FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

MAR 30 2005

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

MAR 30 2005

Book 2005 Page 1095

Document 2005 1095 Type 06 02 Pages 9
Date 3/30/2005 Time 4:10 PM
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DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

CHG

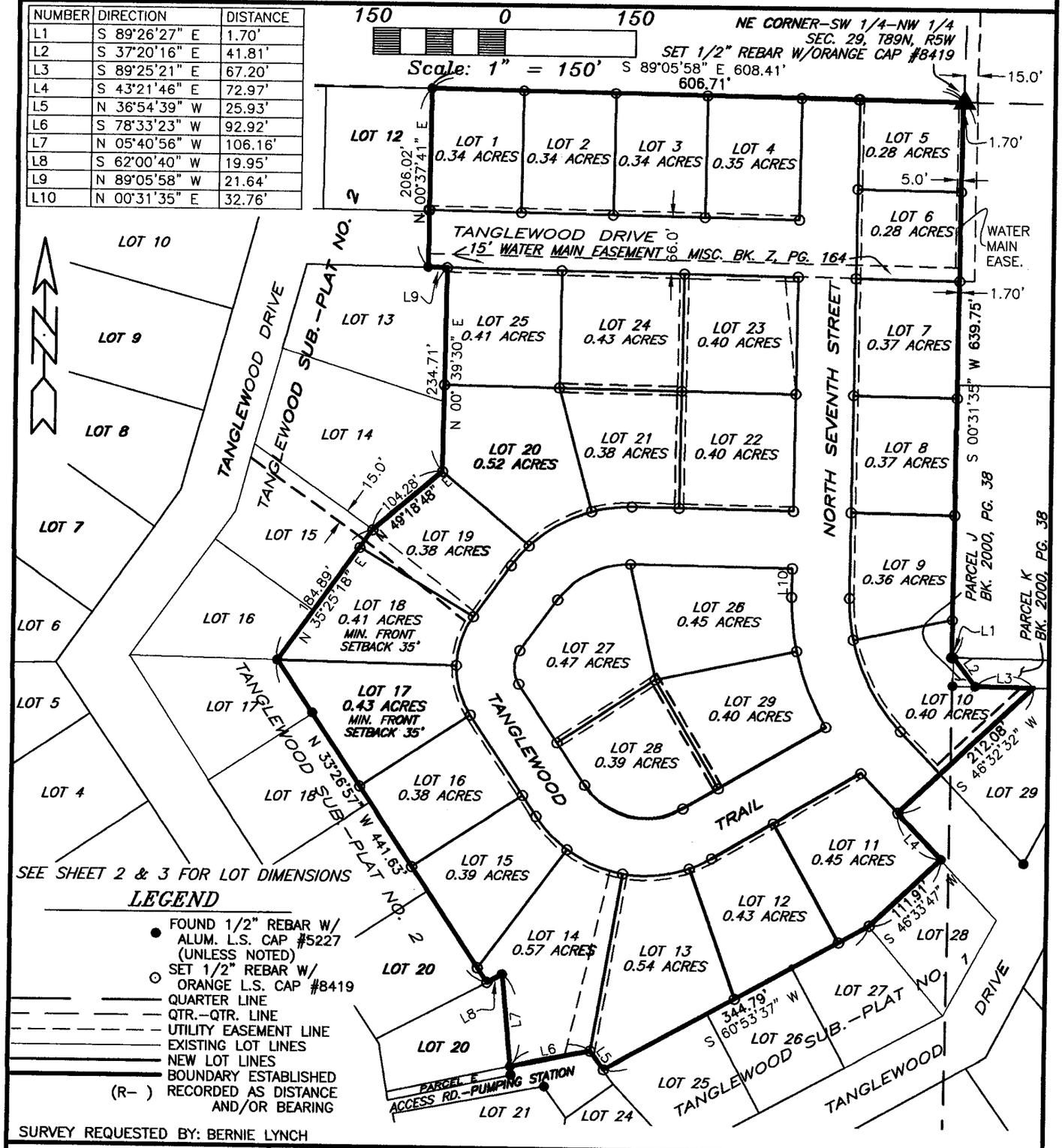
PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

FINAL PLAT

TANGLEWOOD SUBDIVISION – PLAT NO. 3, CITY OF MANCHESTER
SEC. 29, T89N, R5W OF THE FIFTH P.M, DELAWARE COUNTY, IOWA

NUMBER	DIRECTION	DISTANCE
L1	S 89°26'27" E	1.70'
L2	S 37°20'16" E	41.81'
L3	S 89°25'21" E	67.20'
L4	S 43°21'46" E	72.97'
L5	N 36°54'39" W	25.93'
L6	S 78°33'23" W	92.92'
L7	N 05°40'56" W	106.16'
L8	S 62°00'40" W	19.95'
L9	N 89°05'58" W	21.64'
L10	N 00°31'35" E	32.76'



SEE SHEET 2 & 3 FOR LOT DIMENSIONS

LEGEND

- ● FOUND 1/2" REBAR W/ ALUM. L.S. CAP #5227 (UNLESS NOTED)
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- UTILITY EASEMENT LINE
- EXISTING LOT LINES
- NEW LOT LINES
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: BERNIE LYNCH

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–5

PROPRIETORS: *RIVERLAND DEVELOPMENT CORPORATION*
1872 HONEY CREEK RD. MANCHESTER, IA 52057

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.

3/28/05

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

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

PROJECT NO. 01–36
SCALE: 1"=150'
DATE: 2/28/2005
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED 3/18/2005
SHEET 1 OF 9

BOOK 2005 PAGE 1095

FINAL PLAT
TANGLEWOOD SUBDIVISION – PLAT NO. 3

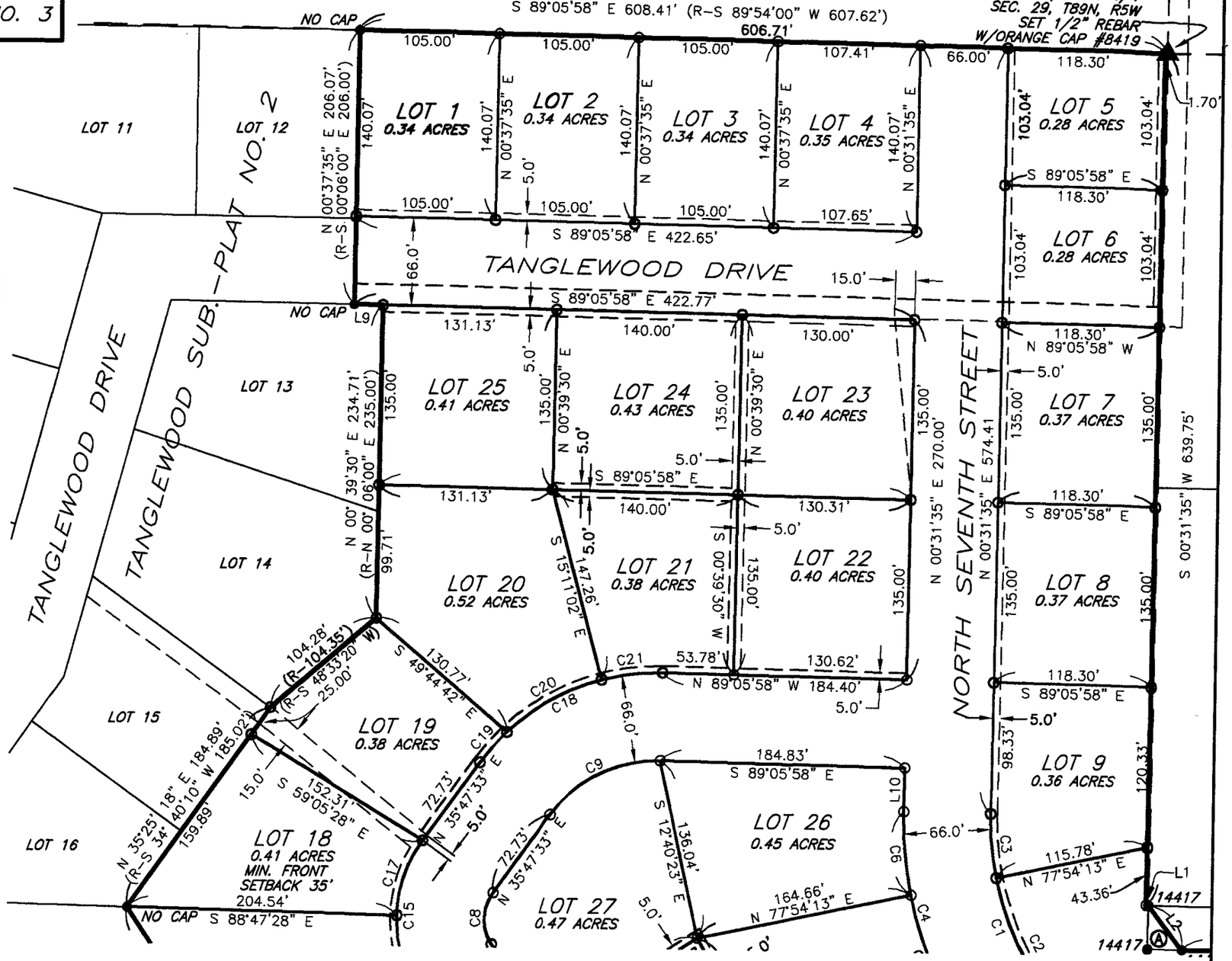
LINE	DIRECTION	DISTANCE	R–DIRECTION	R–DISTANCE
L1	S 89°26'27" E	1.70'	--	--
L2	S 37°20'16" E	41.81'	S 37°51'17" E	41.82'
L3	S 89°25'21" E	67.20'	N 89°57'09" W	67.16'
L4	S 43°21'46" E	72.97'	N 44°00' W	73.0'
L5	N 36°54'39" W	25.93'	S 37°29' E	25.95'
L6	S 78°33'23" W	92.92'	N 78°03'30" E	93.0'
L7	N 05°40'56" W	106.16'	S 05°45'20" E	109.79'
L8	S 62°00'40" W	19.95'	S 60°42'30" W	19.71'
L9	N 89°05'58" W	21.64'	N 89°54'00" E	21.96'
L10	N 00°31'35" E	32.76'	--	--

100 0 100

Scale: 1" = 100'

LEGEND

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- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
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- EXISTING LOT LINES
- NEW LOT LINES
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING



GIBBS ENGINEERING & SURVEYING

105 West Main, Manchester, Iowa 52057 (563) 927–2434 www.gibbseng.com

FINAL PLAT
TANGLEWOOD SUBDIVISION – PLAT NO. 3

LINE	DIRECTION	DISTANCE	R–DIRECTION	R–DISTANCE
L1	S 89°26'27" E	1.70'	--	--
L2	S 37°20'16" E	41.81'	S 37°51'17" E	41.82'
L3	S 89°25'21" E	67.20'	N 89°57'09" W	67.16'
L4	S 43°21'46" E	72.97'	N 44°00' W	73.0'
L5	N 36°54'39" W	25.93'	S 37°29' E	25.95'
L6	S 78°33'23" W	92.92'	N 78°03'30" E	93.0'
L7	N 05°40'56" W	106.16'	S 05°45'20" E	109.79'
L8	S 62°00'40" W	19.95'	S 60°42'30" W	19.71'
L9	N 89°05'58" W	21.64'	N 89°54'00" E	21.96'
L10	N 00°31'35" E	32.76'	--	--

LEGEND

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- QUARTER LINE
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- UTILITY EASEMENT LINE
- EXISTING LOT LINES
- NEW LOT LINES
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	168.52	220.00	43°53'21"	164.43	N 21°25'06" W
C2	120.05	220.00	31°15'59"	118.57	N 27°43'47" W
C3	48.47	220.00	12°37'22"	48.37	N 05°47'06" W
C4	157.14	286.00	31°28'51"	155.17	N 15°12'51" W
C5	94.13	286.00	18°51'29"	93.71	N 21°31'32" W
C6	63.01	286.00	12°37'22"	62.88	N 05°47'06" W
C7	127.59	84.00	87°01'44"	115.67	N 76°57'49" W
C8	41.09	34.00	69°14'30"	38.63	N 01°10'18" E
C9	96.18	100.00	55°06'30"	92.52	N 63°20'47" E
C10	227.84	150.00	87°01'44"	206.56	N 76°57'49" W
C11	28.04	150.00	10°42'44"	28.00	S 64°52'40" W
C12	77.06	150.00	29°26'01"	76.21	S 84°57'03" W
C13	70.16	150.00	26°47'57"	69.52	N 66°55'58" W
C14	52.58	150.00	20°05'02"	52.31	N 43°29'28" W
C15	120.85	100.00	69°14'30"	113.63	N 01°10'18" E
C16	60.49	100.00	34°39'29"	59.57	N 16°07'13" W
C17	60.36	100.00	34°35'00"	59.45	N 18°30'02" E
C18	159.66	166.00	55°06'30"	153.58	N 63°20'47" E
C19	30.69	166.00	10°35'30"	30.64	N 41°05'18" E
C20	82.37	166.00	28°25'55"	81.53	N 60°36'00" E
C21	46.60	166.00	16°05'04"	46.45	N 82°51'30" E

LOT 15 · LOT 19 0.38 ACRES · LOT 18 0.41 ACRES MIN. FRONT SETBACK 35' · LOT 17 0.43 ACRES MIN. FRONT SETBACK 35' · LOT 16 0.38 ACRES · LOT 15 0.39 ACRES · LOT 14 0.57 ACRES · LOT 13 0.54 ACRES · LOT 12 0.43 ACRES · LOT 11 0.45 ACRES · LOT 10 0.40 ACRES · LOT 9 0.36 ACRES · LOT 26 0.45 ACRES · LOT 27 0.47 ACRES · LOT 28 0.39 ACRES · LOT 29 0.40 ACRES · LOT 20 · LOT 25 · LOT 27 · LOT 28 · LOT 29

TANGLEWOOD SUB. PLAT NO. 2 · TANGLEWOOD TRAIL · TANGLEWOOD SUB. PLAT NO. 1 · TANGLEWOOD DRIVE · NORTH

PARCEL E · ACCESS ROAD TO PUMPING STATION · UTIL. EASE.

12642 · 14417 · 8419

Ⓐ PARCEL J – BOOK 2000, PG. 38
Ⓑ PARCEL K – BOOK 2000, PG. 38

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GIBBS ENGINEERING & SURVEYING

100 0 100
Scale: 1" = 100'

105 West Main, Manchester, Iowa 52057 (563) 927–2434 www.gibbseng.com

LEGAL DESCRIPTION:

***TANGLEWOOD SUBDIVISION – PLAT NO. 3**, CITY OF MANCHESTER, SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 15.03 acres, including 3.37 acres of dedicated public road right of way, divided into Twenty-nine lots, numbered Lots One (1) through Twenty-nine (29), subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northeast Corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-nine (29), North 89° 05' 58" West, 1.70 feet to the **POINT OF BEGINNING**;

THENCE South 00° 31' 35" West, 639.75 feet;

THENCE South 89° 26' 27" East, to the Northwesterly Corner of Parcel K, as recorded in Book 2000, Page 38 in the Office of the Delaware County Recorder, 1.70 feet;

THENCE along the Southwesterly Line of said Parcel K, South 37° 20' 16" East, to the Southwesterly Corner of said Parcel K, 41.81 feet;

THENCE along the Southerly Line of said Parcel K, South 89° 25' 21" East, to the Northwest Corner of Lot 29 of Tanglewood Subdivision – Plat No. 1, as recorded in Plat Book 4, Page 95 in the Office of the Delaware County Recorder, being on the Northerly Line of said Tanglewood Subdivision – Plat No. 1, 67.20 feet;

THENCE along the Northerly Line of said Tanglewood Subdivision – Plat No. 1, South 46° 32' 32" West, 212.08 feet;

THENCE continuing along the Northerly Line of said Tanglewood Subdivision – Plat No. 1, South 43° 21' 46" East, 72.97 feet;

THENCE continuing along the Northerly Line of said Tanglewood Subdivision – Plat No. 1, South 46° 33' 47" West, 111.91 feet;

THENCE continuing along the Northerly Line of said Tanglewood Subdivision – Plat No. 1, South 60° 53' 37" West, 344.79 feet;

THENCE continuing along the Northerly Line of said Tanglewood Subdivision – Plat No. 1, North 36° 54' 39" West, 25.93 feet;

THENCE continuing along the Northerly Line of said Tanglewood Subdivision – Plat No. 1, South 78° 33' 23" West, 92.92 feet;

THENCE continuing along the Northerly Line of said Tanglewood Subdivision – Plat No. 1, North 05° 40' 56" West, to the Northeast Corner of said Lot 20 of Tanglewood Subdivision – Plat No. 1, 106.16 feet;

THENCE along the Northerly Line of Lot 20 of said Tanglewood Subdivision – Plat No. 1, South 62° 00' 40" West, to the Southeast Corner of Lot 20 of Tanglewood Subdivision – Plat No. 2, as recorded in Book 5 of Plats, Page 116 in the Office of the Delaware County Recorder, said corner being on the Easterly Line of Tanglewood Subdivision – Plat No. 2, 19.95 feet;

THENCE along the Easterly Line of Tanglewood Subdivision – Plat No. 2, North 33° 26' 57" West, 441.63 feet;

THENCE continuing along the Easterly Line of Tanglewood Subdivision – Plat No. 2, North 35° 25' 18" East, 184.89 feet;

THENCE continuing along the Easterly Line of Tanglewood Subdivision – Plat No. 2, North 49° 18' 48" East, 104.28 feet;

THENCE continuing along the Easterly Line of Tanglewood Subdivision – Plat No. 2, North 00° 39' 30" East, 234.71 feet;

THENCE continuing along the Easterly Line of Tanglewood Subdivision – Plat No. 2, North 89° 05' 58" West, 21.64 feet;

THENCE continuing along the Easterly Line of Tanglewood Subdivision – Plat No. 2, North 00° 37' 41" East, to the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-nine (29), 206.02 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-nine (29), South 89° 05' 58" East, 606.71 feet to the **POINT OF BEGINNING**;

Containing a total of 15.03 acres, including 3.37 acres of dedicated public road right of way, divided into Twenty-nine lots, numbered Lots One (1) through Twenty-nine (29), and subject to easements of record.

The Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 89° 05' 58" East.

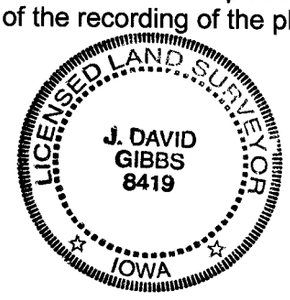
SURVEYOR'S CERTIFICATE

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.

3/28/05

J. David Gibbs L.S. #8419 Date
My license will be renewed on December 31, 2006



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OWNER'S ACKNOWLEDGMENT

I Burnell A. Lynch 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.

Riverland Development, Corp.

Burnell A Lynch Pres.
Burnell A. Lynch, President

State of Iowa)
)
County of Delaware) Ss:

On this 28th day of March A.D. 2005, before me a Notary Public in and for said State, personally appeared Burnell A. Lynch to me personally known, who being by me duly sworn, did say that that person is president (Insert title of executing officer) of said corporation, and that said instrument was signed on behalf of said corporation by the authority of its board of directors (or trustees), and the said Burnell A. Lynch acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

J. David Gibbs
Notary Public in and for said State

J. DAVID GIBBS
Commission Number 224054
My Commission Expires
8/17/2005

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 *Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa*. All streets and alleys shown upon the plat and survey are hereby dedicated to public use forever for street purposes. All easements for utilities or other public easements shown on the above plat are further hereby granted to the City of Manchester, Iowa, for the purpose of installing and maintaining public utilities or other facilities, in, under, or over said easements.

IN WITNESS WHEREOF, we have set our hands this 28th day of March 2005.

Burnell A Lynch

State of Iowa)
)
County of Delaware) ss:

On this 28th day of March A.D. 2005 before me a Notary Public in and for said State, personally appeared Burnell A. Lynch to me personally known, who being by me duly sworn, did say that that person is president (Insert title of executing officer) of said corporation, and that said instrument was signed on behalf of said corporation by the authority of its board of directors (or trustees), and the said Burnell A. Lynch acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

J. David Gibbs
Notary Public in and for said State

J. DAVID GIBBS
Commission Number 224054
My Commission Expires
8/17/2005

ATTORNEY'S OPINION

I, Mary Lou Tracey, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Tanglewood Subdivision - Plat No. 3,*** City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated March 28, 2005.

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 31st day of January, A.D., 2005, 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 Riverland Development, Corp., also known as Riverland Development Corporation, an Iowa Corporation, subject to payment of fiscal year 2003-2004 real estate taxes in the amount of $1,340.00 (plus interest; said taxes include other real estate).

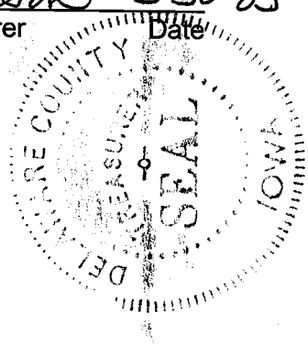
Dated at Manchester, Iowa, in said County, this 28 day of Mar., 2005.

Mary Lou Tracey
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 ***Tanglewood Subdivision - Plat No. 3,*** 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 5-30-05
Carolyn A. Wilson, County Treasurer Date



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RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final plat of ***Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa***, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated 3-2-05 has been filed with the 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, Final plat of ***Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa***, should be approved with the following variances, declarations and conditions;

a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
b. Lots 1, 2, 3, 4, 22, 23, and 24 are subject to assessments on connection to the water main previously installed by the City.
c. Sidewalks will be constructed along the street right of way upon the construction of a home on each lot. Construction of all sidewalks within the subdivision shall be required when 75% of the subdivision has sidewalks. Financial assurance for sidewalk construction shall be provided for by an irrevocable letter of credit on behalf of the developer or other suitable manner.
d. The proposed street contains a temporary dead end that will be connected in future development stages.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said ***Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa,*** be, and the same is hereby acknowledged, approved and accepted on the part of the 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 9th day of March, A.D., 2005.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By Becky Dolan
Becky Dolan, Chairperson

By Laura Thomas
Laura Thomas, Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 14th day of March, 2005, before me, Mary E Kleinschrodt, a Notary Public in and for the State of Iowa, personally appeared Becky Dolan and Laura Thomas, 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 9th day of March, 2005, and that Becky Dolan and Laura Thomas 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.

MARY E. KLEINSCHRODT
Commission Number 148950
My Comm. Exp. 12-13-06

R-033-2005
RESOLUTION APPROVING FINAL PLAT

WHEREAS, Final plat of ***Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated 3-2-2005 has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa, and has been acknowledged and approved contingent upon modification, by the Planning and Zoning Commission, of the City of Manchester, Delaware County, Iowa, who have recommended acceptance. Said modification reflected in survey dated March 28, 2005;

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;

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, 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 Manchester Planning and Zoning Commission has recommended to the Council that they accept the plat of ***Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa***, as presented with the following variances, declarations and conditions;

a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
b. Lots 1, 2, 3, 4, 22, 23, and 24 are subject to assessments on connection to the water main previously installed by the City.
c. Sidewalks will be constructed along the street right of way upon the construction of a home on each lot. Construction of all sidewalks within the subdivision shall be required when 75% of the subdivision has sidewalks. Financial assurance for sidewalk construction shall be provided for by an irrevocable letter of credit on behalf of the developer or other suitable manner.
d. The proposed street contains a temporary dead end that will be connected in future development stages.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***Tanglewood Subdivision - Plat No. 3, City of Manchester, Delaware County, Iowa, dated March 28th, 2005***, 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 28th day of March, A.D., 2005.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

CITY OF MANCHESTER IOWA SEAL

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 30th day of March, 2005, 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-033-2055 adopted by the City Council on the 28th day of March, 2005, 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

Julie A. Swanson, Notary Public

NOTARIAL SEAL IOWA

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