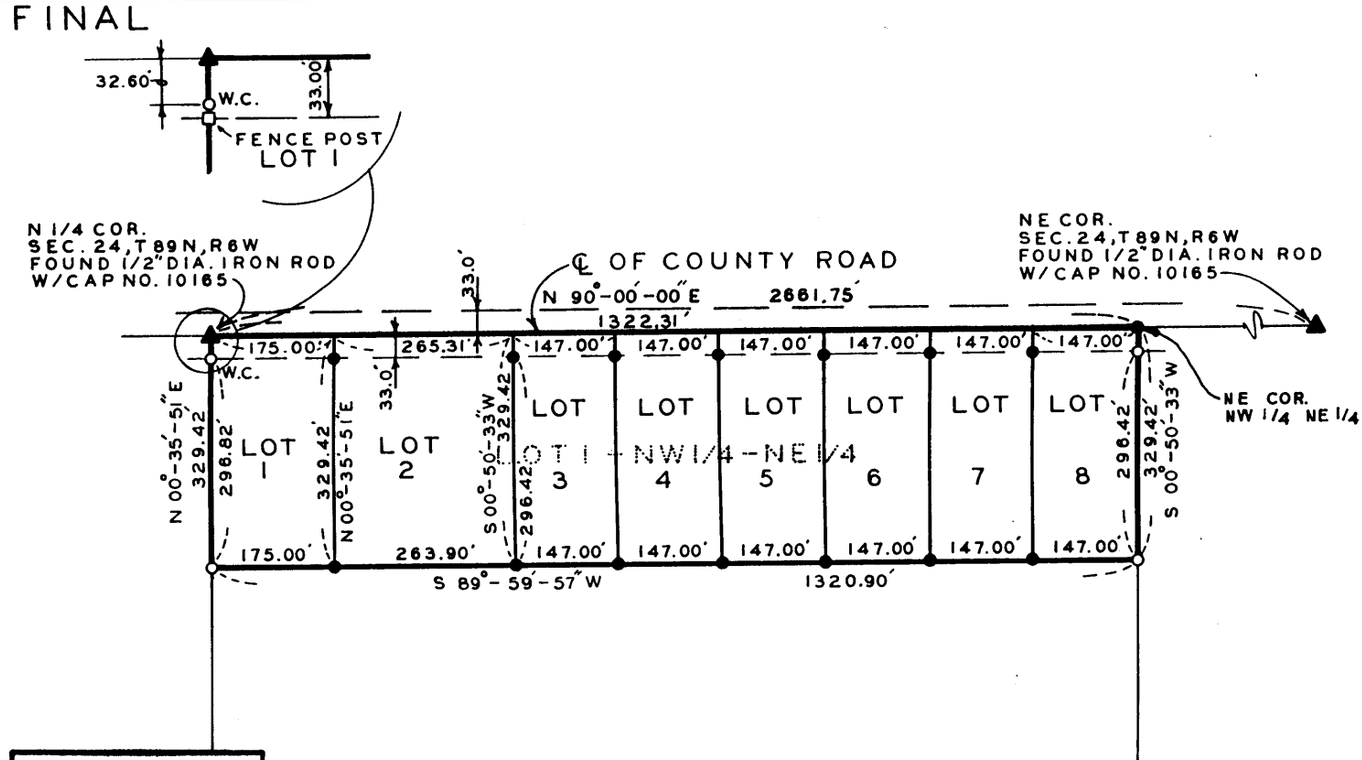
PLAT OF SURVEY

TURNIS RIDGEVIEW SUBDIVISION

LOT ONE (1) IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-NINE (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

FINAL



FILED
Date 1-12-94
John R Klaus
County Assessor

NW 1/4 - NE 1/4

NE 1/4 - NE 1/4

LOT	TOTAL AREA	ROW AREA
1	1.3233	0.13
2	2.0009	0.20
3	1.1115	0.11
4	1.1115	0.11
5	1.1115	0.11
6	1.1115	0.11
7	1.1115	0.11
8	1.1115	0.11
TOTAL	9.9932	0.99

OWNER & SUBDIVIDER
PHILLIP M. & MARY KATHRYN TURNIS
R.R.3, BOX 181
MANCHESTER, IOWA 52057

SW 1/4 - NE 1/4

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
JUL 12 1994

LEGEND
- ● SET 1/2" DIA. IRON ROD W/RLS CAP NO. 8419
- o FOUND 1/2" DIA. IRON ROD W/RLS CAP NO. 10165
- 1/4 - 1/4 LINE
- EASEMENT LINE
- LOT LINE
- SUBDIVISION BOUNDARY ESTABLISHED
- W.C. WITNESS CORNER
- (RA-) RECORDED AS DISTANCE AND/OR BEARING

0 200'

SURVEYED ON: 5/11, 17/94
FIELD BK. NO. 28-S-17

PROPRIETORS: PHILLIP M. TURNIS AND MARY KATHRYN TURNIS

PROJECT NO. 94-20

SCALE: 1"=200'

DATE: 5/13/94

DRAWN BY: T. W.

CHECKED BY:

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. MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1995.

J. David Gibbs 5/27/94

J. DAVID GIBBS, REG. NO. 8419 DATE

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

TRI-STATE ENGINEERS
OLD HWY. 20 EAST MANCHESTER IOWA
Municipal Consultants

SHEET 1 OF 8

FILE No. 51-129
RECORDING FEE $ 41.00
TRANSFER FEE $

FILED FOR RECORD THE 12 DAY OF July, 1994 AT 1:04 O'CLOCK P M. BOOK 7 PAGE 84

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plat A-83

LEGAL DESCRIPTION

TURNIS RIDGEVIEW SUBDIVISION OF LOT ONE (1) IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA; subject to easements of record containing a total of 9.9932 acres, including 0.99 acres of public road right of way, and more specifically described by metes and bounds as follows:

BEGINNING at the North Quarter (N 1/4) Corner of Section Twenty-four (24), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa; thence along the Northerly line of the Northeast Quarter (NE 1/4) of said Section and the centerline of a county road North 90°-00'-00" East 1322.31 feet; thence along the Easterly line of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4) and the Easterly line of Lot One (1) of the Northwest Quarter (NW 1/4) of said Northeast Quarter (NE 1/4), South 00°-50'-33" West 329.42 feet; thence along the Southerly line of Lot One (1) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) South 89°-59'-57" West 1320.90 feet to the Westerly line of said Northeast Quarter (NE 1/4); thence along the Westerly line of said Northeast Quarter (NE 1/4) North 00°-35'-51" East to the POINT OF BEGINNING; subject to easements of record and containing a total of 9.9932 acres, including 0.99 acres of public road right of way. The Northerly line of the Northeast Quarter (NE 1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian is assumed to bear North 90°-00'-00" East.

The attached Plat represents a subdivision of Lot One (1) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 6 of Plats, Page 40 in the Office of the Delaware County Recorder into Eight (8) Lots numbered Lot One (1) through Lot Eight (8).

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat, map, survey or report was prepared 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. My registration will be renewed on January 1, 1995.

J. David Gibbs 5/27/94

J. David Gibbs Date Reg. No. .8419.



OWNER'S ACKNOWLEDGEMENT:

I Phillip M. Turnis and Mary Kathryn Turnis 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.

Phillip M. Turnis

Phillip M. Turnis

Mary Kathryn Turnis

Mary Kathryn Turnis

State of Iowa

County of Delaware ss.

On this 31st day of May A.D. 1994 before me, a Notary Public in and for said County, personally appeared Phillip M. Turnis and Mary Kathryn Turnis, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Thomas J. Hanson

Notary Public in and For said County

Thomas J. Hanson

ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included within the TURNIS RIDGEVIEW SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated May 27, 1994.

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 1st day of July, A.D., 19 94, at the hour of 8:00 o'clock A .M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Phillip M. Turnis and Mary Kathryn Turnis.

Dated at Manchester, Iowa, in said County, this 7th day of July, 19 94.

Attorney at Law
Thomas J. Hanson

MORTGAGE HOLDERS ACKNOWLEDGEMENT:

First State Bank of Manchester, 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.

FIRST STATE BANK
Manchester, Iowa

By Joseph Wiewel

By David Parmley

STATE OF IOWA, Delaware COUNTY, ss:

On this 12th day of July, 1994, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph Wiewel and David Parmley, to me presonally known, who being by me duly sworn, did say that they are the President and Vice-President respectively, of the First State Bank executing the within and foregoing instrument to which this is attached, that ~~no seal has been proc~~ (the seal affixed thereto is the seal of the) First State Bank; that said instrument was signed (and sealed) on behalf of the First State Bank by authority of its Board of Directors; and that Joseph Wiewel and David Parmley as officers acknowledged the executive of the foregoing instrument to be the voluntary act and deed of the First State Bank, by it and by them voluntarily executed.

Debra A Knutson
Notary Public in and for said State

DEBRA A. KNUTSON
MY COMMISSION EXPIRES
2-25-97

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, a plat of TURNIS RIDGEVIEW SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated May 27, 1994, 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;

It is further found that said preliminary and final plat is hereby acknowledged and approved by the Manchester Planning and Zoning Commission with allowance for the following variances per **Chapter 127, Subdivision Regulations of the Code of Ordinances** of the City of Manchester:

1. **Section 127.09 Minimum Improvements**
   1. Streets - The present County gravel road serves the subject subdivision. Property in this subdivision is subject to street assessments should annexation warrant future improvements as determined by the City.

2. **Section 127.09 Minimum Improvements**
   2. Sanitary Sewer System - An alternate system for collection and disposal of sanitary waste shall be provided by the Owner as required for each lot or parcel in accordance with Section 127.12 and Chapter 98, Private and Semi-Private Sewer Systems. Should any lot or parcel of the subdivision be annexed to the City AND at such time as a public sewer becomes available to the property, a direct connection shall be made to the public sewer of such lot or parcel in accordance with Section 98.08. Cost of connection to be born by property owner including any sewer connection in accordance with Section 96.01, Chapter 96 Building Sewers and Connections.

3. **Section 127.09 Minimum Improvements**
   3. Storm Sewer System - None required unless and until construction of future streets.

4. **Section 127.09 Minimum Improvements**
   4. Water Main System - An alternate system for supply and distribution shall be provided by the Owner as required for each lot or parcel in accordance with Section 127.12 and State standards. Should any lot or parcel of the subdivision be annexed to the City, **Title III - Public Services, Water Service System of the Code of Ordinances** shall apply to such lot or parcel notably Sections 90.21, 90.22 and 92.18 regarding water main connection extension and fees.

5. **Section 127.09 Minimum Improvements**
   5. Other Improvements relating to the construction of sidewalks.

6. **Section 127.24 Requirements of Preliminary Plat**
   8. No contours required.

7. **Section 127.18 Block and Lot Standards**
   1. Block length of 1322.31 feet versus limit of 1300 feet.

NOW, THEREFORE, BE IT RESOLVED, by the City Planning and Zoning Commission of the City of Manchester, Iowa, that said TURNIS RIDGEVIEW SUBDIVISION, 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 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 7th day of June, 1994.

PLANNING AND ZONING COMMISSION
MANCHESTER, DELAWARE COUNTY, IOWA

By Richard D Appleby
Richard D. Appleby,
Chairperson

By Helen M. Knutson
Helen M. Knutson, Secretary

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

We, Richard D. Appleby, Chairperson, and Helen M. Knutson, Secretary, of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, first being 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 7th day of June A.D., 1994.

Richard D Appleby
Richard D. Appleby,
Chairperson

Helen M. Knutson
Helen M. Knutson, Secretary

On this 10th day of June, 1994, before me Linda K. Tutton, a Notary Public in and for the State of Iowa, personally appeared Richard D. Appleby and Helen M. Knutson, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Secretary of the Manchester 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 authority of its Planning and Zoning Commission as contained in Resolution adopted by the Planning and Zoning Commission June 7, 1994, and that Richard D. Appleby and Helen M. Knutson 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.

Linda K. Tutton
Notary Public in and for the State of Iowa

RESOLUTION R-047-94

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, a plat of the TURNIS RIDGEVIEW SUBDIVISION, Delaware County, Iowa, affecting premises more specifically described in the surveyor's certificate of J. David Gibbs, dated May 27, 1994, 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 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;

It is further found that said preliminary and final plat is hereby acknowledged and approved by the Manchester Planning and Zoning Commission with allowance for the following variances per **Chapter 127, Subdivision Regulations of the Code of Ordinances** of the City of Manchester:

1. **Section 127.09 Minimum Improvements**
   1. Streets - The present County gravel road serves the subject subdivision. Property in this subdivision is subject to street assessments should annexation warrant future improvements as determined by the City.

2. **Section 127.09 Minimum Improvements**
   2. Sanitary Sewer System - An alternate system for collection and disposal of sanitary waste shall be provided by the Owner as required for each lot or parcel in accordance with Section 127.12 and Chapter 98, Private and Semi-Private Sewer Systems. Should any lot or parcel of the subdivision be annexed to the City AND at such time as a public sewer becomes available to the property, a direct connection shall be made to the public sewer of such lot or parcel in accordance with Section 98.08. Cost of connection to be born by property owner including any sewer connection in accordance with Section 96.01, Chapter 96 Building Sewers and Connections.

3. **Section 127.09 Minimum Improvements**
   3. Storm Sewer System - None required unless and until construction of future streets.

4. **Section 127.09 Minimum Improvements**
   4. Water Main System - An alternate system for supply and distribution shall be provided by the Owner as required for each lot or parcel in accordance with Section 127.12 and State standards. Should any lot or parcel of the subdivision be annexed to the City, **Title III - Public Services, Water Service System of the Code of Ordinances** shall apply to such lot or parcel notably Sections 90.21, 90.22 and 92.18 regarding water main connection extension and fees.

5. **Section 127.09 Minimum Improvements**
   5. Other Improvements relating to the construction of sidewalks.

6. **Section 127.24 Requirements of Preliminary Plat**
   8. No contours required.

7. **Section 127.18 Block and Lot Standards**
   1. Block length of 1322.31 feet versus limit of 1300 feet.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said TURNIS RIDGEVIEW SUBDIVISION, 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 20th day of June, A.D., 1994.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole

Karen K. Cole, City Clerk

STATE OF IOWA)
)ss.
COUNTY OF DELAWARE)

On this 21st day of June, 1994, before me, Linda K. Tutton, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Karen K. Cole, 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 authority of its City Council, as contained in Resolution Number R-047-94 adopted by the City Council on the 20th day of June, 1994, and that Milt L. Kramer and Karen K. Cole 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.

Linda K. Tutton

Linda K. Tutton; Notary Public;

TREASURER'S CERTIFICATE

I, Helen McWilliams, Treasurer of Delaware County, Iowa, hereby certify that there are no taxes due nor liens against the land included with the TURNIS RIDGEVIEW SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated May 27, 1994, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said County, this 7th day of July, 1994.

Carolyn A. Wilson

Carolyn A. Wilson - Treasurer of Delaware County, Iowa.