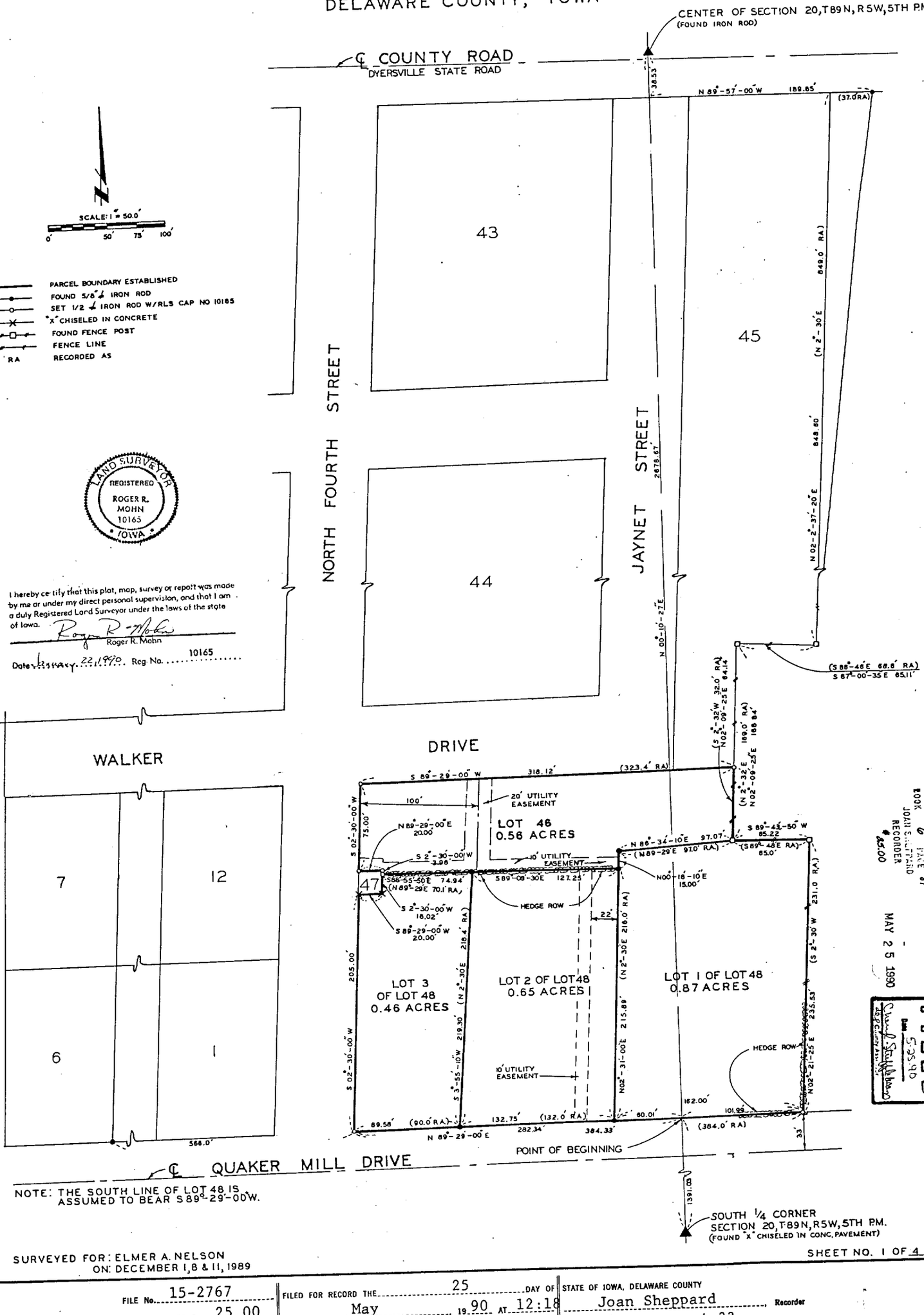
AMENDED AND SUBSTITUTED PLAT OF LOT 46 AND LOT 48 OF NELSON'S SUBDIVISION OF PART OF THE N 1/2 OF THE S 1/2 OF SECTION 20, T89N, R5W, OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



NOTE: THE SOUTH LINE OF LOT 48 IS ASSUMED TO BEAR S 89°-29'-00"W.

SURVEYED FOR: ELMER A. NELSON
ON: DECEMBER 1,8 & 11, 1989

SHEET NO. 1 OF 4

'90 MAY 25 PM 12 18
BOOK 6 PAGE 81
JOAN SHEPPARD
RECORDER
$5.00

FILED
SHARON McCALLEN
DELAWARE COUNTY, IOWA

MAY 25 1990

FILED
Date 5-25-90
J.P. County Auditor

FILE No. 15-2767	FILED FOR RECORD THE 25 DAY OF	STATE OF IOWA, DELAWARE COUNTY	
RECORDING FEE $ 25.00	May 19 90 AT 12:18	Joan Sheppard	Recorder
TRANSFER FEE $	O'CLOCK P. M. BOOK 6 PAGE 81	By Plats A-33	Deputy

LEGAL DESCRIPTION OF PARCEL SURVEYED:

Lot 46 and Lot 48 of Nelson's Subdivision of part of the North Half ($N\frac{1}{2}$) of the South Half ($S\frac{1}{2}$) of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth P.M., City of Manchester, Delaware County, Iowa, as recorded in Book 4 Plats, Pages 2 - 5.

The attached Amended and Substituted Plat represents a replat and subdivision thereof of Lot 46 and Lot 48 of Nelson's Subdivision of Part of the $N\frac{1}{2}$ of the $S\frac{1}{2}$ of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, the boundary of which is more particularly described by metes and bounds as follows:

Commencing at the South $\frac{1}{4}$ Corner of Section 20, T89N, R5W of the 5th P.M.; thence N 00°-10'-27" E 1391.03 feet along the north-south $\frac{1}{4}$ section line of said Section 20 to the Point of Beginning; thence N 89°-29'-00" E 101.99 feet; thence N 02°-21'-25" E 235.53 feet; thence S 89°-43'-50" W 65.22 feet; thence N 02°-09'-25" E 64.14 feet; thence S 89°-29'-00" W 318.12 feet; thence S 02°-30'-00" W 75.00 feet; thence N 89°-29'-00" E 20.00 feet; thence S 02°-30'-00" W 20.00 feet; thence S 89°-29'-00" W 20.00 feet; thence S 02°-30'-00" W 205.00 feet; thence N 89°-29'-00" E 282.34 feet to the Point of Beginning. The south line of Lot 48 of Nelson's Subdivision, City of Manchester, Iowa is assumed to bear N 89°-29'-00" E.

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision, and that I am a duly Registered Land Surveyor under the laws of the state of Iowa.

Roger R. Mohn

Roger R. Mohn

Date January 22, 1990 Reg. No. 10165

LAND SURVEYOR REGISTERED ROGER R. MOHN 10165 IOWA

OWNER'S ACKNOWLEDGEMENT:

I (We) Elmer A. Nelson and Virginia G. Nelson of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my (our) free consent, and in accordance with my (our) desire.

Elmer A. Nelson

Elmer A. Nelson

Virginia G. Nelson

Virginia G. Nelson

STATE OF ~~IOWA~~ TEXAS, Hidalgo County, ss.

On the 2nd day of February A.D. 19 90 before me, a Notary Public in and for said County, personally appeared Elmer A. Nelson and Virginia G. Nelson of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledged the same to be their voluntary act and deed.
Witness my hand and seal.

Notary Public in and for said County

I, Janice R. Venteicher, a single person, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached plat, is made with my free consent, and in accordance with my desire.

Janice R. Venteichers
Janice R. Venteicher

STATE OF IOWA, DELAWARE COUNTY, ss:

On the 4th day of May, 1990, before me, a Notary Public in and for said County personally appeared Janice R. Venteicher, a single person, to me known to be the identical person whose name is affixed to the foregoing statement, and acknowledged the same to be her voluntary act and deed.

Witness my hand and seal.

Vera M. Goedken Vera M. Goedken
Notary Public in and for said County

I, Clement J. Sullivan, a single person, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached plat, is made with my free consent, and in accordance with my desire.

Clement J Sullivan
Clement J. Sullivan

STATE OF IOWA, DELAWARE COUNTY, ss:

On the 3RD day of May, 1990, before me, a Notary Public in and for said County personally appeared Clement J. Sullivan, a single person, to me known to be the identical person whose name is affixed to the foregoing statement, and acknowledged the same to be his voluntary act and deed.

Witness my hand and seal.

Ann Moorman
Notary Public in and for said County
Ann Moorman

We, Micahel E. Fell, a single person, and Michelle Beatty, a single person, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached plat, is made with our free consent, and in accordance with our desire.

Michael E. Fell
Michael E. Fell

Michelle Beatty
Michelle Beatty

STATE OF IOWA, DELAWARE COUNTY, ss:

On the 3rd day of May, 1990, before me, a Notary Public in and for said County, personally appeared Michael E. Fell, a single person, and Michelle Beatty, a single person, to me known to be the identical persons whose names are affixed to the foregoing statement, and acknowledged the same to be their voluntary act and deed.

Witness my hand and seal.

Thomas J. Hanson
Notary Public in and for said County
Thomas J. Hanson

RESOLUTION APPROVING FINAL PLAT

WHEREAS, an Amended and Substituted Plat of Lot 46 and Lot 48 of Nelson's Subdivisoin, City of Manchester, Delaware County, Iowa, located on the premises described as:

> Lot 46 and Lot 48 of Nelson's Subdivision of part of the North Half (N½) of the South Half (S½) of Section Twenty (20), Township Eighty Nine North (T89N), Range Five West (R5W) of the Fifth P.M., City of Manchester, Delaware County, Iowa, as recorded in Book 4 Plats, Pages 2-5,

has been filed with the Planning and Zoning Commission of Manchester, Iowa, and after full consideration thereof the same is found to be correct, and in accordance with the ordinances of the City of Manchester, Iowa, and the laws of the State of Iowa relating to plats and additions to cities;

NOW, THEREFORE, BE IT RESOLVED, by the City Planning and Zoning Commission of the City of Manchester, Iowa, that said Amended and Substituted Plat of Lot 46 and Lot 48 of Nelson's Subdivision, City of Manchester, Delaware County, Iowa, be, and the same is hereby acknowledged and approved on the part of the City Planning and Zoning Commission and the Commission hereby recommends to the City Council the acceptance of the same, and the Chairman 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 9th day of May, 1990.

CITY OF MANCHESTER IOWA SEAL

PLANNING AND ZONING COMMISSION
Manchester, Delaware County, Iowa

By Garry M. Dunn
Garry M. Dunn

By Helen M. Knutson
Helen M. Knutson, Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

We, Garry M. Dunn, Chairman, and Helen M. Knutson, Secretary, of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, first duly sworn, hereby certify on oath that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, on the 9th day of May, A.D., 1990.

Garry M. Dunn
Garry M. Dunn - Chairman

Helen M. Knutson
Helen M. Knutson - Secretary

Subscribed and sworn to before me this 11th day of May, 1990.

DEBRA A. KNUTSON
MY COMMISSION EXPIRES
2-25-91

Debra A Knutson
Notary Public in and for the State of Iowa

R-541-91

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Amended and Substituted Plat of Lot 46 and Lot 48 of Nelson's Subdivision, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the surveyor's certificate of Roger R. Mohn, dated January 22, 1990, 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 of the same to the City Council, and after consideration of the said plat, it has been found to be correct and in accordance with the laws of the State of Iowa, and the ordinances of the City of Manchester, Delaware County, Iowa, with relation to plats and additions to cities;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Manchester, Delaware County, Iowa, that said Amended and Substituted Plat of Lot 46 and Lot 48 of Nelson's 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 Plat as by law provided.

Passed this 21st day of May, A.D., 1990.

Milt L. Kramer

Milt L. Kramer, Mayor

CITY OF MANCHESTER IOWA

ATTEST:

Karen K. Cole

Karen R. Cole - City Clerk

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

We, Milt L. Kramer and Karen K. Cole, Mayor and City Clerk of the City of Manchester, Delaware County, Iowa, first being duly sworn, on oath certify that the above and foregoing resolution passed by the City Council of the City of Manchester, Delaware County, Iowa, on the 21st day of May, A.D., 1990.

Milt L. Kramer

Milt L. Kramer - Mayor

Karen K. Cole

Karen K. Cole - City Clerk

Subscribed and sworn to before me this 23rd day of May, 1990.

Linda K. Tutton

Linda K. Tutton

Notary Public in and for the State of Iowa