DELAWARE COUNTY IOWA
FILED
2003 APR 29 AM 9:54
BOOK 3 PAGE 2015
DEBORAH L. PEYTON
DELAWARE CO RECORDER
26.00

FILED
SHARON M. CRABB
DELAWARE COUNTY AUDITOR

APR 29 2003

APR 29 2003

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

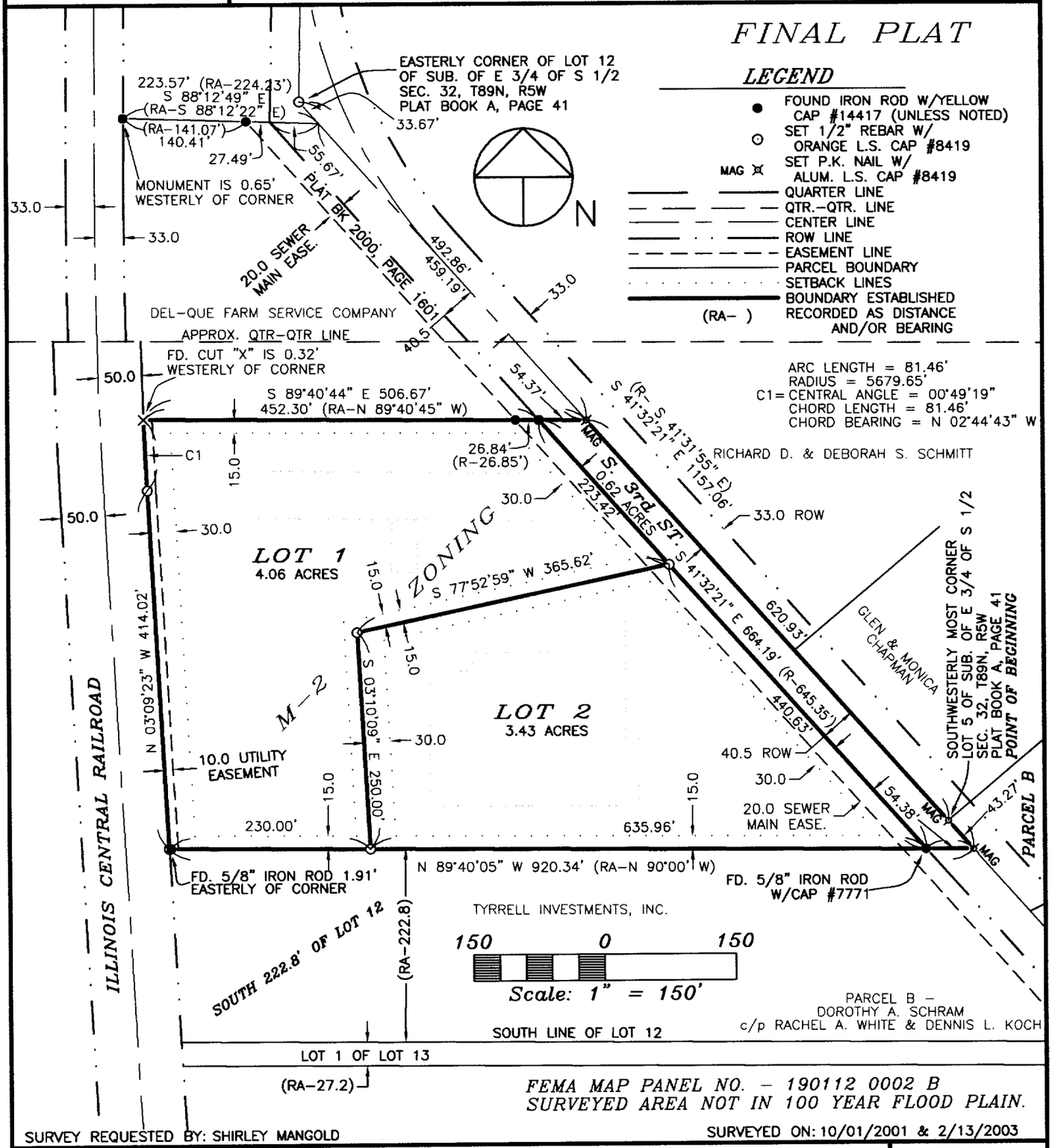
APR 29 2003

PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

MANGOLD ADDITION, PART OF LOT 12 OF THE SUBDIVISION OF THE E 3/4 OF THE S 1/2 OF SEC. 32, T89N, R5W, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

FINAL PLAT



FEMA MAP PANEL NO. - 190112 0002 B
SURVEYED AREA NOT IN 100 YEAR FLOOD PLAIN.

SURVEY REQUESTED BY: SHIRLEY MANGOLD

SURVEYED ON: 10/01/2001 & 2/13/2003

PROPRIETORS: SHIRLEY K. MANGOLD 1303 FIRST STREET SW DYERSVILLE, IA 52040

PROJECT NO. 01-67

SCALE: 1"=150'

DATE: 3/27/2003

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 5

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
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.

J. David Gibbs 4/4/03

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

BOOK 2003 PAGE 2015

LEGAL DESCRIPTION:

***MANGOLD ADDITION**, PART OF LOT 12 OF THE SUBDIVISION OF THE EAST THREE-QUARTERS (E ¾) OF THE SOUTH ONE-HALF (S ½) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing a total of 8.11 acres, including 0.62 acres of public road right of way, divided into two lots numbered Lot 1 and Lot 2, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Southwesterlymost Corner of Lot 5 of the Subdivision of the East Three-quarters (E ¾) of the South One-half (S ½) of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, recorded in Book A of Plats, Page 41 in the Office of the Delaware County Recorder, also being the Northwest Corner of Parcel B as recorded in Book 7 of Plats, Page 147 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of said Parcel B, South 41° 32' 21" East, to the Northerly Line of the South 222.8 feet of Lot 12 of the Subdivision of the East Three-quarters (E ¾) of the South One-half (S ½) of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W), 43.27 feet;

THENCE along said Northerly Line, North 89° 40' 05" West, to the Easterly Line of the Illinois Central Railroad, 920.34 feet;

THENCE along the Easterly Line of the Illinois Central Railroad, North 03° 09' 23" West, 414.02 feet;

THENCE continuing along the Easterly Line of the Illinois Central Railroad along a circular curve concave Northeasterly for an arc length of 81.46 feet, said circular curve having a radius of 5679.65 feet, a central angle of 00° 49' 19", a chord length of 81.46 feet, and a chord bearing of North 02° 44' 43" West;

THENCE South 89° 40' 44" East, to the Westerly Line of said Lot 5, 506.67 feet;

THENCE along the Westerly Line of said Lot 5, South 41° 32' 21" East, 620.93 feet to the **POINT OF BEGINNING**;

Containing a total of 8.11 acres, including 0.62 acres of public road right of way, divided into two lots numbered Lot 1 and Lot 2, and subject to easements of record.

The Westerly Line of Lot 5 of the Subdivision of the East Three-quarters (E ¾) of the South One-half (S ½) of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, recorded in Book A of Plats, Page 41 in the Office of the Delaware County Recorder is assumed to bear South 41° 32' 21" East.

The attached Plat represents a subdivision of a parcel as described in Change of Title recorded in Book 3, Page 418 in the Office of the Delaware County Recorder.

OWNER'S ACKNOWLEDGMENT

I Shirley K. Mangold 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.

Shirley K Mangold
Shirley K. Mangold

State of Iowa)
)
County of Delaware) Ss:

On this 4 day of APRIL A.D. 2003, before me a Notary Public in and for said County, personally appeared Shirley K. Mangold 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

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2005

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***MANGOLD ADDITION,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson 4-29-03
Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY TREASURER SEAL IOWA

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BOOK 2003 PAGE 2015

ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***MANGOLD ADDITION,*** City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated April 4, 2003.

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 1st day of April, A.D., 2003, at the hour of 8 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 Shirley K. Mangold.

Dated at Manchester, Iowa, in said County, this 22nd day of April, 2003.

Steven E Carr 4-22-03
Attorney at Law Date

DEDICATION

The undersigned owners of the land described in the foregoing surveyor's certificate have caused said tract to be surveyed and subdivided in the manner shown on the above plat, which shall hereafter be know as *Mangold Addition, City of Manchester, Delaware County, Iowa*. South Third Street as shown upon the plat and survey are hereby dedicated to public use forever for street purposes.

IN WITNESS WHEREOF, we have set our hands this 4 day of APRIL, 2003.

Shirley K Mangold
Shirley K. Mangold

STATE OF IOWA, COUNTY OF DELAWARE, SS:

On this 4 day of APRIL, 2003, before me the undersigned, a Notary Public in and for said State, personally appeared Shirley K. Mangold, to me know to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2005

Notary Public in and for said State.

CITY MANAGER DETERMINATION

MANGOLD ADDITION, *PART OF LOT 12 OF THE SUBDIVISION OF THE EAST THREE-QUARTERS (E ¾) OF THE SOUTH ONE-HALF (S ½) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA* qualifies as a Minor Subdivision as specified in Section 127.22 of the Manchester Code of Ordinances. Minor Subdivisions do not require review or approval by the Planning and Zoning Commission.

4-4-03
Date

David J. Hefar, City Manager

R-029-2003 – RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***MANGOLD 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 4/4/03, 2003, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

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 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 construction of sidewalks is deferred according to Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section"); and

WHEREAS, the South Third Street as shown upon the plat are hereby accepted for public use forever for street purposes;

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

> Said ***MANGOLD 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 April, A.D., 2003.

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 8th day of April, 2003, before me, Laura K. Thomas, 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-029-2003 adopted by the City Council on the 7th day of April, 2003, and that Milt L. Kramer and Erin Rempe 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.

LAURA K. THOMAS
Commission Number 718136
My Commission Expires
5-26-05

Laura K. Thomas, Notary Public.

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BOOK 2003 PAGE 2015