

**DEDICATION OF STAVER'S EASTSIDE ADDITION
TO THE CITY OF CHEROKEE, IOWA**

KNOW ALL MEN BY THESE PRESENTS that we, Douglas J. Staver and Donna J. Staver, husband and wife, have caused the lands described in the plat hereto attached to be surveyed, staked and platted into lots as are particularly shown in said forth in and by the said plat hereto attached and the certificate of David L. Wilberding, a duly licensed land surveyor in and for the State of Iowa, as hereto attached, which surveyor platted the said ground to be known as Staver's Eastside Addition to the City of Cherokee, Iowa, and that the subdivision and platting as set forth as shown by the attached plat are in accordance with the desire of the said Douglas J. Staver and Donna J. Staver, husband and wife, the sole owners and proprietors of the land therein described.

That at each lot corner there is firmly planted an iron stake.

That this dedication is made subject to the following Protective Covenants made hereby to run with the land for the mutual protection of the all purchasers of land in the above described platted area:

(A) All lots described herein shall be known, described, and used solely as residential lots, and no structure shall be erected on any residential building lot other than one detached single family dwelling, not to exceed two stories in height and a one or two-car garage.

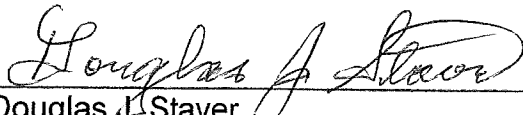
(B) No trailer, basement, tent, shack, garage, barn, or other out building erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

(C) Title holder of each lot, vacant or improved, shall keep their lot or lots free of weeds and debris.

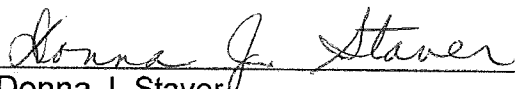
(D) No obnoxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(E) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 2030, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

(F) Invalidity of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.



Douglas J. Staver



Donna J. Staver

STATE OF ~~IOWA~~ ^{Colorado})
)SS
COUNTY OF ~~CHEROKEE~~)
 ^{Weld}

We, Douglas J. Staver and Donna J. Staver, being first duly sworn do upon our oath depose and state that we are the developers in the above entitled matter, that we have read the foregoing Dedication of Staver's Eastside Addition to the City of Cherokee, Iowa, know the contents thereof and that the statements contained therein are true as we verily believe.

Douglas J. Staver

Donna J. Staver

Sworn to before me and subscribed to in my presence on this 28 day of July, A.D., 2017.

Carrie A. Smith

Notary Public within and for
said County and State

CARRIE A. SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20074039501
MY COMMISSION EXPIRES 10/19/2019

RESOLUTION OF CITY PLANNING AND ZONING COMMISSION

WHEREAS, at a meeting of the City Planning and Zoning Commission of the City of Cherokee, Iowa, on this ____ day of _____, 2017, there was presented to the Planning and Zoning Commission the proposed plat of Staver's Eastside Addition to the City of Cherokee, Iowa; and,

WHEREAS, Title Dedication, Certificate of Examining Attorney, Certificate of County Clerk, Certificate of County Treasurer, and Certificate of County Recorder are in order and said plat will be an improvement to the City of Cherokee, Iowa, and will fit into the overall development of said City.

THEREFORE, be it resolved by the City Planning and Zoning Commission that the said plat of Staver's Eastside Addition to the City of Cherokee, Iowa, be approved; and, it is recommended that the City Council of the City of Cherokee, Iowa, proceed to adopt resolutions approving the same.

Passed and approved this ____ day of _____, 2017.

Chairman

Secretary

CERTIFICATE OF RESOLUTION

We, _____, Chairman, and _____, Secretary of the Cherokee Planning and Zoning Commission do hereby certify that the foregoing is a true and correct copy of the resolution of the Planning and Zoning Commission, approving the plat for Staver's Eastside Addition to the City of Cherokee, Iowa, which resolution was adopted by the Planning and Zoning Commission in and for the City of Cherokee, Iowa, on the ____ day of _____, 2017, and approved

by the Chairman of said Planning and Zoning Commission on the ____ day of _____, 2017, all of which is a full, true and complete record as the same appears in the minutes of the Cherokee Planning and Zoning Commission.

IN WITNESS WHEREOF, we have here unto set our hands this ____ day of _____, 2017.

Chairman

Secretary

RESOLUTION OF CITY COUNCIL OF CITY OF CHEROKEE, IOWA

WHEREAS, Douglas J. Staver and Donna J. Staver, husband and wife, did on the ____ day of _____, 2017, file with the City Clerk of the City of Cherokee, Iowa, a duly executed and acknowledges plat of Staver's Eastside Addition to the City of Cherokee, Iowa; and,

WHEREAS, the City Council of the City of Cherokee, Iowa, finds that the Planning and Zoning Commission of said City has approved the said plat and having examined the said plat and after deliberation finds that said plat conforms with the provisions of Chapter 409 of the Code of Iowa 2017.

NOW THEREFORE BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF CHEROKEE, IOWA, that the said plat of Staver's Eastside Addition to the City of Cherokee, Iowa, be and the same is hereby approved and the Mayor and City Clerk of said City of Cherokee, Iowa, are hereby ordered and directed to certify a copy of this resolution attested by the seal of said City and attach the same to the said plat as provided by law.

Adopted by the City Council of the City of Cherokee, Iowa, this ____ day of _____, 2017.

Clerk of the City of Cherokee, Iowa

Approved by me this ____ day of _____, 2017.

Mayor of the City of Cherokee, Iowa

Approved by me this ____ day of _____, 2017.

CERTIFICATE OF RESOLUTION

STATE OF IOWA)
)SS
CHEROKEE COUNTY)

We, Diane Cargin, Clerk, and Mark Murphy, Mayor, of the City of Cherokee, Iowa, do hereby certify that the foregoing is a true and correct copy of the resolution approving the plat of Staver's Eastside Addition to the City of Cherokee, Iowa, which resolution was adopted by the City Council of the City of Cherokee, Iowa, on the ____ day of _____, 2017, and approved by the Mayor of said

City of Cherokee, Iowa, on the _____ day of _____, 2017, all of which is full, true and complete as the same appears of record in the Office of the City Clerk of said City of Cherokee, Iowa.

IN WITNESS WHEREOF, we have here unto set our hands and affixed the seal of the City of Cherokee, Iowa, on this ____ day of _____, 2017.

Clerk of the City of Cherokee, Iowa

Mayor of the City of Cherokee, Iowa

CERTIFICATE OF COUNTY TREASURER

STATE OF IOWA)
)SS
COUNTY OF CHEROKEE)

I, Rosewitha Brandt, the Treasurer of Cherokee County, Iowa, certify that the land shown in the final plat of Staver's Eastside Addition is free from certified taxes and certified special assessments.

Dated this ____ day of _____, 2017.

CERTIFICATE OF COUNTY CLERK

STATE OF IOWA)
)SS
COUNTY OF CHEROKEE)

I, Lisa Grashoff, the Clerk of the District Court of Iowa in and for Cherokee County certify that on _____, 2017, that according to the records in my office the lands described in the plat hereto attached are free and clear from all judgments, attachments, mechanics' liens and liens of any other sort.

CERTIFICATE OF COUNTY RECORDER

STATE OF IOWA)
)SS
COUNTY OF CHEROKEE)

I, Mark Murphy, Recorder of Cherokee County, Iowa, certify that the title in fee in the lands described in the plat hereto attached is in Douglas J. Staver and Donna J. Staver, husband and wife, and is free from all incumbrances this ____ day of _____, 2017.

CERTIFICATE OF COUNTY AUDITOR

STATE OF IOWA)
)SS
COUNTY OF CHEROKEE)

I, Kristine Glienke, Auditor of Cherokee County, Iowa, having reviewed the final plat of Staver’s Eastside Addition to the City of Cherokee, Iowa, hereby approve the name of said subdivision plat and state that, from my examination, said plat conforms with the conditions of Iowa Code Section 354.6.

Dated this _____ day of _____, 2017.

CERTIFICATE OF EXAMINER

STATE OF IOWA)
)SS
COUNTY OF CHEROKEE)

I, Marvin Wallace Miller, attorney at law of Cherokee, Cherokee County, Iowa, certify that I have examined the abstract of title to the real estate comprising Staver's Eastside Addition and that the title to said premise is in Douglas J. Staver and Donna J. Staver, husband and wife, free and clear of all encumbrances on this _____ day of _____, 2017, all as shown by the abstract of title to said real estate, which title has been filed in the Office of the Recorder of Cherokee County, Iowa, said filing coinciding with the filing of the plat of Staver's Eastside Addition and is continued to and including _____, 2017, at 8:00 o'clock A.M.

Said abstract is not being recorded but remains on file with said County Recorder for examination by the public and has attached to it a title opinion executed by Marvin Wallace Miller, attorney at law.