FILED
SHARON GRAUB
DELAWARE COUNTY AUDITOR

MAY 10 2001

FILED
Date 5-10-01
John R. Klaus Jr.
County Assessor CAO

DELAWARE COUNTY IOWA
FILED
8-37
2001 MY 10 PM 3:10
BOOK 2001 PAGE 1574
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
21.00

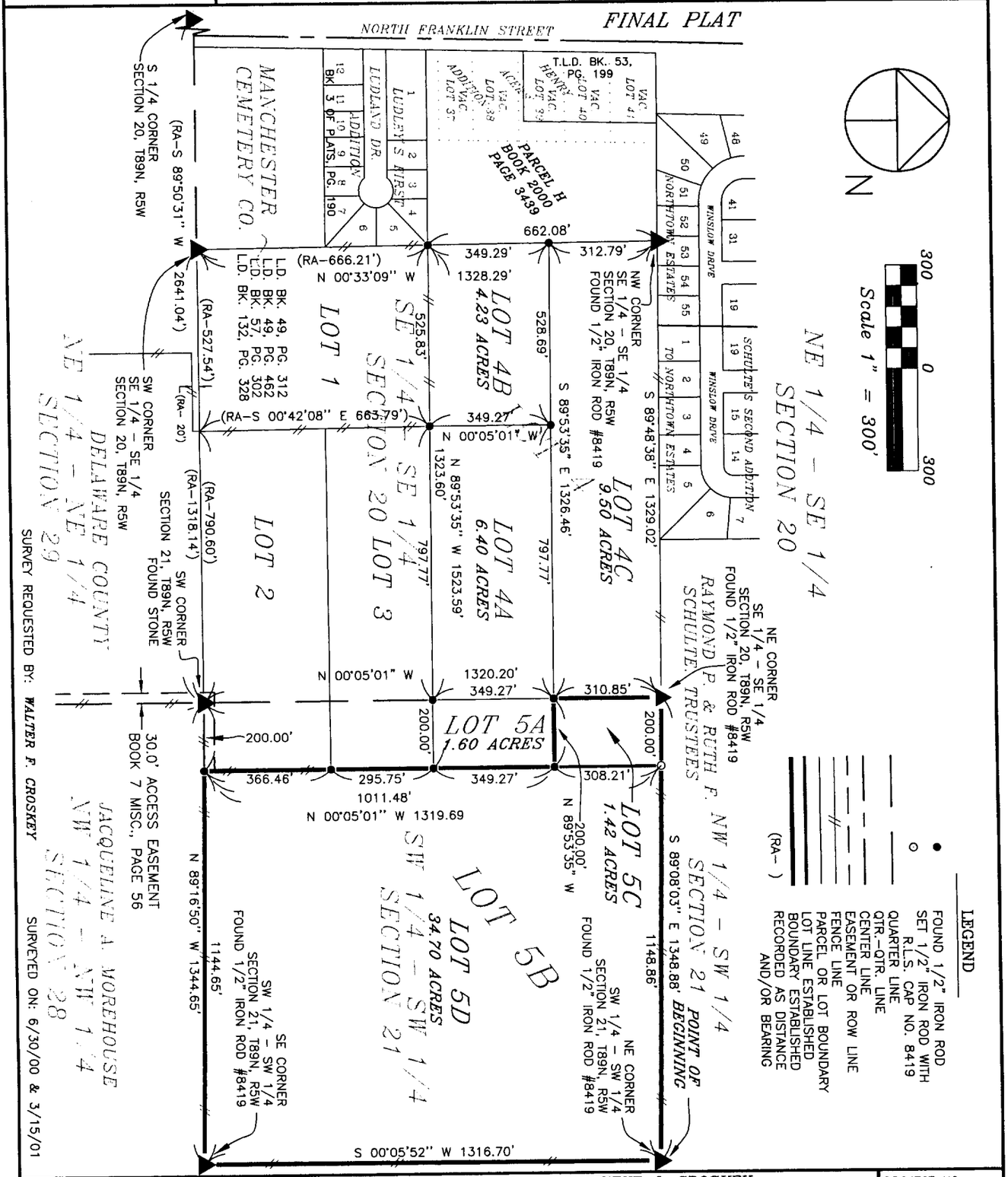
CMG

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

SUBDIVISION PLAT

SUBDIVISION OF LOT 5B OF SUBDIVISION OF LOT 4 AND 5 OF AUDITOR'S PLAT NO. 5-TOOL'S FIRST ADDITION OF THE SUB. OF THE SE 1/4 OF THE SE 1/4 OF SEC. 20, AND OF THE SW 1/4 OF THE SW 1/4 OF SEC. 21, ALL OF T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

FINAL PLAT



PROPRIETORS: *WALTER F. CROSKEY & GENEVIEVE J. CROSKEY*
20680 251st Street, Manchester, IA

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.

J. DAVID GIBBS, P.E., RLS. LIC. NO. 8419 DATE May 7, 2001
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

PROJECT NO.	00-12
SCALE:	1" =300'
DATE:	5/2/01
DRAWN BY:	JDG
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 4

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

B-37
BOOK 2001 PAGE 1574

LEGAL DESCRIPTION:

SUBDIVISION OF LOT 5B OF THE SUBDIVISION OF LOT 4 AND LOT 5 OF AUDITOR'S PLAT NO. 5 - TOOL'S FIRST ADDITION, *A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing a total of 36.12 acres, divided into two (2) lots numbered Lot 5C and Lot 5D, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Lot Five B (5B) of *The Subdivision of Lot 4 and Lot 5 of Auditor's Plat No. 5 – Tool's First Addition, Manchester, Iowa* as recorded in Book 2001, Page 967 in the Office of the Delaware County Recorder, also being the Northeast Corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-one (21), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa;

THENCE along the Easterly Line of said Lot 5B, South 00° 05' 52" West to the Southeasterly Corner of said Lot 5B, 1316.70 feet;

THENCE along the Southerly Line of said Lot 5B, North 89° 16' 50" West to the Southwesterly Corner of said Lot 5B, 1144.65 feet;

THENCE along the Westerly Line of said Lot 5B, North 00° 05' 01" West to the Northeasterly Corner of Lot 5A of said *Subdivision of Lot 4 and Lot 5 of Auditor's Plat No. 5 – Tool's First Addition*, 1011.48 feet;

THENCE along the Northerly Line of said Lot 5A, North 89° 53' 35" West to the Northwesterly Corner of said Lot 5A, 199.99 feet;

THENCE along the Westerly Line of said Lot 5B, North 00° 05' 01" West to the Northwesterly Corner of said Lot 5B, 310.85 feet;

THENCE along the Northerly Line of said Lot 5B, South 89° 08' 03" East, 1348.88 feet to the **POINT OF BEGINNING**;

Containing a total of 36.12 acres, divided into two (2) lots numbered Lot 5C and Lot 5D, and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 20, T89N, R5W, of the Fifth P.M. is assumed to bear North 00° 05' 01" West.

The subdivision includes the following easement (reference *The Subdivision of Lot 4 and Lot 5 of Auditor's Plat No. 5 – Tool's First Addition, Manchester, Iowa* as recorded in Book 2001, Page 967 in the Office of the Delaware County Recorder).

SURVEYOR'S CERTIFICATE

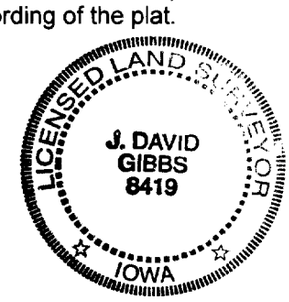
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

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 5/7/01

J. David Gibbs, L.S. #8419 DATE

My license will be renewed on December 31, 2002



OWNER'S ACKNOWLEDGMENT

I (we) Walter F. Croskey and Genevieve J. Croskey 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.

Walter F. Croskey

Genevieve J. Croskey

State of Iowa)
)
County of Delaware) Ss:

On this 4th day of May A.D. 2001, before me a Notary Public in and for said County, personally appeared Walter F. Croskey and Genevieve J. Croskey 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.

Notary Public in and for said County

DONNA M. KUNDE
MY COMMISSION EXPIRES
8-16-2002

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 the ***SUBDIVISION OF LOT 5B OF THE SUBDIVISION OF LOT 4 AND LOT 5 OF AUDITOR'S PLAT NO. 5 - TOOL'S FIRST ADDITION,*** City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated May 7, 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 14th day of March, 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 Walter F. Croskey and Genevieve J. Croskey

Dated at Manchester, Iowa, in said County, this 9th day of May, 2001.

Attorney at Law John M. Carr

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against the ***SUBDIVISION OF LOT 5B OF THE SUBDIVISION OF LOT 4 AND LOT 5 OF AUDITOR'S PLAT NO. 5 - TOOL'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.

Carolyn A. Wilson, County Treasurer 4-8-01
Date

Q:\Surveys\Croskey\Sub_Lot_5B\legal_01-29.doc

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the preliminary and final plat of the ***SUBDIVISION OF LOT 5B OF THE SUBDIVISION OF LOT 4 AND LOT 5 OF AUDITOR'S PLAT NO. 5 - TOOL'S FIRST ADDITION, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated May 7, 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; and

WHEREAS, the City Manager has determined that the subdivision constitutes a "minor subdivision" in accordance with Section 127.22 of the Subdivision Regulations of the City of Manchester; 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 City Manager has recommended to the Council that they accept the plat of the ***SUBDIVISION OF LOT 5B OF THE SUBDIVISION OF LOT 4 AND LOT 5 OF AUDITOR'S PLAT NO. 5 - TOOL'S FIRST ADDITION, City of Manchester, Delaware County, Iowa***, as presented with the following variances, declarations and conditions;

1. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
2. Street improvements, water and sewer mains and services, storm drainage, and sidewalks will not be required as part of this subdivision until further subdivided.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that

Said ***SUBDIVISION OF LOT 5B OF THE SUBDIVISION OF LOT 4 AND LOT 5 OF AUDITOR'S PLAT NO. 5 - TOOL'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 final plat as by law provided.

Passed this 7th day of May, A.D., 2001.

Milt L. Kramer, Mayor

ATTEST:

Karen Cole, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 8th day of May, 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-079-2001 adopted by the City Council on the 7th day of May, 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.

Notary Public. Julie A. Swanson
#224151