DELAWARE COUNTY IOWA
FILED
2003 AUG 18 AM 11:09
BOOK 2003 PAGE 3981
DEBORAH L. FERON
DELAWARE COUNTY RECORDER
41.00

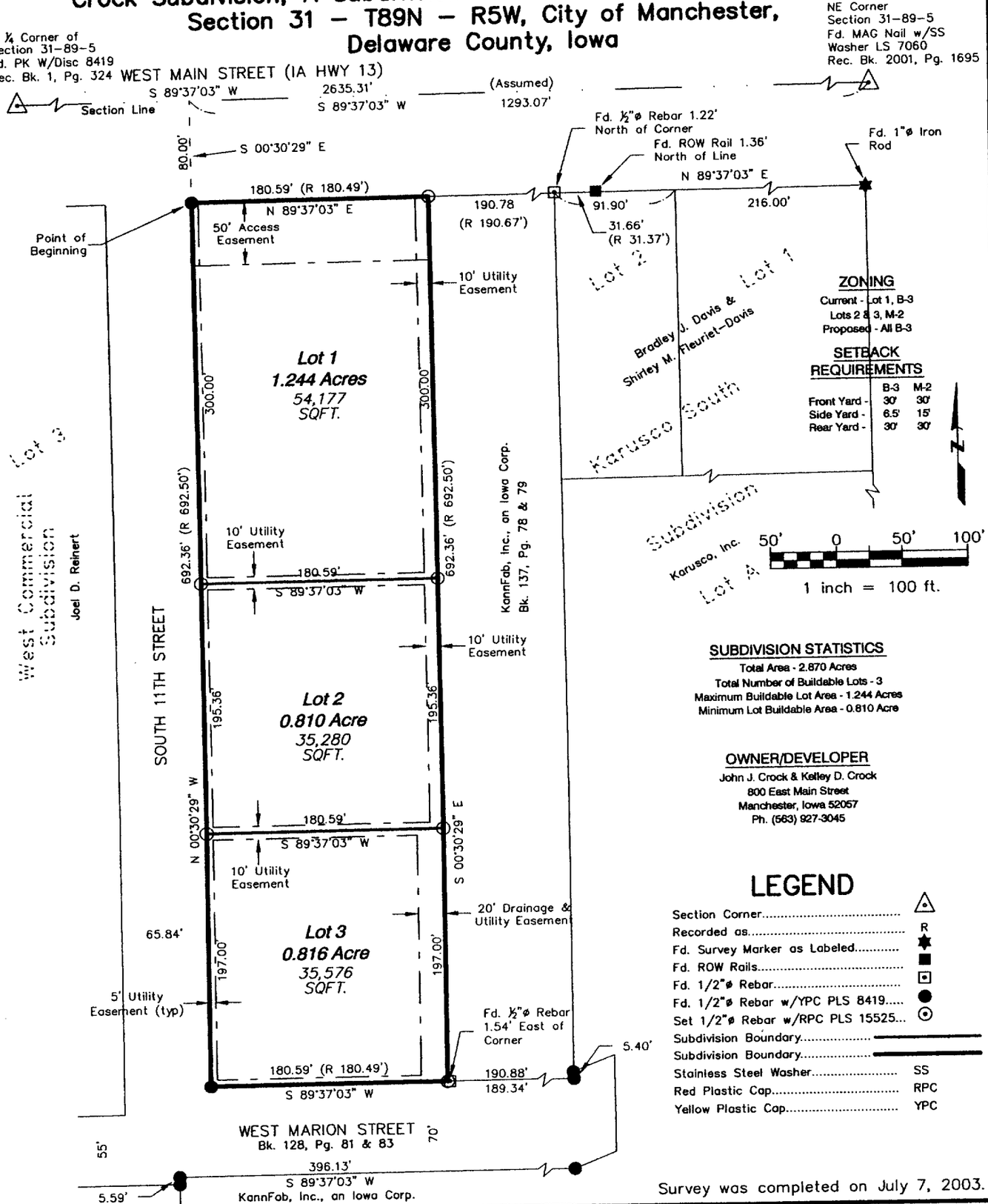
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
AUG 18 2003

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
AUG 18 2003

TeKIPPE ENGINEERING, P.C., 1919 – 210th Street P.O. Box 357, Manchester, Iowa 52057

Final Plat

Crock Subdivision, A Subdivision of Part of the NE 1/4 – NE 1/4 Section 31 – T89N – R5W, City of Manchester, Delaware County, Iowa



SUBDIVISION STATISTICS

Total Area - 2.870 Acres
Total Number of Buildable Lots - 3
Maximum Buildable Lot Area - 1.244 Acres
Minimum Lot Buildable Area - 0.810 Acre

OWNER/DEVELOPER

John J. Crock & Kelley D. Crock
800 East Main Street
Manchester, Iowa 52057
Ph. (563) 927-3045

LEGEND

Section Corner	
Recorded as	R
Fd. Survey Marker as Labeled	
Fd. ROW Rails	
Fd. 1/2"ø Rebar	
Fd. 1/2"ø Rebar w/YPC PLS 8419	
Set 1/2"ø Rebar w/RPC PLS 15525	
Subdivision Boundary	
Subdivision Boundary	
Stainless Steel Washer	SS
Red Plastic Cap	RPC
Yellow Plastic Cap	YPC

Survey was completed on July 7, 2003.

LICENSED LAND SURVEYOR
PAUL R. HEROLD
15525
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 Professional 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.

Paul R. Herold 7-17-03

Paul R. Herold Date:
License number 15525
My license renewal date is December 31, 2004.
Sheets covered by this seal: P1

TeKIPPE ENGINEERING, P.C.

128 South Vine Street
West Union, IA 52175
PH. (563) 422-5131
FAX (563) 422-5884

1919 210th Street
P.O. Box 357
Manchester, IA 52057
PH. (563) 927-2060
FAX (563) 927-3603

Field Book: Manchester 1 Pages 32–35
Project No. 03624.LS Sheet P1

BOOK 2003 PAGE 3981

TeKIPPE ENGINEERING, P.C., PO Box .357, Manchester, Iowa 52057 Phone #563/927-2060

Project No. 03624.LS

LICENSED LAND SURVEYOR
PAUL R. HEROLD
15525
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. 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.

Paul R. Herold — 7-17-03

Paul R. Herold — Date

License Number 15525

My license renewal date is December 31, 2004.

Pages covered by this seal: SD-1 & SD-2

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Paul R. Herold this 17 day of July, 2003.

NOTARIAL SEAL IOWA
NATALIE WENDT
COMMISSION NUMBER 716414
MY COMMISSION EXPIRES
MAY 7, 2005

Natalie Wendt

Notary Public

SURVEY AND PLAT OF:

Crock Subdivision, A subdivision of part of the NE 1/4 of the NE 1/4, Section 31, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa.

Commencing at the Northeast Corner of Section 31, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa;

Thence **South 89°-37'-03" West (Assumed) 1293.07 feet** along the North Line of the Northeast Quarter of the Northeast Quarter of said Section;

Thence **South 00°-30'-29" East 80.00 feet** to the Southerly Right-of-Way Line of Iowa Highway 13 and the Point of Beginning;

Thence **North 89°-37'-03" East 180.59 feet** along the said Southerly Right-of-Way Line of Iowa Highway 13;

Thence **South 00°-30'-29" East 692.36 feet** to the Northerly Right-of-Way Line of West Marion Street;

Thence **South 89°-37'-03" West 180.59 feet** along said Northerly Right-of-Way Line of West Marion Street to the Easterly Right-of-Way Line of South 11th Street;

Thence **North 00°-30'-29" West 692.36 feet** along said Easterly Right-of-Way Line of South 11th Street to the South Right-of-Way Line of Iowa Highway 13 and the Point of Beginning.

Containing **125,033 Square Feet (2.870 Acres)**
Subject to any easements of record.
(See plat attached to this original survey description.)

References are hereby made to a Survey and Plat by Roger Mohn, in Book 6, page 82, on file in the Delaware County Recorder's office, Manchester, Iowa and an Acquisition Plat by J. David Gibbs, in Book 128, pages 81 and 83, on file in the Delaware County Recorder's office, Manchester, Iowa.

OWNER'S ACKNOWLEDGMENT

I (we), John J. Crock and Kelley D. Crock, do hereby certify that the above survey, as shown by attached Plat, is made with my (our) free consent, and in accordance with my (our) desire.

John J. Crock, Owner

Kelley D. Crock, Owner

State of Iowa)

ss.

County of Delaware)

On this 13 day of August, 2003 before me a Notary Public in and for said County, personally appeared John J. & Kelley D. Crock, to me know 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.

CRABB
Commission Number 002573
My Comm. Exp. 6-14-05

Notary Public

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against John J + Kelley D Crock *City of Manchester, Delaware County, Iowa*, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson, County Treasurer

8-13-03

Date

DARYL E. ROBERTS
ATTORNEY AT LAW
110 THIRD AVENUE SW, P.O. BOX 796
INDEPENDENCE, IOWA 50644

TITLE OPINION

Mr. and Mrs. John Crock
800 E Main
Manchester, IA 52057

Dear John and Kelley:

I have examined an Abstract of Title to the following described real estate, which is continued by Delaware County Abstract Company, Inc. to the 21st day of July, 2003 at 8:00 a.m.:

> That part of the Northeast ¼ of the Northeast ¼ of Section 31, Township 89 North, Range 5 West of the 5th P.M. described as commencing at the North ¼ corner of said Section 31, thence North 89° 59' 00" East along the North line of said Section a distance of 1317.80 feet, thence South 0° 07' 16" East 80.13 feet to the South highway right of way line, said point being the point of beginning, thence South 0° 07' 16" East along the West line of the Northeast ¼ of the Northeast ¼ of said Section a distance of 692.50 feet to the North line of an easement, thence North 89° 59' 00" East along said North line of said easement 205.33 feet, thence North 0° 07' 16" West 692.50 feet, thence South 89° 59' 00" West along the South highway right of way line 205.33 feet to the point of beginning, except the Westerly 24.84 feet thereof. The North line of said Section 31 is assumed to bear North 89° 59' 00" East.

I find title to the above described property to be in JOHN J. CROCK and KELLEY D. CROCK, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, and that the above described land is free from encumbrance, and fee simple title to the property described above to be in JOHN J. CROCK and KELLEY D. CROCK.

Very truly yours,

Daryl E. Roberts

Daryl E. Roberts

DER:kp

CITY MANAGER DETERMINATION

Crock Subdivision, a subdivision in Northeast Quarter (NE 1/4) of the Northeast Quarter (NE1/4) of Section Thirty-one (31), 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.

7-18-03
Date

David J. Heiar, City Manager

R-062-2003

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the preliminary and final plat of ***Crock Subdivision, City of Manchester, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Paul R. Herold, dated July 17th, 2003, 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 to 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 City Council that they accept the preliminary and final plat of said ***Crock Subdivision, a subdivision in the Northeast Quarter of the Northeast Quarter of Section 31, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa,*** as presented with the following decelerations 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) Sidewalk construction shall be deferred until the completion of site improvements. Within six months of the completion of improvements on an individual lot, the Owner shall have sidewalks constructed along the lot frontage in accordance with the Code of Ordinances of the City of Manchester. Should the Owner fail to construct sidewalks in the required time frame, the City may complete such improvements and place a claim against the Letter of Credit on file with the City Clerk.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***Crock Subdivision, 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 21st day of July, A.D., 2003.

CITY MANCHESTER IOWA SEAL

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 30th day of July, 2003, 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-062-2003 adopted by the City Council on the 21st day of July, 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.

Julie A. Swanson, Notary Public

NOTARIAL SEAL IOWA JULIE A. SWANSON Commission Number 224151 My Comm. Exp. 8-23-05