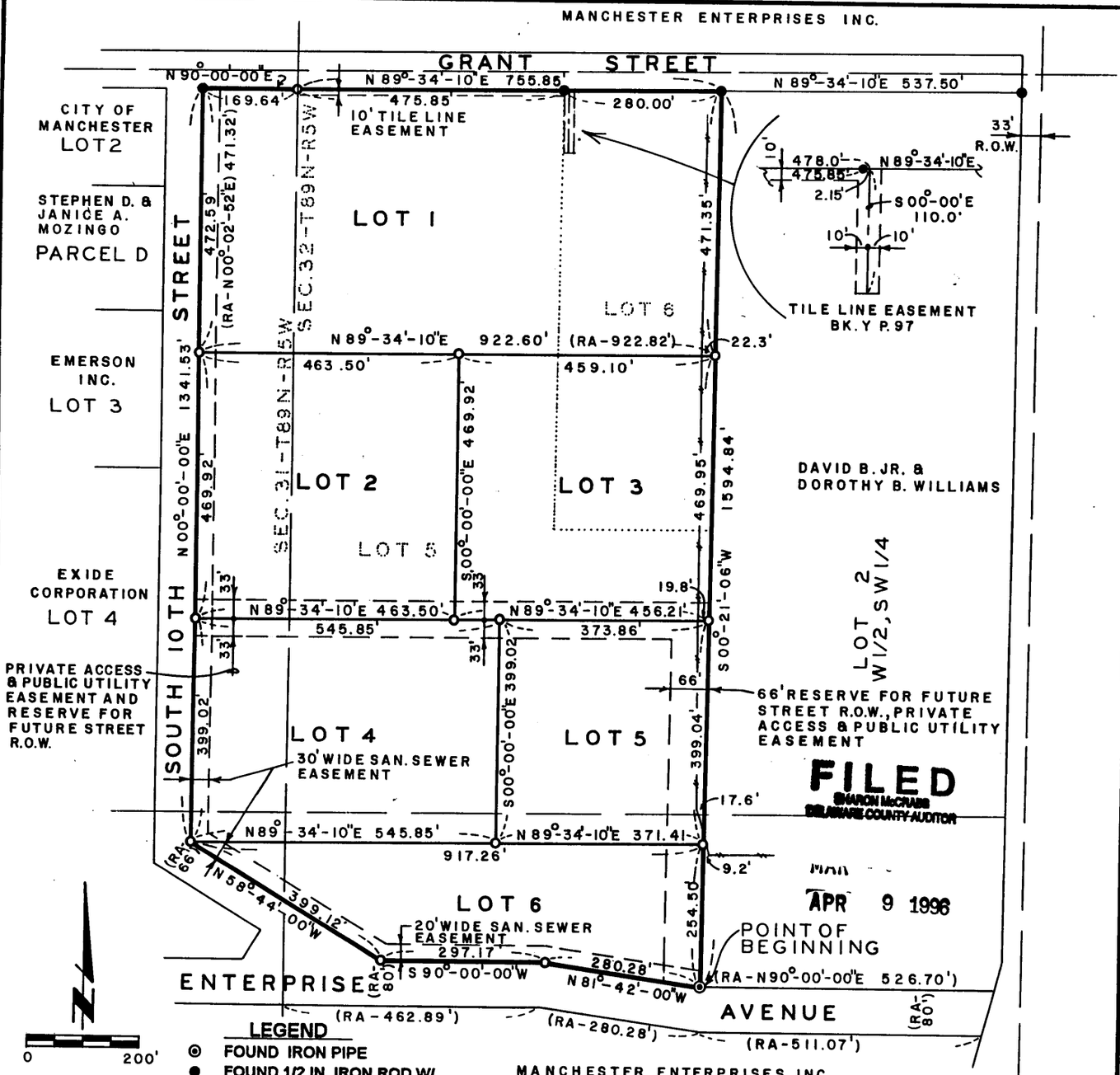
PLAT OF SURVEY

SOUTHWEST INDUSTRIAL PARK SECOND SUBDIVISION

A SUBDIVISION OF LOTS FIVE (5) AND SIX (6) OF "SOUTHWEST INDUSTRIAL PARK - Amended", CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGEND

- ◉ FOUND IRON PIPE
- ● FOUND 1/2 IN. IRON ROD W/ RLS CAP NO. 10165
- ○ SET 1/2 IN. IRON ROD W/ RLS CAP. NO. 8419
- FENCE LINE
- EASEMENT LINE
- CENTER LINE
- QUARTER LINE
- LOT LINE
- LOT LINE ESTABLISHED
- SUBDIVISION BOUNDARY
- (RA-) RECORDED AS DISTANCE AND/ OR BEARING

FILED
Date 4-9-96
Cheryl Stubblefield
Dep County Assessor

LOT NO.	AREA ACRES	AREA SQ. FEET
1	10.00	435,617
2	5.00	217,802
3	4.94	215,054
4	5.00	217,800
5	3.41	148,683
6	3.75	163,306
TOTAL	32.10	1,398,262

SURVEYED ON: 5/24/95
FIELD BK. NO. D.L.

PROPRIETORS: MANCHESTER ENTERPRISES INC.

PROJECT NO. 95-25R2

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, 1997.

J. DAVID GIBBS — REG. NO. 8419 — DATE 6/7/95

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

SCALE: 1" = 200'
DATE: 5/30/95
DRAWN BY: R. W.
CHECKED BY:
REVISED:

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

SHEET 1 OF 8

568003

FILE No. 209-2803
RECORDING FEE $ 41.00
TRANSFER FEE $

FILED FOR RECORD THE 9 DAY OF April, 1996 AT 2:50 O'CLOCK P M. BOOK 7 PAGE 183

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plat B-2

LEGAL DESCRIPTION:

SOUTHWEST INDUSTRIAL PARK SECOND SUBDIVISION, a Subdivision of Lot Five (5) and Lot Six (6) of "Southwest Industrial Park", City of Manchester, Delaware County, Iowa; into Six (6) Lots numbered Lot One (1) through Lot Six (6) including a total of 32.10 acres, subject to easements of record and more specifically described by metes and bounds as follows:

BEGINNING at the Southeasterly Corner of Lot Five (5) of "Southwest Industrial Park", City of Manchester, Delaware County, Iowa, in the amended plat as recorded in Book 6 of Plats, Page 56 in the Office of the Delaware County Recorder, also being the Southwesterly Corner of Lot Two (2) of the Subdivision of Part of the East One-Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-one (31) and of Part of the West One-Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Thirty-two (32), all of Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian as recorded in Book 2 of Plats, Page 167 in the Office of the Delaware County Recorder; thence along the Southerly line of said Lot Five (5) and the Northerly line of Enterprise Avenue, North 81°-42'-00" West 280.28 feet; thence continuing along the Southerly line of said Lot Five (5) and the Northerly line of Enterprise Avenue, South 90°-00'-00" West 297.17 feet; thence continuing along the Southerly line of said Lot Five (5) and the Easterly line of South Tenth Street North 58°-44'-00" West 399.12 feet; thence along the Westerly line of said Lot Five (5) and the Easterly line of South Tenth Street, North 00°-00'-00" East 1341.53 feet to the Northwesterly Corner of said Lot Five (5) and the Southerly line of Grant Street; thence along the Northerly line of said Lot Five (5) and the Southerly line of Grant Street, North 90°-00'-00" East 169.64 feet to the Westerly line of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian; thence continuing along the Southerly line of Grant Street and the Northerly line of said Lot Five (5) and the Northerly line of Lot Six (6) of said "Southwest Industrial Park", North 89°-34'-10" East 755.85 feet to the Northeasterly Corner of said Lot Six (6) and the Northwesterly Corner of said Lot Two (2); thence along the Easterly line of said Lot Six (6), the Easterly line of said Lot Five (5) and the Westerly line of said Lot Two (2) South 00°-21'-06" West 1594.84 feet to the **POINT OF BEGINNING**; subject to easements of record and containing a total of 32.10 acres.

The attached Plat and above legal description of the Southwest Industrial Park Second Subdivision represents a Subdivision of Lot Five (5) and Lot Six (6) of "Southwest Industrial Park" as recorded in the amended plat in Book 6 of Plats, Page 56 in the Office of the Delaware County Recorder into Six (6) Lots numbered One (1) through Six (6). The Southwest Industrial Park Second Addition includes public utility easements, private access easements and a reserve for future street right of way as shown in the attached plat across the Southerly side of Lot Two (2) and Lot Three (3), the Northerly side of Lot Four (4) and Lot Five (5) and the Easterly side of Lot Five (5) and Lot Six (6).

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.

J. David Gibbs 6/7/95

J. David Gibbs Date Reg. No. 8419.
My registration will be renewed on January 1, 1997.



OWNER'S ACKNOWLEDGMENT:

I John E. Tyrrell, being the duly sworn President, and D. William Johnson, being the duly sworn Secretary/Treasurer of Manchester Enterprises, Inc. of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with the free consent and in accordance with the desire of the Board of Directors of said Corporation.

MANCHESTER ENTERPRISES, INC.,

By John E. Tyrrell
John E. Tyrrell President

D. William Johnson
D. William Johnson Secretary/Treasurer

State of Iowa)
) ss:
County of Delaware)

On this 7th day of June, A.D. 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John E. Tyrrell and D. William Johnson, to me personally known, who, being by me duly sworn, did say that he is the President and Secretary/Treasurer respectively, of said corporation executing the within and foregoing instrument to which this is attached, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said John E. Tyrrell and D. William Johnson as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

NOTARIAL SEAL IOWA PATRICIA L. SALOW MY COMMISSION EXPIRES 11-26-95

Patricia L. Salow
Notary Public in and for the State of Iowa

MORTGAGE HOLDERS ACKNOWLEDGMENT:

Farmers and Merchants Savings 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.

CORPORATE SEAL

FARMERS AND MERCHANTS SAVINGS BANK

By
Michael W. Dunn

By
Eric C. Anderson

STATE OF IOWA, Delaware COUNTY, ss:

On this 13 day of June, 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael W. Dunn and Eric C. Anderson to me personally known, who being by me duly sworn, did say that they are the President and Exec. Vice President respectively, of the Farmers and Merchants Savings Bank executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed thereto is the seal of the) Farmers and Merchants Savings Bank; that said instrument was signed (and sealed) on behalf of the Farmers and Merchants Savings Bank authority of its Board of Directors; and that Michael W. Dunn and Eric C. Anderson as officers acknowledged the executive of the foregoing instrument to be the voluntary act and deed of the Farmers and Merchants Savings Bank, by it and by them voluntary executed.

NOTARIAL SEAL IOWA MARLYS E. REES MY COMMISSION EXPIRES 7-31-95

Marlys E. Rees
Notary Public in and for said State

MORTGAGE HOLDERS ACKNOWLEDGMENT:

City 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.

CITY OF MANCHESTER

By Milt L. Kramer
Milt L. Kramer, Mayor

By Karen K. Cole
Karen K. Cole, City Clerk

STATE OF IOWA, Delaware COUNTY, ss:

On this 5th day of July, 1995, 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 Ordinance No. R-158-95 passed (or the resolution adopted) by the City Council, under Roll Call No. ___ of the City Council on the 3rd day of July, 1995, 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; my commission expires
8-29-96

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 SOUTHWEST INDUSTRIAL PARK SECOND SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated June 7, 1995.

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 29th day of March, A.D., 1996, 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 Manchester Enterprises, Inc.

Dated at Manchester, Iowa, in said County, this 9th day of April, 1996.

Thomas J. Hanson

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, a plat of SOUTHWEST INDUSTRIAL PARK SECOND SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated June 7, 19 95, 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 Grant Street, South 10th Street and Enterprise Avenue along with private access easements (with reserve for future street right of way) will serve the subdivision. Development of Lot 3 and Lot 5 may require additional street construction which shall be the responsibility of the Owners.

2. **Section 127.09 Minimum Improvements**
   2. Sanitary Sewer System - Sanitary sewer system to Lots 3 and 5 shall not be required until each lot develops and requires sewer service. Cost of sewer main and services shall be the responsibility of the Owner 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 - Not required for Lots 3 and 5 until such lots are developed and require a water supply. When developed, **Title III - Public Services, Water Service System of the Code of Ordinances** shall apply to such lot 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**
   4. Key map not required.
   8. No contours required.
   14. Illustration of existing utilities not required.

NOW THEREFORE, BE IT RESOLVED, by the City Planning and Zoning Commission of the City of Manchester, Iowa, that said SOUTHWEST INDUSTRIAL PARK SECOND 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 14th day of June, 19 95.

PLANNING AND ZONING COMMISSION
MANCHESTER, DELAWARE COUNTY, IOWA

By Barbara K. Sailer
Barbara K. Sailer Chairperson

By Helen M. Knutson
Helen M. Knutson

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

We, Barbara K. Sailer, 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 14th day of June A.D., 19 95.

Barbara K. Sailer
Barbara K. Sailer, Chairperson

Helen M. Knutson
Helen M. Knutson, Secretary

On this 14th day of June, 19 95 before me Linda K. Tutton, a Notary Public in and for the State of Iowa, personally appeared Barbara K. Sailer 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 14, 19 95, and that Barbara K. Sailer 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
Linda K. Tutton

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, a plat of SOUTHWEST INDUSTRIAL PARK SECOND SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated June 7, 1995, 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, 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 City of Manchester, Delaware County, Iowa 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 Grant Street, South 10th Street and Enterprise Avenue along with private access easements (with reserve for future street right of way) will serve the subdivision. Development of Lot 3 and Lot 5 may require additional street construction which shall be the responsibility of the Owners.

2. **Section 127.09 Minimum Improvements**
   2. Sanitary Sewer System - Sanitary sewer system to Lots 3 and 5 shall not be required until each lot develops and requires sewer service. Cost of sewer main and services shall be the responsibility of the Owner 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 - Not required for Lots 3 and 5 until such lots are developed and require a water supply. When developed, **Title III - Public Services, Water Service System of the Code of Ordinances** shall apply to such lot 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**
   4. Key map not required.
   8. No contours required.
   14. Illustration of existing utilities not required.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said SOUTHWEST INDUSTRIAL PARK SECOND 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 19th day of June, A.D., 19 95.

Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 20th day of June, 19 95, 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-151-95 adopted by the City Council on the 19th day of June, 19 95, 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
Notary Public in and for the State of Iowa
Linda K. Tutton

TREASURER'S CERTIFICATE

I, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, hereby certify that there are no taxes due nor liens against the land included with the SOUTHWEST INDUSTRIAL PARK SECOND SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated June 7, 19 95, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said County, this 9 day of April, 1996.

Carolyn A. Wilson - Treasurer of Delaware County, Iowa

Pam Klein, dep
Pam Klein