Del. Co. Recorder
Hanging File # 8-3

FILED
Date 5-15-96
Cheryl Stuffelbeam
Dep County Assessor

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
MAY 15 1996

HANGING FILE 8-3

319-3222
DELAWARE COUNTY IOWA
FILED
'96 MAY 15 PM 4 13
BOOK 7 PAGE 192
BECKMAN L. PEYTON
DELAWARE CO. RECORDER
Fee 8.00

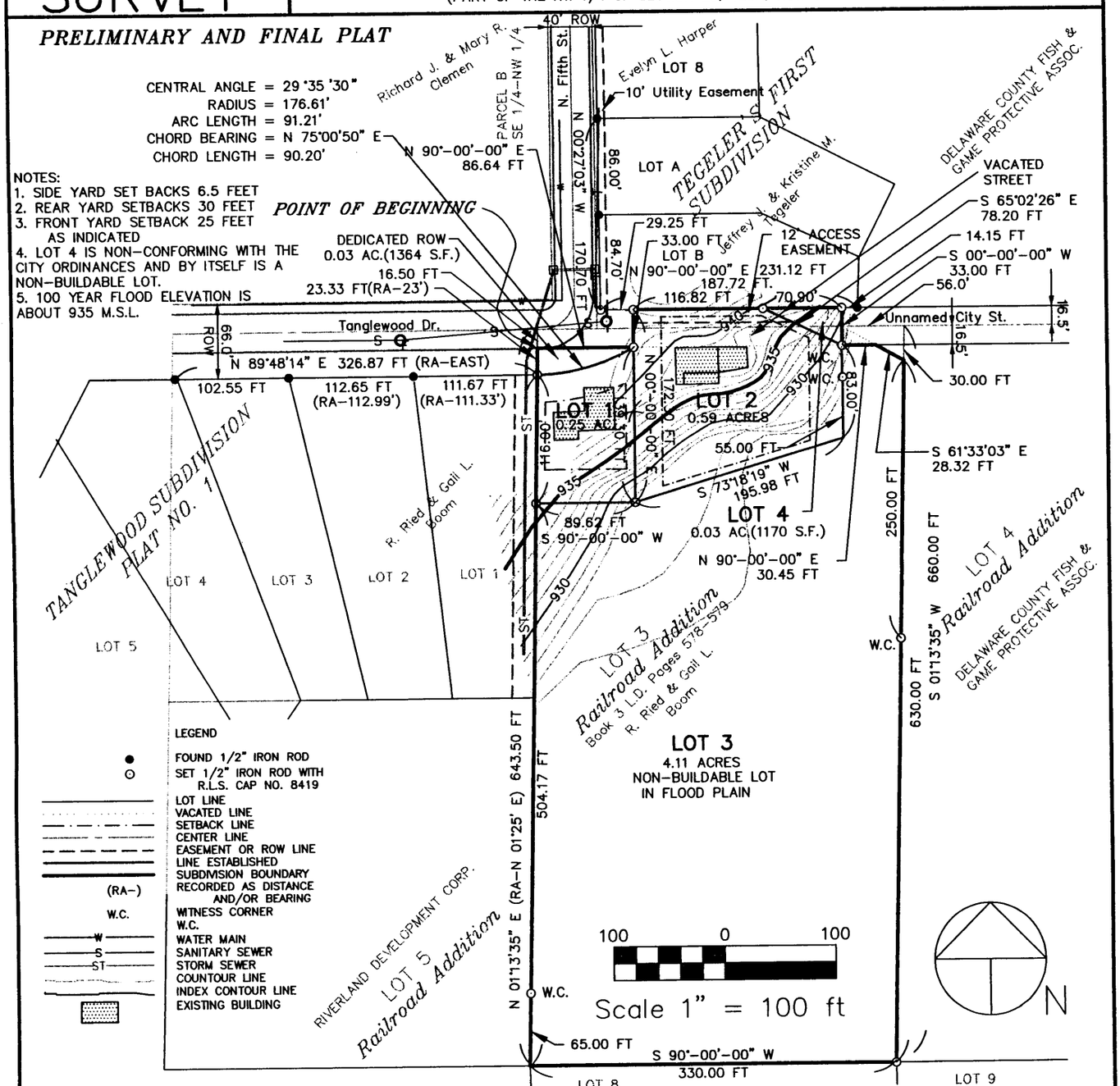
PREPARED BY: J DAVID GIBBS; P.O. BOX 295 MANCHESTER, IA 52057 319-927-2434

PLAT OF SURVEY

BOOM'S FIRST ADDITION

OF PART OF LOT 3 OF THE RAILROAD ADDITION AND VACATED STREET RIGHT OF WAY, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.
(PART OF THE NW 1/4 OF SECTION 29, T89N, R5W OF THE FIFTH P.M.)

PRELIMINARY AND FINAL PLAT



SURVEYED ON: 1/25 & 2/26/96
FIELD BK NO. D.L.

PROPRIETORS: R. RIED & GAIL L. BOOM, CITY OF MANCHESTER
JEFFERY J. & KRISTINE M. TEGELER

PROJECT NO. 96-03

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.

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

J. DAVID GIBBS, P.E., RLS. REG. NO. 8419 DATE 3/15/96

MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1997

SCALE: 1'=100'
DATE: 2/6/96
DRAWN BY: JDG
CHECKED BY:
REVISED
SHEET 1 OF 6

GIBBS ENGINEERING & SURVEYING
PROFESSIONAL SERVICES BUILDING, SUITE 2
223 WEST MAIN STREET, MANCHESTER, IA 52057

Atty. re: Tegeler Name 8
283 5/24/96

DATE 5-15-96 BOOK 7 PAGE 192
8-3

LEGAL DESCRIPTION

***BOOM'S FIRST ADDITION*, A SUBDIVISION OF PART OF LOT 3 OF RAILROAD ADDITION TO MANCHESTER AND PART OF A VACATED CITY STREET (Part of Lot 103 of Henry Acers' Addition to), Part of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA;** into four (4) lots numbered Lot One (1) through Four (4) along with dedicated street right of way, containing a total of 5.11 acres, subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Northwest (NW) Corner of Lot Three (3) of the Railroad Addition to Manchester, Delaware County, Iowa, as recorded in Book 3 L.D., Pages 578-579 in the Office of the Delaware County Recorder, said Corner bearing North 01°-13'-35" East 39.83 feet from the Northeast (NE) Corner of Lot One (1) of Tanglewood Subdivision - Plat No. 1 as recorded in Book 4 of Plats, Page 95 in the Office of the Delaware County Recorder;

Thence along the Westerly Line of said Lot Three (3), South 01°-13'-35" West to the Southerly Line of a street right of way as recorded in T.L.D. Book S, Page 53 in the Office of the Delaware County Recorder, 16.5 feet, the **POINT OF BEGINNING;**

Thence along the Southerly Line of said right of way North 90°-00'-00" East 86.64 feet to the Westerly Line of a vacated street right of way;

Thence North 00°-00'-00" East to the Northerly Line of said vacated street right of way and the Southerly Line of Lot B of Tegeler's First Subdivision as recorded in Book 7 of Plats, Page 45 in the Office of the Delaware County Recorder 33.00 feet;

Thence along the Northerly Line of said vacated street right of way and the Southerly Line of said Lot B, North 90°-00'-00" East 187.72 feet;

Thence South 00°-00'-00" West to the Southerly Line of said vacated street right of way 33.0 feet;

Thence along the Southerly Line of said street right of way North 90°-00'-00" East 30.45 feet to the Southwesterly Line of a triangular parcel as recorded in T.L.D. Book 46, Page 394 in the Office of the Delaware County Recorder;

Thence along said Southwesterly Line South 61°-33'-03" East to the Easterly Line of Lot Three (3) of said Railroad Addition 28.32 feet;

Thence along the Easterly Line of said Lot Three (3) South 01°-13'-35" West to the Southeasterly Corner of said Lot Three (3) 630.00 feet;

Thence along the Southerly Line of said Lot Three (3) South 90°-00'-00" West to the Southwesterly Corner of said Lot Three(3) 330.00 feet;

Thence along the Westerly Line of said Lot Three (3) North 01°-13'-35" East 643.50 feet to the **POINT OF BEGINNING;**

Containing a total of 5.11acres including 0.03 acres of dedicated street right of way.

The Northerly Line of Lot Three(3) of the Railroad Addition to Manchester and the Southerly line of Lot B of Tegeler's First Subdivision are assumed to bear North 90°-00'-00" East.

Lot Two (2) includes a twelve (12) foot wide access easement for the benefit of Lot B of said Tegeler's First Subdivision along the Northerly Line of said Lot Two (2).

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.

I hereby certify that a minimum of two (2) control monuments have been found or placed and that all monuments indicated will be placed within one (1) year of the recording of this plat.

3/15/96

J. David Gibbs, REG. NO. 8419 DATE
My Registration will be renewed on January 1, 1997

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

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OWNER'S ACKNOWLEDGMENT

I(we) R. Ried Boom and Gail L. Boom 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.

R. Ried Boom

Gail L. Boom

State of Iowa)
)
County of Delaware) Ss:

On this 12th day of April A.D. 1996, before me a Notary Public in and for said County, personally appeared R. Ried Boom and Gail L. Boom, to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Julie A Bente
Notary Public in and for said County

NOTARIAL SEAL IOWA
JULIE A. BENTE
MY COMMISSION EXPIRES
DECEMBER 20, 1997

OWNERS DEDICATION

I(we) R. Ried Boom and Gail L. Boom, do hereby dedicate Tanglewood Drive , to the public.

R. Ried Boom

Gail L. Boom

State of Iowa)
)
County of Delaware) Ss:

On this 12th day of April A.D. 1996, before me a Notary Public in and for said County, personally appeared R. Ried Boom and Gail L. Boom, to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Julie A Bente
Notary Public in and for said County

OWNER'S ACKNOWLEDGMENT

I(we) Milt L. Kramer, Mayor, and Karen Cole, City Clerk, City of Manchester, 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 of the City.

Milt L. Kramer, Mayor

Karen Cole, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 16th day of April , 1996 before me, Linda K. Tutton, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Karen 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 the authority of its City Council, as contained in Resolution Number R-260-96 adopted by the City Council on the 15th day of April , 1996 and that Milt L. Kramer and Karen Cole 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.

Linda K. Tutton
Linda K. Tutton; Notary Public.

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the plat of ***BOOM'S FIRST ADDITION***, City of Manchester,, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated March 15, 1996, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and after full consideration thereof the same is 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 Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa , that said ***BOOM'S FIRST ADDITION***, City of Manchester, 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 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 10th day of April, AD, 1996.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
James E. Fisher, Chairperson

By _____
Helen M. Knutson, Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 11th day of April, 1996, before me, Linda K. Tutton, a Notary Public in and for the State of Iowa, personally appeared James E. Fisher and Helen M. Knutson, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and 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, as contained in Resolution adopted by the Planning and Zoning Commission on the 10th day of April, 1996, and that James E Fisher and Helen M Knutson 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.

_____
Linda K. Tutton ; Notary Public.

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the plat of ***BOOM'S FIRST ADDITION***, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated March 15, 1996, 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;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***BOOM'S FIRST ADDITION***, 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 15th day of April, A.D., 1996.

Milt L. Kramer
Milt L. Kramer, Mayor

ATTEST:
Karen K Cole
Karen Cole, City Clerk

CITY SEAL MANCHESTER IOWA

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 16th day of April, 1996, before me, Linda K. Tutton, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Karen 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 the authority of its City Council, as contained in Resolution Number R-261-96 adopted by the City Council on the 15th day of April, 1996, and that Milt L. Kramer and Karen Cole 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.

LINDA K. TUTTON NOTARIAL SEAL IOWA

Linda K. Tutton
Linda K. Tutton, Notary Public.

ATTORNEY'S OPINION

I, William D. Werger, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***BOOM'S FIRST ADDITION***, City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated March 15, 1996.

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 25th day of April, A.D., 1996 at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantible title on the date and hour of the certification to be in R. Ried Boom and Gail L. Boom and the City of Manchester., and Jeffrey J. and Kristine M. Tegeler.

Dated at Manchester, Iowa, in said County, this 9th day of May, 199_.

William D. Werger

William D. Werger Attorney at Law

CERTIFICATE OF TREASURER

I, the undersigned Pam Klein dep, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***BOOM'S FIRST ADDITION***, City of Manchester, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Pam Klein, Deputy

County Treasurer

MORTGAGE HOLDERS ACKNOWLEDGMENT

The First State Bank, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat of ***BOOM'S FIRST ADDITION***, City of Manchester, Delaware County, Iowa, 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

By Christine L Tegeler
Vice President

By
Joseph Wiewel, President

STATE OF IOWA, Delaware County, Iowa, Ss:

On this 12th day of April, 1996 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph Wiewel and Christine Tegeler, to me personally known, who being 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 procured by the~~) (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 Christine Tegeler as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the , by it and by them voluntarily executed.

Debra A Ratzlaff

Notary Public in and for said State

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

OWNER'S ACKNOWLEDGMENT

I(we) Jeffrey J. Tegeler and Kristine M. Tegeler 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.

Jeffrey J. Tegeler

Kristine M. Tegeler

State of Iowa)
)
County of Delaware) Ss:

On this 10th day of May A.D. 1996, before me a Notary Public in and for said County, personally appeared Jeffrey J. Tegeler and Kristine M. Tegeler, to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Janet R. Oakleaf
Notary Public in and for said County

NOTARIAL SEAL IOWA
JANET R. OAKLEAF
MY COMMISSION EXPIRES
October 10, 1997

OWNERS DEDICATION

I(we) Jeffrey J. Tegeler and Kristine M. Tegeler, do hereby dedicate Tanglewood Drive , to the public.

Jeffrey J. Tegeler

Kristine M. Tegeler

State of Iowa)
)
County of Delaware) Ss:

On this 10th day of May A.D. 1996, before me a Notary Public in and for said County, personally appeared Jeffrey J. Tegeler and Kristine M. Tegeler, to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Janet R. Oakleaf
Notary Public in and for said County

NOTARIAL SEAL IOWA
JANET R. OAKLEAF
MY COMMISSION EXPIRES
October 10, 1997