FILED
Date 2-7-2001
County Assessor

FEB 7 2001

BOOK 2001 PAGE 420
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

2001 FE -7 PM 4:05

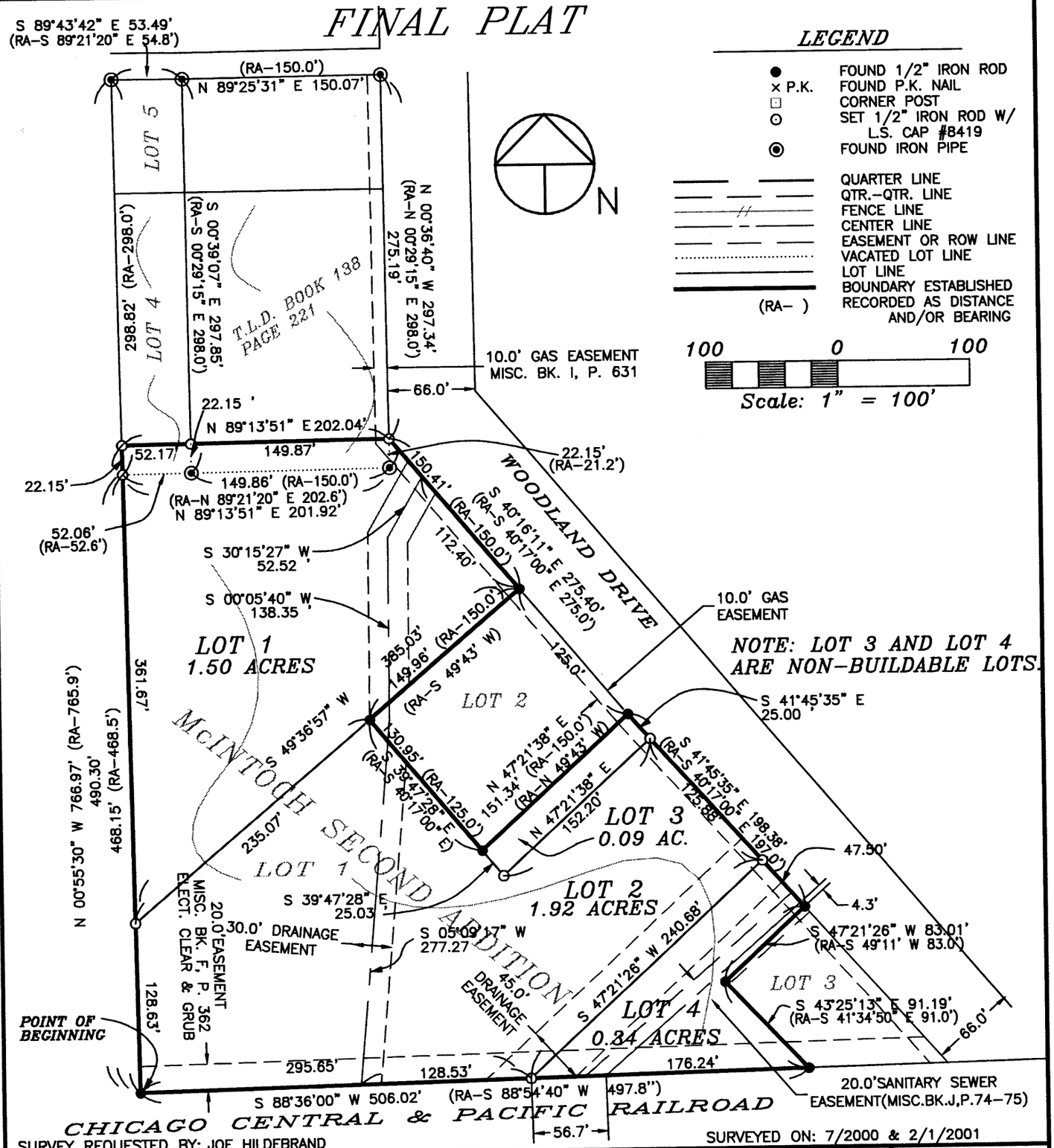
DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

WOODLAND ADDITION — A SUBDIVISION OF LOT 1 AND PART OF LOT 4 OF MCINTOSH SECOND ADDITION AND PART OF THE NW 1/4 OF THE NW 1/4, SEC. 33, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

FINAL PLAT



SURVEY REQUESTED BY: JOE HILDEBRAND

SURVEYED ON: 7/2000 & 2/1/2001

PROPRIETORS: EASTERN IOWA PUMPING INC.
1625 – 220th Street, Manchester, IA 52057

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.

1/16/01

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 2

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

PROJECT NO.	00–38
SCALE:	1"=100'
DATE:	11/4/00
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	12/8/00
SHEET	1 OF 6

BOOK 2001 PAGE 420

LEGAL DESCRIPTION:

WOODLAND ADDITION, *A SUBDIVISION OF LOT 1 AND PART OF LOT 4 OF THE MCINTOSH SECOND ADDITION AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing a total of 3.85 acres, divided into four (4) lots numbered Lot 1 through Lot 4, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Southwest Corner of Lot One (1) of the McIntosh Second Addition, a Subdivision of Part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼), Section Thirty-three (33), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa as recorded in Book 3 of Plats, Page 212 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of said Lot 1 and part of the Westerly line of Lot 4 of said McIntosh Second Addition, North 00° 55' 30" West to the Northerly line of the South 22.15 feet of said Lot 4, 490.30 feet;

THENCE along the Northerly line of the South 22.15 feet of said Lot 4, North 89° 13' 51" East to the Westerly Line of Woodland Drive, 202.04 feet;

THENCE along the Westerly Line of Woodland Drive, South 40° 16' 11" East to the Northerly Most Corner of Lot 2 of said McIntosh Second Addition, 150.41 feet;

THENCE along the Northwesterly Line of said Lot 2, South 49° 36' 57" West to the Westerly Most Corner of said Lot 2, 149.96 feet;

THENCE along the Southwesterly Line of said Lot 2, South 39° 47' 28" East to the Southerly Most Corner of said Lot 2, 130.95 feet;

THENCE along the Southeasterly Line of said Lot 2, North 47° 21' 38" East to the Westerly Line of Woodland Drive, 151.34 feet;

THENCE along the Westerly Line of Woodland Drive, South 41° 45' 35" East to the Northerly Most Corner of Lot 3 of said McIntosh Second Addition, 198.38 feet;

THENCE along the Northwesterly Line of said Lot 3, South 47° 21' 26" West to the Westerly Most Corner of said Lot 3, 83.01 feet;

THENCE along the Southwesterly Line of said Lot 3, South 43° 25' 13" East to the Southwesterly Most Corner of said Lot 3, 91.19 feet;

THENCE along the Southerly Line of McIntosh Second Addition South 88° 36' 00" West, 506.02 feet to the **POINT OF BEGINNING**;

Containing a total of 3.85 acres, divided into Four (4) lots numbered Lot 1 through Lot 4, and subject to easements of record.

The Westerly Line of McIntosh Second Addition, City of Manchester, Delaware County, Iowa, is assumed to bear North 00° 55' 30" West.

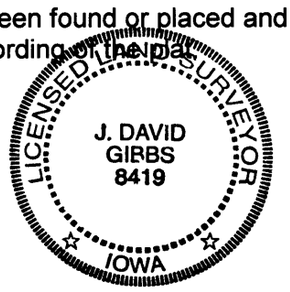
SURVEYOR'S CERTIFICATE

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.

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 the plat.

J. David Gibbs, L.S. #8419 DATE 1/16/01

My license will be renewed on December 31, 2002



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OWNER'S ACKNOWLEDGMENT

I Joe Hildebrand 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.

Joe Hildebrand

Eastern Iowa Pumping Inc.
By: Joe Hildebrand, President

State of Iowa)
)
County of Delaware) Ss:

On this 2nd day of February A.D. 2001, before me a Notary Public in and for the State of Iowa, personally appeared Joe Hildebrand to me personally known who being by me duly sworn, did say he/she is the President of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the by the authority of its Board of Directors; and that Joe Hildebrand as such officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntary executed.

J. David Gibbs

Notary Public in and for said County

NOTARIAL SEAL IOWA
J. DAVID GIBBS
MY COMMISSION EXPIRES
8/17/2002

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ATTORNEY'S OPINION

I, John M. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Woodland Addition,*** City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated January 16, 2001.

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 2nd day of February, A.D., 2001 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 the certification to be in Eastern Iowa Pumping Inc.

Dated at Manchester, Iowa, in said County, this 5th day of Feb., 2001.

Attorney at Law

CERTIFICATE OF TREASURER

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

2-5-01

Carolyn A. Wilson, County Treasurer

DELAWARE COUNTY TREASURER IOWA

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the preliminary and final plat of ***Woodland Addition, City of Manchester, Delaware County, Iowa***, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated January 16, 2001, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09) and street standards (Section 127.17); and

WHEREAS, the preliminary and final plat of ***Woodland Addition, City of Manchester, Delaware County, Iowa***, should be approved with the following variances, declarations and conditions;

a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
b. Sidewalks will be constructed in front of Lot 1, Lot 2 and Lot 3 with assurance provided by an irrevocable letter of credit. Sidewalk for Lot 4, a non-buildable lot, will not be required at this time due probable future street and storm sewer reconstruction in the area. The Owner or Owners of record of the numbered lots may be required to construct sidewalks at a future date as required by the City of Manchester. The cost of said sidewalks shall be assessed to the owner or owners of record of the lots.
c. The lots in this subdivision are served by existing Woodland Drive. Improvements to the street will not be required at this time. Property in this subdivision is subject to street assessments should future street improvements be necessary as determined by the City.
d. Existing water and sewer mains serve this area. Lot1 and Lot 2 will be required to pay the appropriate hook up assessment in accordance with City Code at the time each lot is developed.
e. Lot 3 and Lot 4 are non-buildable in accordance with zoning requirements and are intended to be associated with adjoining lots.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said ***Woodland 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 13th day of December, A.D., 2000.

CITY 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 7 day of February, 2001, 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 adopted by the Planning and Zoning Commission on the 13th day of Dec., 2000, and that Lori Cole and Julie Swanson 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.

_____
Notary Public.

Jo Ann Heffernan
Notary Public, State of Iowa
My Commission Expires 2-1902

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RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the preliminary and final plat of ***Woodland Addition, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated January 16, 2001, 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 cities or within a two mile radius of the City;

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09) and street standards (Section 127.17); and

WHEREAS, the City Council determines it would not be appropriate to require installation of certain public improvements in conjunction with the approval of said subdivision; and

WHEREAS, the subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code;

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the plat of ***Woodland Addition, City of Manchester, Delaware County, Iowa***, as presented with the following variances, declarations and conditions;

a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
b. Sidewalks will be constructed in front of Lot 1, Lot 2 and Lot 3 with assurance provided by an irrevocable letter of credit. Sidewalk for Lot 4, a non-buildable lot, will not be required at this time due probable future street and storm sewer reconstruction in the area. The Owner or Owners of record of the numbered lots may be required to construct sidewalks at a future date as required by the City of Manchester. The cost of said sidewalks shall be assessed to the owner or owners of record of the lots.
c. The lots in this subdivision are served by existing Woodland Drive. Improvements to the street will not be required at this time. Property in this subdivision is subject to street assessments should future street improvements be necessary as determined by the City.
d. Existing water and sewer mains serve this area. Lot 1 and Lot 2 will be required to pay the appropriate hook up assessment in accordance with City Code at the time each lot is developed.
e. Lot 3 and Lot 4 are non-buildable in accordance with zoning requirements and are intended to be associated with adjoining lots.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***Woodland 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 final plat as by law provided.

Passed this 5th day of February, A.D., 2001.

Milt L. Kramer, Mayor

ATTEST: Karen K. Cole

Karen Cole, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 6th day of February, 2001, before me, Julie A. Swanson, 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-011-2001 adopted by the City Council on the 5th day of February, 2001 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.

Julie A. Swanson
Notary Public.
Julie A. Swanson #224151

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