CITY OF MANCHESTER

FILED
Date 4-24-02
County Assessor

APR 24 2002

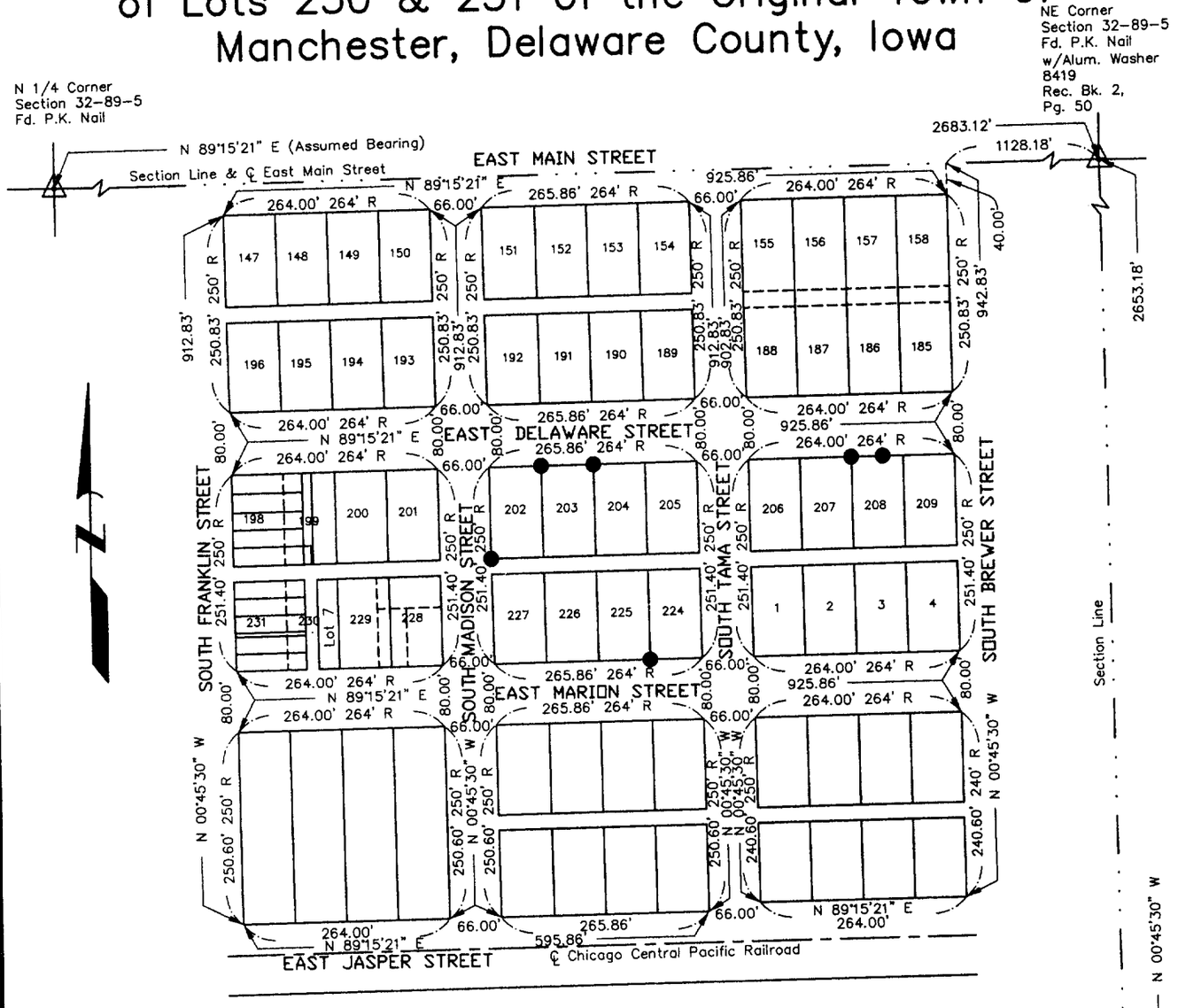
FILED
SHARON M. CRABB
DELAWARE COUNTY AUDITOR

DELAWARE COUNTY IOWA
FILED
2002 APR 24 AM 8:0
BOOK 2002 PAGE 1549
DEBORAH L. PETSON
DELAWARE CO. RECORDER
$ 46.00

TeKIPPE ENGINEERING, P.C., 128 South Vine Street, West Union, Iowa 52175 Phone #563/422-5131

PRELIMINARY AND FINAL PLAT

The Subdivision of Lot 7 of the Subdivision of Lots 230 & 231 of the Original Town of Manchester, Delaware County, Iowa



100' 0 100' 200' 400'

1 inch = 200 ft.

Survey will be completed within 1 Year of Recording Date.

Proprietors:
William J. Skinner
&
Helen N. Skinner
&
Edmund P. Schaul Trust
Edmund P. Schaul, Trustee
&
Sherry A. Schaul Trust
Sherry A. Schaul, Trustee

Requested By:
William J. Skinner
&
Helen N. Skinner
&
Edmund P. Schaul Trust
Edmund P. Schaul, Trustee
&
Sherry A. Schaul Trust
Sherry A. Schaul, Trustee
&
City of Manchester

LEGEND

Section Corner.....
Recorded as.....R
Fd. Survey Marker as Labeled on Sheet 2 of 3.....

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE
7060
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.

Lyle G. TeKippe 6-5-01

Lyle G. TeKippe Date:
License number 7060
My license renewal date is **December 31, 2002.**
Sheets covered by this seal: **P1 through P3**

TeKIPPE ENGINEERING, P.C.
128 SOUTH VINE STREET
WEST UNION, IOWA
PH. (563) 422-5131
FAX (563) 422-5884

Field Book Manchester 1 Pages 9-12
Project No. 01608.LS Sheet 1 of 3

BOOK 2002 PAGE 1549

PRELIMINARY AND FINAL PLAT

The Subdivision of Lot 7 of the Subdivision of Lots 230 & 231 of the Original Town of Manchester, Delaware County, Iowa



Requested By:
William J. Skinner
&
Helen N. Skinner
&
Edmund P. Schaul Trust
Edmund P. Schaul, Trustee
&
Sherry A. Schaul Trust
Sherry A. Schaul, Trustee
&
City of Manchester

Proprietors:
William J. Skinner
&
Helen N. Skinner
&
Edmund P. Schaul Trust
Edmund P. Schaul, Trustee
&
Sherry A. Schaul Trust
Sherry A. Schaul, Trustee

Survey will be completed within 1 Year of Recording Date.

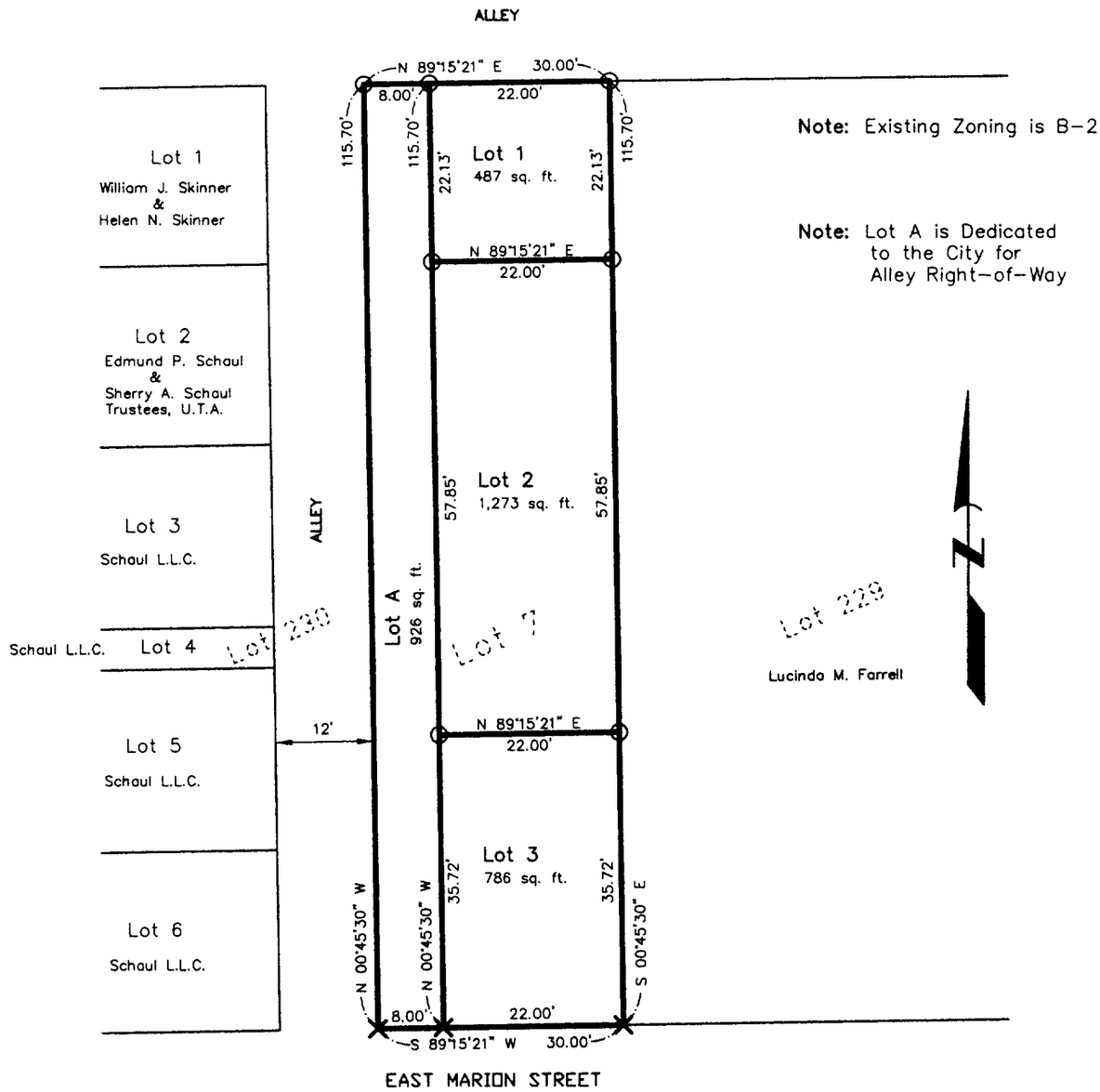
LEGEND

Recorded as.....R
Fd. Survey Marker as Labeled.....
Survey Boundary.....

TeKIPPE ENGINEERING, P.C.		128 SOUTH VINE STREET WEST UNION, IOWA	
PH. (563) 422-5131 FAX (563) 422-5884	Project No. 01608.LS	Fld. Bk. Man. 1 Pages 9-13	Sheet 2 of 3

PRELIMINARY AND FINAL PLAT

The Subdivision of Lot 7 of the Subdivision of Lots 230 & 231 of the Original Town of Manchester, Delaware County, Iowa



Area of Lot 7
3,472 sq. ft.

Proprietors:
William J. Skinner
&
Helen N. Skinner
P.O. Box 124
Manchester, Iowa
52057
&
Edmund P. Schaul Trust
Edmund P. Schaul, Trustee
&
Sherry A. Schaul Trust
Sherry A. Schaul, Trustee
1000 Gales Avenue
Manchester, Iowa
52057

Requested By:
William J. Skinner
&
Helen N. Skinner
&
Edmund P. Schaul Trust
Edmund P. Schaul, Trustee
&
Sherry A. Schaul Trust
Sherry A. Schaul, Trustee
&
City of Manchester

10' 0 10' 20' 40'

1 inch = 20 ft.

Survey will be completed within 1 Year of Recording Date.

LEGEND

Set 1/2"ø Rebar w/RPC LS 7060.....⊙
Placed Cut 'X' in Conc Sidewalk.....X
Survey Boundary.....
Red Plastic Cap.....RPC

TeKIPPE ENGINEERING, P.C. | 128 SOUTH VINE STREET WEST UNION, IOWA
PH. (563) 422-5131 FAX (563) 422-5884

Project No. 01608.LS | Fld. Bk. Man. 1 Pages 9-13 | Sheet 3 of 3

BOOK 2002 PAGE 1549

TeKIPPE ENGINEERING, P.C., 128 South Vine Street, West Union, Iowa 52175 Phone #563/422-5131

Project No. 01608.LS

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.

PROF. ENGR. & LAND SURVEYOR — LYLE G. TeKIPPE 7060 — IOWA

Lyle G. TeKippe — 6-5-01

Lyle G. TeKippe — Date
License number 7060
My license renewal date is December 31, 2002.
Pages covered by this seal: SD-1

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Lyle G. TeKippe this 5th day of June, 2001.

Lori Kuennen
Notary Public

NOTARIAL SEAL IOWA — LORI KUENNEN MY COMMISSION EXPIRES 1-19-2002

SURVEY AND PLAT OF:

Boundary Description:

Boundary Description of Lot 7 of the Subdivision of Lots 230 & 231 of the Original Town of Manchester, Delaware County, Iowa, Recorded in Plat Book 1, Page 14, and more particularly described as follows: Beginning at the Southeast Corner of said Lot 7; thence South 89°-15'-21" West (Assumed Bearing) 30.00 feet along the North Right-of-Way Line of East Marion Street to the East Line of an existing 12 foot Alley; thence North 00°-45'-30" West 115.70 feet along said Line to the South Line of an existing Alley; thence North 89°-15'-21" East 30.00 feet along said Line; thence South 00°-45'-30" East 115.70 feet to the Point of Beginning, containing 3,471 square feet, subject to easements of record. (See plat attached to this original survey description.)

MORTGAGE HOLDERS ACKNOWLEDGEMENT:

The Farmers & 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.

Manchester, Iowa

By Eric C. Anderson EVP
Eric C. Anderson, Exec. Vice President

By Scott J. Wegmann V.P.
Scott J. Wegmann, Vice President

STATE OF IOWA Delaware County, ss.

On this 23rd day of April, 2002 before me, Rosemary Drees, a Notary Public in and for Delaware County, Iowa, appeared Eric C. Anderson and Scott J. Wegmann to me personally known, who being by me duly sworn, did say that Eric C. Anderson is the Exec. Vice President, and that Scott J. Wegmann is the Vice President of the Farmers & Merchants Savings Bank a corporation located at Manchester, Iowa, and that the seal affixed to the said instrument is the corporate seal of the said corporation, and that said instrument was by them signed and sealed in behalf of the said corporation, by authority of its Board of Directors, and said Eric C. Anderson and Scott J. Wegmann acknowledged the execution of this instrument to be the voluntary act and deed of the said corporation, by them voluntarily executed.

Rosemary Drees
COMMISSION NUMBER 144070
My Commission Expires
7/30/02

Rosemary Drees
Notary Public in and for Delaware County, Iowa

OWNER'S ACKNOWLEDGMENT

I (we) William J. Skinner, Helen N. Skinner, Edmund P. Schaul, Trustee, and Sherry A. Schaul, Trustee 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.

William J. Skinner

Helen N. Skinner

Edmund P. Schaul, Trustee

Sherry A. Schaul, Trustee

STATE OF IOWA)
) SS
COUNTY OF DELAWARE)

On this 27th day of June, A.D. 2001, before me a Notary Public in and for said County, personally appeared William J. Skinner, Helen N. Skinner, Edmund P. Schaul, Trustee, Sherry A. Schaul, Trustee 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

JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-02

ATTORNEY'S OPINION

I, James T Peters, 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 7 of the subdivision of Lots 230 and 231 of the original town of Manchester, Delaware County, Iowa,* City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated 6-5, 2001.

Said abstract has been prepared in it entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 14th day of Feb., A.D. 2002 at the hour of 8:00 o'clock A.M. and the 22 of June 1994 at 8:00 A M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in
William Skinner and Helen N Skinner: Lot 7 of Subdivision of Lots 230 + 231, Manchester IA per Plat recorded in Book 1 Plats, Page 14.

Edmund P. Schaul as Trustee of a Trust dated 11-10-99 + Sherry A. Schaul as Trustee of Trust dated 11-10-99—
The North 44 feet of Lot 7, Subdivision of Lots 230 & 231, Manchester, IA.

Dated at Manchester, Iowa, in said County, this 1 day of April, 2002.

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 *the subdivision of Lot 7 of the subdivision of Lots 230 and 231 of the original town of Manchester, Delaware County, Iowa,* 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

ATTORNEY'S OPINION

I, James T. Peters, a practicing attorney at law in Manchester, Delaware County, Iowa, having examined an abstract of title to the land included in the Subdivision of Lots 230 and 231 of the Original Town of Manchester, Delaware County, Iowa, as shown on the premises more specifically described in the Surveyor's Certificate of Lyle G. Tekippe dated 6/5/01;

The abstract prepared by the Delaware County Abstract Company concerning Lot 7 of the Subdivision of Lots 230 and 231, Manchester, Iowa, according to plat recorded in Book 1 Plats, Page 14, prepared by the Delaware County Abstract Company and continued down to February 14, 2002, at 8:00 o'clock a.m.

My examination of said abstract shows good and merchantable title on the date of certification shown above to be in the names of:

WILLIAM SKINNER AND HELEN SKINNER AND EDMUND P. SCHAUL AS TRUSTEE OF A TRUST DATED 11/10/99 AND SHERRY A. SCHAUL AS TRUSTEE OF A TRUST DATED 11/10/99.

More specifically, title to Lot 7 of the Subdivision of Lots 230 and 231 except the North 44 feet thereof is in the names of WILLIAM J. SKINNER AND HELEN N. SKINNER. The remaining property described above is held in the names of EDMUND P. SCHAUL AND SHERRY A. SCHAUL as Trustees of trusts referred to above.

Title is held by the above-named individuals and trusts subject to a Mortgage in favor of Farmers & Merchants Savings Bank. Said Mortgage was filed in Book 35, T.L.M., Page 220, in the Office of the Delaware County Recorder.

Dated this 16th day of April, 2002, in Manchester, Delaware County, Iowa.

Respectfully submitted,

JAMES T. PETERS, ATTORNEY AT LAW

BY: _____
James T. Peters

JTP:sds

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the preliminary and final plat of *the subdivision of Lot 7 of the subdivision of Lots 230 and 231 of the original town of Manchester, Delaware County, Iowa,* affecting premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated June 5, 2001, has been filed with 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, preliminary and final plat of *the subdivision of Lot 7 of the subdivision of Lots 230 and 231 of the original town of Manchester, Delaware County, Iowa* should be approved with the following variances, declaration 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) Variance to locating existing and proposed utilities on the plat.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa that said *subdivision of Lot 7 of the subdivision of Lots 230 and 231 of the original town of Manchester, Delaware County, Iowa,* be and the same is hereby acknowledged, approved and accepted on the part of 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 27th day of June, A.D. 2001.



PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By Dan Stelken
Dan Stelken, Chairperson

By Julie Swanson
Julie Swanson, Secretary

STATE OF IOWA)
) SS
COUNTY OF DELAWARE)

On this 29th day of June, 2001 before me, Mary E Kleinschrodt, a Notary Public in and for the State of Iowa, personally appeared Dan Stelken 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 27th day of June, 2001, and that Dan Stelken 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.

Mary E Kleinschrodt
Notary Public



RESOLUTION R-116-2001

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the preliminary and final plat of *the subdivision of Lot 7 of the subdivision of Lots 230 and 231 of the original town of Manchester, Delaware County, Iowa,* affecting premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated June 5, 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, 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, preliminary and final plat of *the subdivision of Lot 7 of the subdivision of Lots 230 and 231 of the original town of Manchester, Delaware County, Iowa* should be approved with the following variances, declaration 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) Variance to locating existing and proposed utilities on the plat.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa that said *subdivision of Lot 7 of the subdivision of Lots 230 and 231 of the original town of Manchester, Delaware County, Iowa,* be and the same is hereby acknowledged, approved and accepted on the part of the City Council of the City of Manchester, Delaware County, Iowa, and the Mayor and City Clerk 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 2nd day of July, A.D. 2001.

CITY OF MANCHESTER IOWA SEAL

ATTEST:

Milt L. Kramer, Mayor

Karen K. Cole, City Clerk

STATE OF IOWA)
) SS
COUNTY OF DELAWARE)

On this 3rd day of July, 2001, before me, Bruce A. Trapp, 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-116-2001 adopted by the City Council on the 2nd day of July, 2001, and that Milt L. Kramer and Karen K. 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.

NOTARIAL SEAL IOWA
BRUCE A. TRAPP
Commission Number 116506
My Comm. Exp. 2-15-02

Bruce A. Trapp,
Notary Public #116506