DELAWARE COUNTY IOWA
FILED
2003 MR 31 PM 3:58
BOOK 3 PAGE 1425
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
31.00

FILED
SHARON K. GRABB
DELAWARE COUNTY AUDITOR
MAR 31 2003

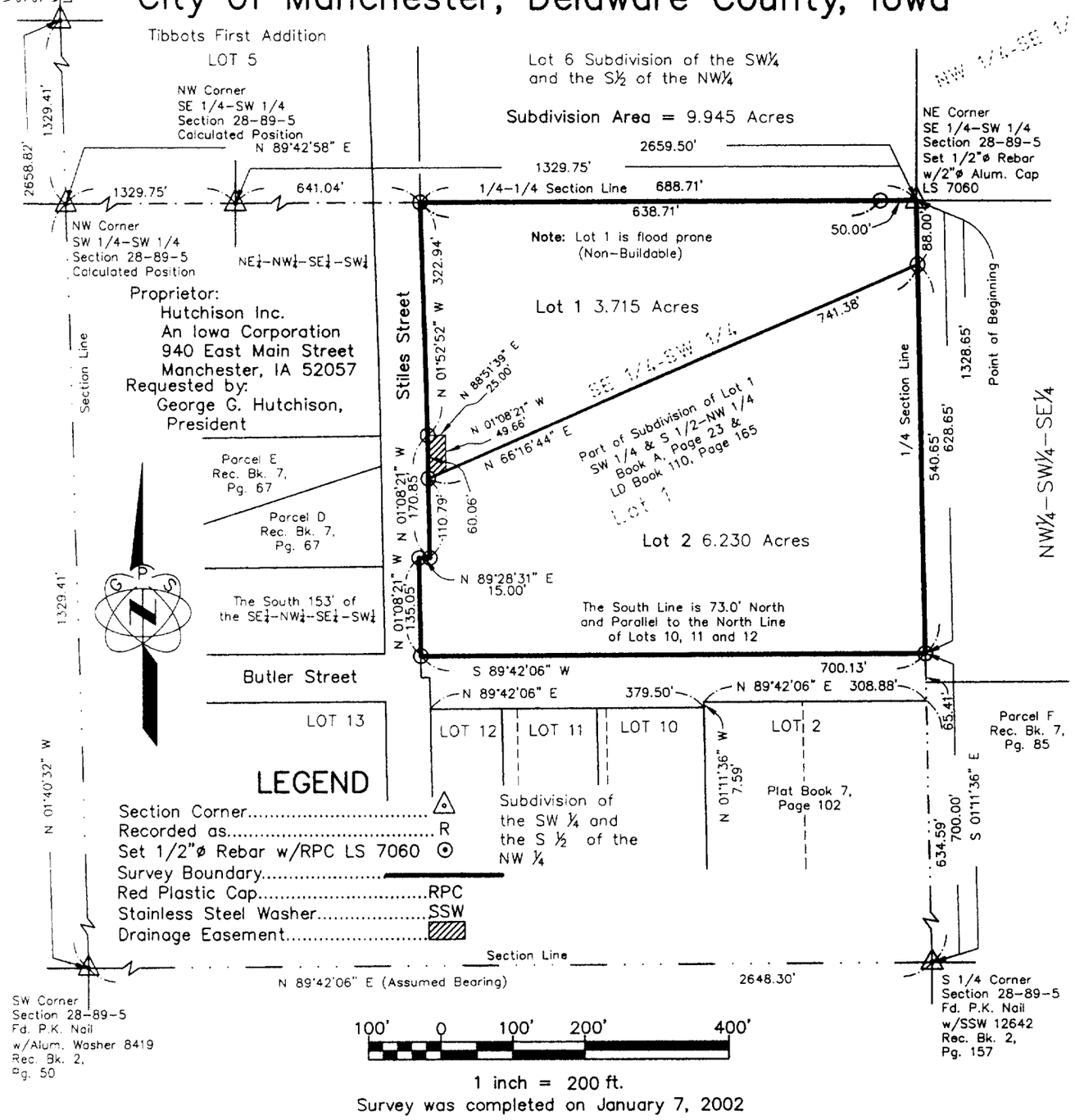
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
MAR 31 2003

TeKippe Engineering
P.O. Box 357
Manchester, IA

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

Final Plat of

Hutchison's First Addition, a Subdivision in Lot 1 of the Subdivision of the SW¼ & the S½ – NW¼ of Section 28 – T89N – R5W City of Manchester, Delaware County, Iowa



1 inch = 200 ft.

Survey was completed on January 7, 2002

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

I hereby certify that this land surveying document was prepared 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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Lyle G. TeKippe 2-7-02

Lyle G. TeKippe Date:

License number 7060

My license renewal date is December 31, 2002.

Sheets covered by this seal: P1

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

Field Book Manchester #1 Pages 12 & 13

Project No. 01628.LS Sheet P1

BOOK 3 PAGE 1425

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

Project No. 01628.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.

Lyle G. TeKippe 2-7-02
Lyle G. TeKippe Date
License number 7060
My license renewal date is December 31, 2002.
Pages covered by this seal: SD-1 through SD-2

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Lyle G. TeKippe this 7th day of FEBRUARY, 2002.

SANDRA J KLOSTERMAN
Iowa Notarial Seal
Commission Number: 706806
My Commission Expires: 11-9-2003

Sandra J Klosterman
Notary Public

BOUNDARY DESCRIPTION:

Hutchison's First Addition, a Subdivision in Lot 1 of the Subdivision of the Southwest Quarter and the South Half of the Northwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Beginning at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section;

thence South 01°-11'-36" East 628.65 feet along the East Line of said Quarter Section to a line that is 73.0 feet North and parallel to the North Line of Lots 10, 11 and 12 of the Subdivision of the Southwest Quarter and the South Half of the Northwest Quarter of said Section 28;

thence South 89°-42'-06" West 700.13 feet along said line to the East Right-of-Way Line of Stiles Street;

thence North 01°-08'-21" West 135.05 feet;

thence North 89°-28'-31" East 15.00 feet;

thence North 01°-08'-21" West 170.85 feet;

thence North 01°-52'-52" West 322.94 feet, all along said East Right-of-Way Line to the North Line of said Quarter-Quarter Section;

thence North 89°-42'-58" East 688.71 feet along said North Line to the Point of Beginning, containing 9.945 acres, subject to easements of record. Note: The South Section Line from the Southwest Corner to the South Quarter Corner of said Section 28 is assumed as bearing North 89°-42'-06" East. (See plat attached to this original survey description.)

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

OWNER'S ACKNOWLEDGMENT

I, George G. Hutchison, President of Hutchison Incorporated, an Iowa corporation, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

HUTCHISON INCORPORATED

George G. Hutchison, President

(Seal)

State of Colorado)
ss.
County of Adams)

On this 30th day of April, A.D. 2002, before me, a Notary Public in and for said county, personally appeared George G. Hutchison, to me personally known, who being by me duly sworn, did say that that person is President of said corporation, that the seal affixed to said instrument is the seal of said corporation, and that said instrument was signed and sealed on behalf of the said corporation by authority of its Board of Directors, and the said President acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Virginia A. Stoll
Notary Public

ATTORNEY'S OPINION

I, Daniel H. Swift, a practicing attorney at law in the City of Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Hutchison's First Addition, a Subdivision in Lot 1 of the Subdivision of the Southwest Quarter and the South Half of the Northwest Quarter of Section 28, Township 89, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated 2nd day of, February, 2002

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 18th day of October, A.D. 2002, 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 Hutchison Incorporated

Dated at Manchester Iowa, in said County, this 15th day of November, 2002.

Attorney at Law Daniel H. Swift

CERTIFICATE OF TREASURER

I, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against Hutchison's First Addition, a Subdivision in Lot 1 of the Subdivision of the Southwest Quarter and the South Half of the Northwest Quarter of Section 28, Township 89, Range 5 West of the 5th P.M., 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 Pam Klein, deputy

3/28/03

Carolyn A. Wilson, County Treasurer

CITY MANAGER DETERMINATION

Hutchison's First Addition, a subdivision in Lot 1 in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Eighty-nine north (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Manchester, Delaware County, Iowa qualifies as a Minor Subdivision as specified in Section 127.22 of the Manchester Code of Ordinances. Minor Subdivision do not require review or approval of the Planning and Zoning Commission.

11-26-02
Date

David J. Heiar, City Manager

RESOLUTION R-173-2002

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of *Hutchison's First Addition, a subdivision in Lot 1 in the Southeast Quarter of the Southwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa,* affecting premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated February 7, 2002, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa and has been acknowledged and approved as a minor subdivision by the City Manager of the City of Manchester, Delaware County, Iowa who has recommended acceptance; and

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 of the City; 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; and

WHEREAS, the Manchester City Manager has recommended to the Council that they accept the plat of *Hutchison's First Addition, a subdivision in Lot 1 in the Southeast Quarter of the Southwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa,* as presented with the following declaration and condition:

1) Lot 1 is flood prone and is not a buildable lot.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa that said *Hutchison's First Addition, a subdivision in Lot 1 in the Southeast Quarter of the Southwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., 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 2nd day of December, A.D. 2002.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

State of Iowa)
) ss.
County of Delaware)

On this 2nd day of December, 2002, before me, Julie A. Swanson, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Rempe 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-173-2002 adopted by the City Council on the 2nd day of December, 2002, and that Milt L. Kramer and Erin Rempe acknowledged 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
Commission Number 22151
My Comm. Exp. 8-24-05