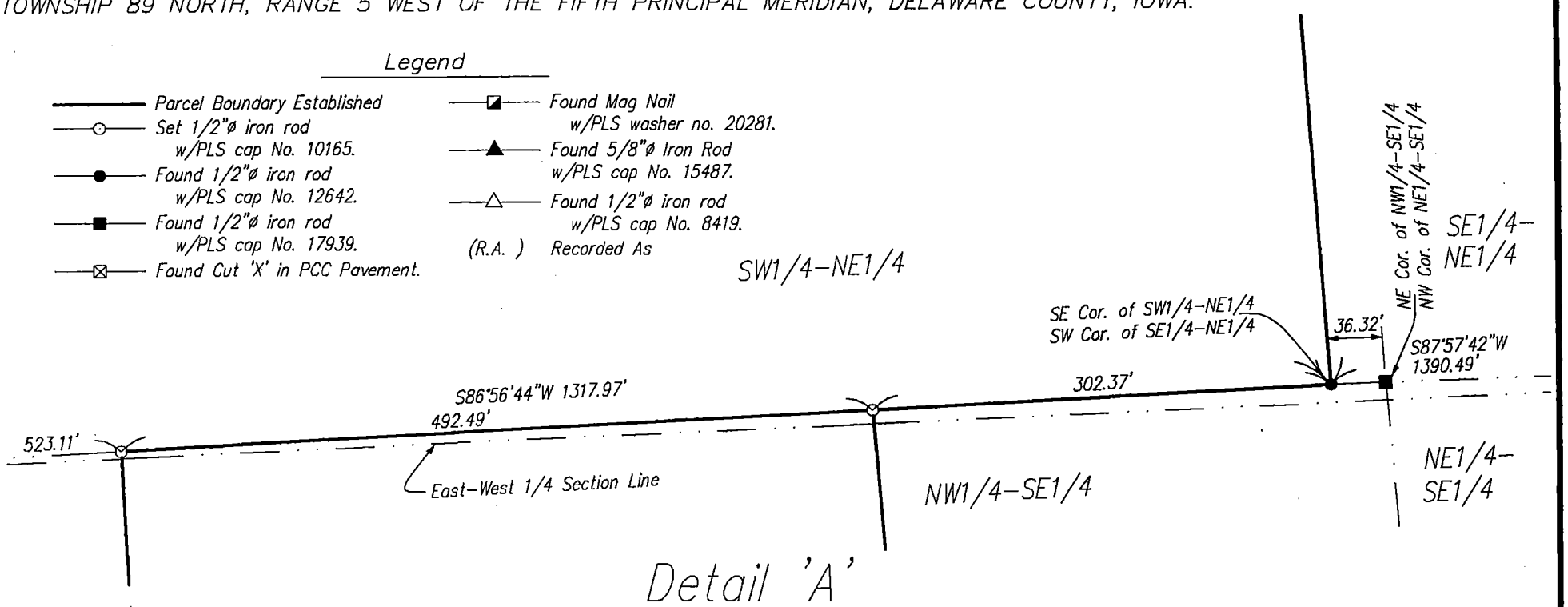
• • MOHN SURVEYING, INC. • ROGER R. MOHN • 1890 GREAT RIVER ROAD • LANSING, IOWA 52151 • 563-538-4067 • •

SUBDIVISION PLAT OF VERA'S FIRST ADDITION

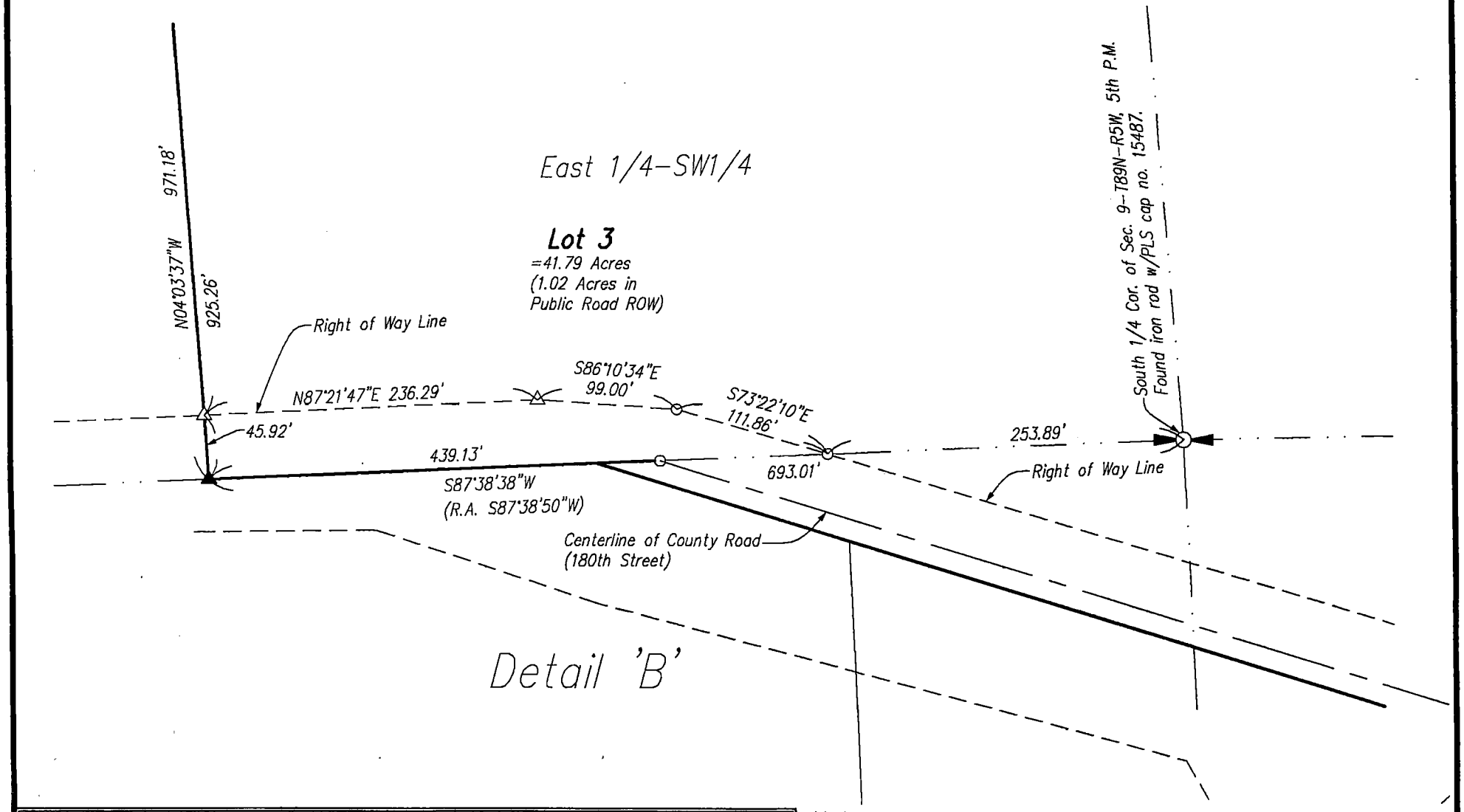
A SUBDIVISION OF THE WEST THREE-FOURTHS (W3/4) OF THE WEST ONE-HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4), THE EAST ONE-FOURTH (E1/4) OF THE SOUTHWEST QUARTER (SW1/4), THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NW1/4-NE1/4-SW1/4), THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4), AND THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4-NE1/4) OF SECTION 9; AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4-NE1/4) AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) OF SECTION 16; ALL IN TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

Legend

- Parcel Boundary Established
- Set 1/2"ø iron rod w/PLS cap No. 10165.
- Found 1/2"ø iron rod w/PLS cap No. 12642.
- Found 1/2"ø iron rod w/PLS cap No. 17939.
- Found Cut 'X' in PCC Pavement.
- Found Mag Nail w/PLS washer no. 20281.
- Found 5/8"ø Iron Rod w/PLS cap No. 15487.
- Found 1/2"ø iron rod w/PLS cap No. 8419.
- (R.A.) Recorded As



Detail 'A'



Detail 'B'

SEAL

LICENSED LAND SURVEYOR
Roger R. Mohn
10165
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 Professional Land Surveyor under the laws of the State of Iowa.

Roger R. Mohn February 3, 2023
Roger R. Mohn Date
License Number 10165
My license renewal date is December 31, 2024
Pages or sheets covered by this seal:
Sheet 1 of 5 through 5 of 5.

Notes

1. All easements of record may not be shown on this plat of survey.
2. Bearing are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Proprietors and Subdividers:
Victor H. Ross Family Trust 1/2 Int.
Joyce K. Ross Family Trust 1/2 Int.
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Sheet No. 3 of 5
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Mohn Surveying, Inc.
1890 Great River Road
Lansing, Ia. 52151
Tele.: (563) 538-4067
Email: mohnsurveying@gmail.com

0 600 1200
Scale 1" = 600'

LEGAL DESCRIPTION OF **VERA'S FIRST ADDITION**:

Vera's First Addition being a subdivision of the West Three-fourths (W3/4) of the West One-half (W1/2) of the Southeast Quarter (SE1/4) of Section Nine (9), the East One-fourth (E1/4) of the Southwest Quarter (SW1/4) of Section Nine (9), the Northwest Quarter of the Northeast Quarter of the Southwest Quarter (NW1/4-NE1/4-SW1/4) of Section Nine (9), the South One-half (S1/2) of the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4) of Section Nine (9), the South One-half (S1/2) of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of Section 9, part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of Section Sixteen (16), and part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section Sixteen (16); all in Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa consisting of Lot One (1) through Lot Five (5) containing 97.62 acres, 20.34 acres, 41.79 acres, 0.18 acres, and 1.46 acres, respectively, more or less. The exterior boundary of said Vera First Addition is more particularly described by metes and bounds as follows:

Commencing at the South ¼ Corner of Section 9, Township 89 North, Range 5 West of the 5th P.M.; thence S 87°-38'-38" W, 693.01 feet along the south line of the SW1/4 of said Section 9 to the Point of Beginning; thence N 04°-03'-37" W, 1995.42 feet; thence S 87°-30'-47" W, 681.51 feet; thence N 03°-44'-18" W, 664.55 feet along the west line of the NE1/4-SW1/4 of said Section 9; thence N 03°-44'-09" W, 669.59 feet along the west line of the SE1/4-NW1/4 of said Section 9; thence N 87°-18'-29" E, 1347.58 feet along the north line of the S1/2-SE1/4-NW1/4 of said Section 9; thence N 87°-06'-34" E, 1319.50 feet along the north line of the S1/2-SW1/4-NE1/4 of said Section 9; thence S 04°-16'-04" E, 669.73 feet along the east line of the SW1/4-NE1/4 of said Section 9; thence S 86°-56'-44" W, 302.37 feet along the south line of the SW1/4-NE1/4 of said Section 9; thence S 04°-52'-05" E, 2699.55 feet; thence N 88°-55'-04" E, 16.48 feet along the south line of the SW1/4-SE1/4 of said Section 9; thence S 01°-58'-36" E, 154.70 feet; thence S 89°-05'-14" W, 537.06 feet along the north right-of-way line of Honey Creek Road; thence S 02°-02'-56" E, 40.00 feet; thence S 89°-01'-03" W, 383.51 feet along the centerline of Honey Creek Road; thence N 72°-53'-22" W, 586.50 feet; thence S 87°-38'-38" W, 274.29 feet along the south line of the SW1/4 of said Section 9 to the Point of Beginning. Said described parcel of land contains 163.39 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Lot Area Break-down:

Lot 1: NW1/4-SE1/4 of Section 9 = 15.56 Acres
SW1/4-SE1/4 of Section 9 = 4.05 Acres
SE1/4-SW1/4 of Section 9 = 5.68 Acres
NE1/4-SW1/4 of Section 9 = 31.18 Acres
SE1/4-NW1/4 of Section 9 = 20.82 Acres
SW1/4-NE1/4 of Section 9 = 20.33 Acres

Lot 2: SW1/4-SE1/4 of Section 9 = 4.47 Acres
NW1/4-SE1/4 of Section 9 = 15.87 Acres

Lot 3: SW1/4-SE1/4 of Section 9 = 23.21 Acres
SE1/4-SW1/4 of Section 9 = 15.37 Acres (0.39 Acres in Public Road ROW)
NW1/4-NE1/4 of Section 16 = 2.50 Acres (0.56 Acres in Public Road ROW)
NE1/4-NW1/4 of Section 16 = 0.71 Acres (0.46 Acres in Public Road ROW)

Lot 4: SW1/4-SE1/4 of Section 9 = 0.03 Acres
NW1/4-NE1/4 of Section 16 = 0.15 Acres

Lot 5: NW1/4-NE1/4 of Section 16 = 1.46 Acres

LICENSED PROFESSIONAL LAND SURVEYOR
ROGER R. MOHN 10165
IOWA

I hereby certify that this land surveying document was prepared and 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.

RRM

Roger R. Mohn February 3, 2023

Roger R. Mohn *Date*
License Number 10165
My license renewal date is December 31, 2024.
Pages or sheets covered by this seal:
Sheet No. 1 of 5 through 5 of 5.

The attached subdivision plat represents a survey of Vera's First Addition being a subdivision of the West Three-fourths (W3/4) of the West One-half (W1/2) of the Southeast Quarter (SE1/4) of Section 9, the East One-fourth (E1/4) of the Southwest Quarter (SW1/4) of Section 9, the Northwest Quarter of the Northeast Quarter of the Southwest Quarter (NW1/4-NE1/4-SW1/4) of Section 9, the South One-half (S1/2) of the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4) of Section 9, the South One-half (S1/2) of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of Section 9, part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of Section 16, and part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section 16; all in Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa.

I, David Ross, trustee of the Victor H. Ross Family Trust of Polk County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat of Survey, is made with my free consent and in accordance with my desire.

David Ross TTEE

David Ross

STATE OF IOWA, Polk County SS.
On this 14th day of February A.D., 2023 before me, a Notary Public in and for said County, personally appeared David Ross of said County, to me personally known to be the identical person whose name is affixed to the foregoing statement, and acknowledge the same to be his voluntary act and deed.

Witness my hand and seal.

Monique A. Grant, Polk County

Notary Public in and for said County

NOTARIAL SEAL IOWA
MONIQUE A. GRANT
Commission Number 737349
My Commission Expires
October 25, 2023

I, David Ross, trustee of the Joyce K. Ross Family Trust of Polk County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat of Survey, is made with my free consent and in accordance with my desire.

David Ross TTEE

David Ross

STATE OF IOWA, Polk County SS.
On this 14th day of February A.D., 2023 before me, a Notary Public in and for said County, personally appeared David Ross of said County, to me personally known to be the identical person whose name is affixed to the foregoing statement, and acknowledge the same to be his voluntary act and deed.

Witness my hand and seal.

Monique A. Grant, Polk County

Notary Public in and for said County

NOTARIAL SEAL IOWA
MONIQUE A. GRANT
Commission Number 737349
My Commission Expires
October 25, 2023

SIMMONS PERRINE MOYER BERGMAN PLC

ATTORNEYS
Darrel A. Morf
J. Scott Bogguss
Roger W. Stone
Kevin J. Visser
Randal J. Scholer
William S. Vernon
Eric W. Lam
Matthew J. Brandes
Michael McDonough[5]
Chad M. VonKampen

Gregory G. Williams
Nicolas AbouAssaly
Lynn W. Hartman
Kathleen A. Kleiman[1]
Thomas D. Wolle
Paul P. Morf
Philip A. Burian[1]
Christine L. Conover
Thomas N. DeBoom
Matthew J. Adam
Amanda M. D'Amico

Jacob R. Koller
Brian J. Fagan
Kyle W. Wilcox
Jeffrey A. Stone
Matthew J. Hektoen
Paul D. Gamez
Carrie L. Thompson
Travis J. Schroeder
Erin R. Nathan[1]
Christopher K. Loftus[3]
Chad D. Brakhahn[5]

Travis M. Cavanaugh
Laura A. Jensen[1]
Jacob W. Nelson[2]
Dawn M. Gibson
Rae M. Kinkead
Nicholas D.K. Petersen[6]
Abram V. Carls[1,3]
Alexandria M. Ransom
Christopher J. Voci[4,7]
Michael J. Neuerburg[8]
Drew A. Powell

Stephen B. Larson
Matthew L. Roth
Joseph J. Porter
Rebekah W. Jalilian-Nosraty
Jacob K. Vetter
Ryan C. Shellady[9]
Nicholas J. Wilson
Zachary J. Parle

COUNSEL
Larry G. Gutz[2]
Robert E. Konchar
Stephen J. Holtman
Robert S. Hatala
James M. Peters
Philip D. Brooks

REGISTERED PATENT ATTORNEYS
Gregory G. Williams
Christopher J. Voci[4,7]
Carrie L. Thompson
Michael J. Neuerburg[8]

RETIRED
William A. Bergman
Stephen C. Nelson
Richard G. Hileman, Jr.
Iris E. Muchmore
James A. Gerk
Mark H. Ogden
David W. Kubicek

Writer's Direct Dial No.: (319) 896-4003
E-Mail Address: nick@spmblaw.com
Address Reply to Cedar Rapids Office

February 13, 2023

TO WHOM IT MAY CONCERN:

We have examined an abstract of title to the property to be known as VERA'S FIRST ADDITION TO DELAWARE COUNTY, IOWA, as described and shown on the subdivision plat drawing, attached hereto and incorporated by reference, as certified by Delaware County Abstract Company, Inc. to January 25, 2023 at 8:00 a.m., and, in our opinion, title to said described property is in the Victor H. Ross Family Trust and the Joyce K. Ross Revocable Trust dated November 2, 2013, free from liens and encumbrances.

Very truly yours,
Simmons Perrine Moyer Bergman, PLC

Nicolas AbouAssaly

NAA/wcs

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, state that I am the Delaware County Treasurer and have examined the records in our office for the lands legally described as follows:

South Half of Southwest Quarter of Northeast Quarter; and South Half of Southeast Quarter of Northwest Quarter; and East One Fourth of the Southwest Quarter; and West Three Fourths of the West One Half of the Southeast Quarter; and Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 9; and a parcel or piece of land in the Northeast Quarter of the Northwest Quarter of Section 16 described as follows: Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 16, running thence South 8 rods to the center of the Delaware North Road (the wagon road), thence in a Northwesterly direction 24 rods in the center of the road to the North line of said Section 16, thence East on the Section line to the place of beginning; and a piece of land described as follows: Beginning at the Southeast corner of the Southwest Quarter of Section 9, running East on Section line 7 chains and 86 links, thence South 3 chains to a stone in the center of the Delaware North Road, thence West in the center of said road to the intersection of the Honey Creek Road with the Delaware North Road, thence in a Northwesterly direction in the center of the road to the East line of the Northeast Quarter of the Northwest Quarter of said Section 16, thence North on Quarter section line to the Southeast corner of the Southwest Quarter of Section 9, to place of beginning, All in Township 89 North, Range 5, West of the 5th P.M., Delaware County, Iowa, and containing 152 ½ acres, more or less, according to the Government Survey; and subject to easements of record, and subject to the rights of the Public in all Highways.

AND

That part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as beginning at a point seven (7) chains and eighty six (86) links East of the Northwest corner of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), thence South to the North line of the County Road, thence East along said North line to a point that is twenty (20) rods West of the East line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), thence North to a point on the North line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) that is twenty (20) rods West of the Northeast corner of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), thence West to the point of beginning.

---

and pursuant to Iowa Code section 354.11, the property is free from certified taxes and certified special assessments.

Dated: 2-14-23

Jenny Eggleston - Deputy

Pam Klein
Delaware County Treasurer

DELAWARE COUNTY TREASURER SEAL IOWA

APPROVAL OF SUBDIVISION PLAT NAME BY DELAWARE COUNTY AUDITOR

Date 2-14-2023

The Delaware County Auditor's Office has reviewed the subdivision plat of:

Vera's First Addition being a subdivision of the West Three-fourths (W3/4) of the West One-half (W1/2) of the Southeast Quarter (SE1/4) of Section Nine (9), the East One-fourth (E1/4) of the Southwest Quarter (SW1/4) of Section Nine (9), the Northwest Quarter of the Northeast Quarter of the Southwest Quarter (NW1/4-NE1/4-SW1/4) of Section Nine (9), the South One-half (S1/2) of the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4) of Section Nine (9), the South One-half (S1/2) of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4) of Section 9, part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) of Section Sixteen (16), and part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section Sixteen (16); all in Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa consisting of Lot One (1) through Lot Five (5) containing 97.62 acres, 20.34 acres, 41.79 acres, 0.18 acres, and 1.46 acres, respectively, more or less.

Pursuant to Iowa Code Section 354.6(2) and Section 354.11(6), we approve the subdivision name and title and have no objections to this subdivision plat being recorded.

Signed Peggy A. Hildebrandt Dated 2-14-2023

~~Carla K. Becker~~ Deputy
Delaware County Auditor

DELAWARE COUNTY OFFICIAL SEAL IOWA

PLANNING & ZONING COMMISSION RESOLUTION
PRELIMINARY & FINAL PLAT VERA'S FIRST ADDITION

WHEREAS, the preliminary & final subdivision plat of **VERA'S FIRST ADDITION,** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Roger R. Mohn, dated 2/3/2023 has been filed with the Planning & Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, the preliminary & final subdivision plat of **VERA'S FIRST ADDITION** is located on the fringes of the two mile radius of the current City limits, and outside the Urban Growth Area; and

WHEREAS, it is unlikely that the City limits will extend to include this parcel; and

WHEREAS, the Manchester Planning and Zoning Commission is recommending to the City Council that they accept the preliminary & final subdivision plat of **VERA'S FIRST ADDITION**, 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.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said preliminary & final subdivision plat of **VERA'S FIRST ADDITION**, 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 exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same.

The Chairperson and Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said Preliminary and Final plat and all attachments referred to herein as by law provided.

Passed this 9th day of February, 2023.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By: _____
Scott Wegmann, Vice Chairperson

By: Laura K Thomas
Laura K. Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 9th day of February, 2023, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared Scott Wegmann 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, by the authority of its Planning and Zoning Commission, and that Scott Wegmann 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.

_____
Notary Public

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

010-2023

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT OF VERA'S FIRST ADDITION

WHEREAS, the preliminary & final subdivision plat of **VERA'S FIRST ADDITION,** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Roger R. Mohn, dated February 3, 2023, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa and has been acknowledged and approved by the Planning & 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 cities or within a two mile radius of the City; and

WHEREAS, the subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code; and

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the preliminary & final subdivision plat of **VERA'S FIRST ADDITION,** 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that the preliminary & final subdivision plat of **VERA'S FIRST ADDITION**, and exhibits attached thereto, subject to all conditions and representations and referred to above, 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 plat as and all attachments referred to herein by law provided.

Passed this 13th day of February, 2023.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Connie Behnken

Connie Behnken, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 13th day of February, 2023, 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 010-2023 adopted by the City Council on the 13th day of February, 2023, and that Connie Behnken and Erin Learn acknowledged 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