FILED
Date 5/24/00
John R. Klausbur
County Assessor

MAY 24 2000

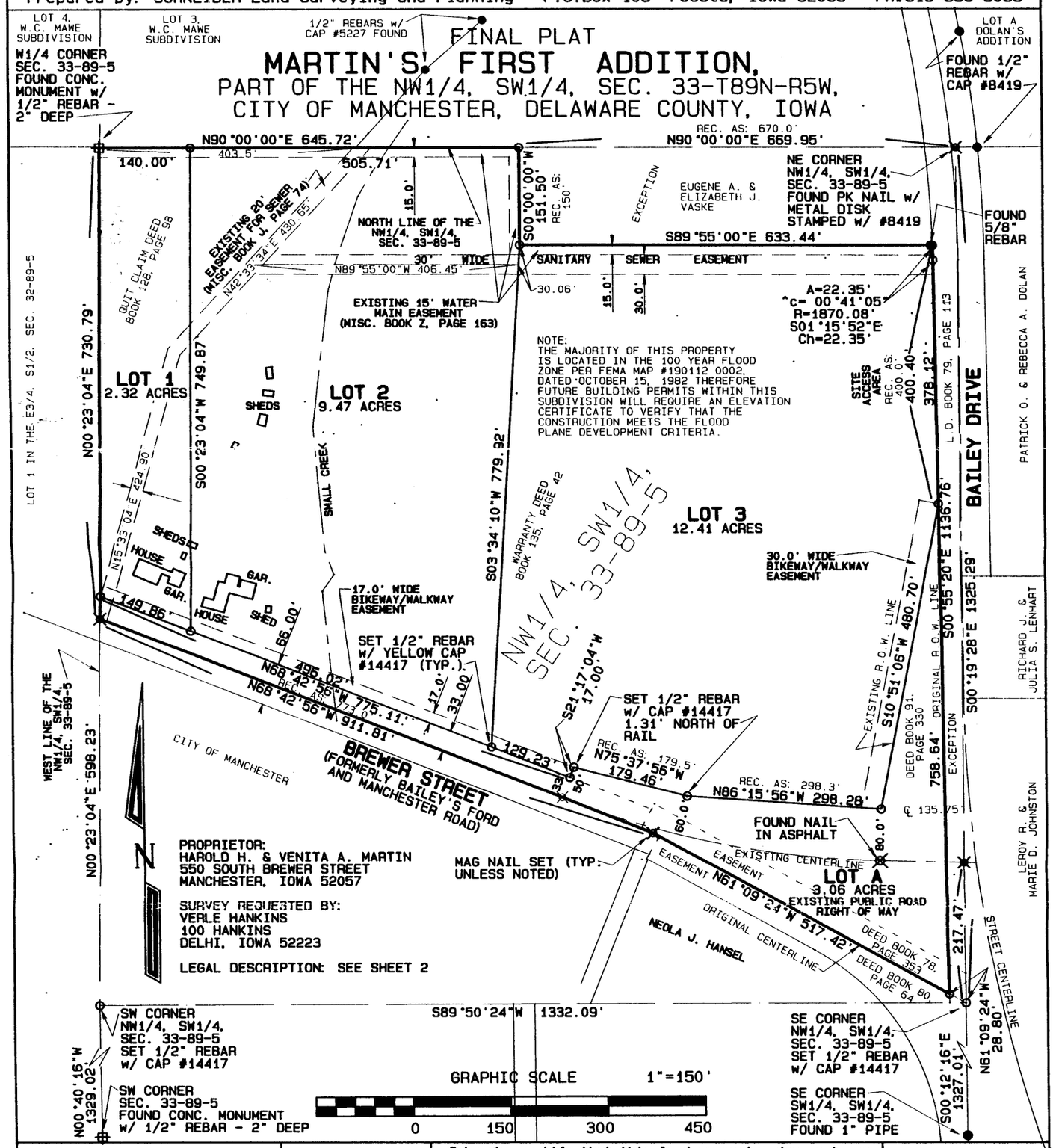
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SHARON
DELAWARE COUNTY AUDITOR

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BOOK 2000 PAGE 1568
DEBORAH L. FLYTON
DELAWARE CO RECORDER
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DELAWARE COUNTY IOWA
FILED

Prepared by: SCHNEIDER Land Surveying and Planning P.O.Box 105 Peosta, Iowa 52068 Ph#319-556-9055

FINAL PLAT
MARTIN'S FIRST ADDITION,
PART OF THE NW1/4, SW1/4, SEC. 33-T89N-R5W, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



MARTIN'S FIRST ADDITION,

CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
14417
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider 4/7/2000

David P. Schneider P.L.S. #14417 Date

My license renewal date is December 31, 2001.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying & Planning
P.O. Box 105
Peosta, Iowa 52068
Ph# 319-556-9055
Fax 319-556-9054

Project:	99-0100
Date:	1/3/00
Sheet:	1 of 5

BOOK 2000 PAGE 1568

SURVEYOR'S CERTIFICATE

I, David P. Schneider, here by certify that I am a licensed Land Surveyor in the State of Iowa, and that the following tract of real estate was surveyed and platted by me or under my direct personal supervision, To wit:

DESCRIPTION: MARTIN'S FIRST ADDITION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA. Part of the Northwest Quarter of the Southwest Quarter of Section 33, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, previously described in a Quit Claim Deed recorded in Book 128, Page 98 and a Warranty Deed recorded in Book 135, Page 42 and more particularly described as follows: Beginning at the West Quarter corner of said Section 33; thence N90°00'00"E, 645.72 feet along the north line of the Northwest Quarter of the Southwest Quarter of said Section 33; thence S00°00'00"W, 151.50 feet; thence S89°55'00"E, 633.44 feet to the west right of way curve of Bailey Drive; thence southerly, 22.35 feet along said right of way curve having a radius of 1870.08 feet, concave to the west, a central angle of 0°41'05" and a chord which bears S01°15'52"E, 22.35 feet; thence S00°55'20"E tangent to said right of way curve, 1136.76 feet along the westerly right of way line of Bailey Drive as recorded in a Special Warranty Deed filed in Land Deed Book 79 at Page 113 to the original centerline of Brewer Street (formerly Bailey's Ford and Manchester Road) as recorded in Deed Book 78 at Page 353; thence N61°09'24"W, 517.42 feet along said original centerline; thence N68°42'56"W, 911.81 feet along the centerline of Brewer Street (formerly Bailey's Ford and Manchester Road) to the west line of the Northwest Quarter of the Southwest Quarter of said Section 33; thence N00°23'04"E, 730.79 feet along said west line to the point of beginning, containing 27.26 acres, which includes 3.06 acres of existing public road right of way.

This survey was performed for the purpose of dividing part of the Northwest Quarter of the Southwest Quarter of Section 33, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa described in a Warranty Deed filed in Book 135 at Page 42. This property is subject to easements, reservations, restrictions and rights of way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments were placed or shall be placed within 30 days from the date this plat is recorded.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
14417
IOWA

David P. Schneider 4/7/2000

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2001.
Pages or sheets covered by this seal: Surveyor's Certificate Only

Schneider Land Surveying & Planning
P.O. Box 105 Peosta, Iowa 52068
Phone: 319-556-9055 Fax: 319-556-9054
Email: schneiderlsp@mwci.net

Job No. 99-0100

Date: 2/28/00

OWNER'S CONSENT

Manchester, Iowa April 11, 2000

The foregoing plat of **MARTIN'S FIRST ADDITION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA** is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate.

By Harold H. Martin

By Venita A Martin

State of Iowa)
) ss:
Delaware County)

On this 11th day of April, AD, 2000, before me, Christine L. Hughes a Notary Public in and for said county, personally appeared Harold H. Martin and Venita A. Martin to me personally known, who being by me duly affirmed did say that they said Harold H. Martin and Venita A. Martin acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

CHRISTINE L. HUGHES
Iowa

Christine L Hughes
Notary Public in the State of Iowa

My Commission Expires 3/6/2001

DEDICATION OF PLAT AND EASEMENTS

STATE OF IOWA, COUNTY OF DELAWARE, SS:

Harold H. Martin and Venita A. Martin hereby depose, state and certify that they are the owners of the fee title of the following-described real estate, to wit:

Part of the Northwest Quarter of the Southwest Quarter of Section 33, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, previously described in a Quit Claim Deed recorded in Book 128, Page 98 and a Warranty Deed recorded in Book 135, Page 42 and more particularly described as follows: Beginning at the West Quarter corner of said Section 33; thence N90°00'00"E, 645.72 feet along the north line of the Northwest Quarter of the Southwest Quarter of said Section 33; thence S00°00'00"W, 151.50 feet; thence S89°55'00"E, 633.44 feet to the west right of way curve of Bailey Drive; thence southerly, 22.35 feet along said right of way curve having a radius of 1870.08 feet, concave to the west, a central angle of 0°41'05" and a chord which bears S01°15'52"E, 22.35 feet; thence S00°55'20"E tangent to said right of way curve, 1136.76 feet along the westerly right of way line of Bailey Drive as recorded in a Special Warranty Deed filed in Land Deed Book 79 at Page 113 to the original centerline of Brewer Street (formerly Bailey's Ford and Manchester Road) as recorded in Deed Book 78 at Page 353; thence N61°09'24"W, 517.42 feet along said original centerline; thence N68°42'56"W, 911.81 feet along the centerline of Brewer Street (formerly Bailey's Ford and Manchester Road) to the west line of the Northwest Quarter of the Southwest Quarter of said Section 33; thence N00°23'04"E, 730.79 feet along said west line to the point of beginning, containing 27.26 acres, which includes 3.06 acres of existing public road right of way.

That said property is being platted, and will be known as "Martin's First Addition", part of the NW1/4, SW1/4, Sec.33-T89N-R5W, City of Manchester, Delaware County, Iowa, and that said land is being subdivided, as shown by the plat attached hereto, and is being done with the free consent and in accordance with the desire of the proprietors whose signatures are shown below; that the proposed street, alleys and public access road referred to as "Lot A" on the plat are hereby dedicated to the public use forever.

Further, that the easements shown on the plat shall be used for walkways and utility purpose as shown on the plat. The proprietors do hereby dedicate said easements for these purposes.

x Harold H. Martin
Harold H. Martin

x Venita A. Martin
Venita A. Martin

STATE OF IOWA, DELAWARE COUNTY, SS:

On this 11th day of April, A.D. 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared Harold H. and Venita A. Martin, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledge that they executed the same as their voluntary act and deed.

Christine L Hughes
Notary Public in and for said State



ATTORNEY'S OPINION

I, William D. Werger, a practicing attorney at law in (city) Manchester, Delaware County, Iowa have examined the abstract of title to the land included within **MARTIN'S FIRST ADDITION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA**; said abstract has been prepared in its entirety by the Delaware Co. Abstract and Title Company, and was last certified to by said company on the 3 day of May, AD, 00, at the hour of 8 o'clock AM.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Harold H. Martin and Venita A. Martin. Dated at Manchester, Iowa in said County, this 16 day of May, 00.

Signature Attorney at Law

Name (printed) William D. Werger
Address 401 East Main Street
Manchester, Iowa 52057
Phone number 319-927-5920

COUNTY TREASURER

Manchester, Iowa

May 17, 2000

I the undersigned, Carolyn A. Wilson Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **MARTIN'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.

County Treasurer Delaware County, Iowa

IOWA TREASURER DELAWARE COUNTY

RESOLUTION R-049-2000

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the plat of Martin's First Addition, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of David P. Schneider dated April 7, 2000, 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.

WHEREAS, the City Council has fully considered the same and found the same to be in accordance with the ordinances of the City of Manchester, Iowa, relating to plats and additions to the City;

It is further found that said preliminary and final plats are hereby acknowledged and approved by the Manchester City Council with allowance for the following variance per Chapter 127, Subdivision Regulations of the Code of Ordinances of the City of Manchester:

1. Flood Plain. Subdividers shall be allowed to establish new lots within the flood plain, however no building permits shall be issued for new construction unless the elevation of the construction site is raised to meet flood plain development criteria.

2. Water Mains. No water mains need to be constructed since a water main already exists along said lots. The owner of Lot 3 will pay fee to connect to the City's water main.

3. Sewer Main. The City will extend a sewer truck line within an easement along the North edge of Lot 3 to allow for further extensions of the sanitary sewer system to the East of Bailey Drive. The owner of Lot 3 will pay a fee to the City to connect to the City's sanitary sewer system.

4. Sidewalks. Sidewalks will not be required at this time in lieu of the additional easements (as shown on the plat) for the development of a future bikeway/walkway.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Martin'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 17th day of April, A.D., 2000.

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 18th day of April, 2000, before me, Julie A. Swanson, 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 the authority of its City Council, as contained in Resolution Number R-049-2000 adopted by the City Council on the 17th day of April, 2000, and that Milt L. Kramer and Karen K. Cole acknowledge the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Julie A. Swanson

Julie A. Swanson, Notary Public
#224151, My commission expires 8/23/02

BOOK 2000 PAGE 1568

RESOLUTION R-049-2000

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the plat of Martin's First Addition, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of David P. Schneider dated April 7, 2000, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

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

1. Flood Plain. Subdividers shall be allowed to establish new lots within the flood plain, however no building permits shall be issued for new construction unless the elevation of the construction site is raised to meet flood plain development criteria.

2. Water Mains. No water mains need to be constructed since a water main already exists along said lots. The owner of Lot 3 will pay fee to connect to the City's water main.

3. Sewer Main. The City will extend a sewer truck line within an easement along the North edge of Lot 3 to allow for further extensions of the sanitary sewer system to the East of Bailey Drive. The owner of Lot 3 will pay a fee to the City to connect to the City's sanitary sewer system.

4. Sidewalks. The City will not require sidewalk construction in lieu of additional right of way which is being dedicated for the development of a bikeway/walkway along Bailey Drive and South Brewer.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Martin'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 12th day of April, A.D., 2000.

CITY OF MANCHESTER IOWA SEAL

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Lori Cole, Chairperson

By _____
Julie Swanson, Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 19th day of April, 2000, before me, Jo Ann Heffernan a Notary Public in and for the State of Iowa, personally appeared Lori Cole and Julie Swanson, 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 Number R049-2000 adopted by the Planning and Zoning Commission on the 12th day of April, 2000, and that Lori Cole and Julie Swanson acknowledge the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

_____
Notary Public

Jo Ann Heffernan
Notary Public, State of Iowa
My Commission Expires 2-19-2002