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JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

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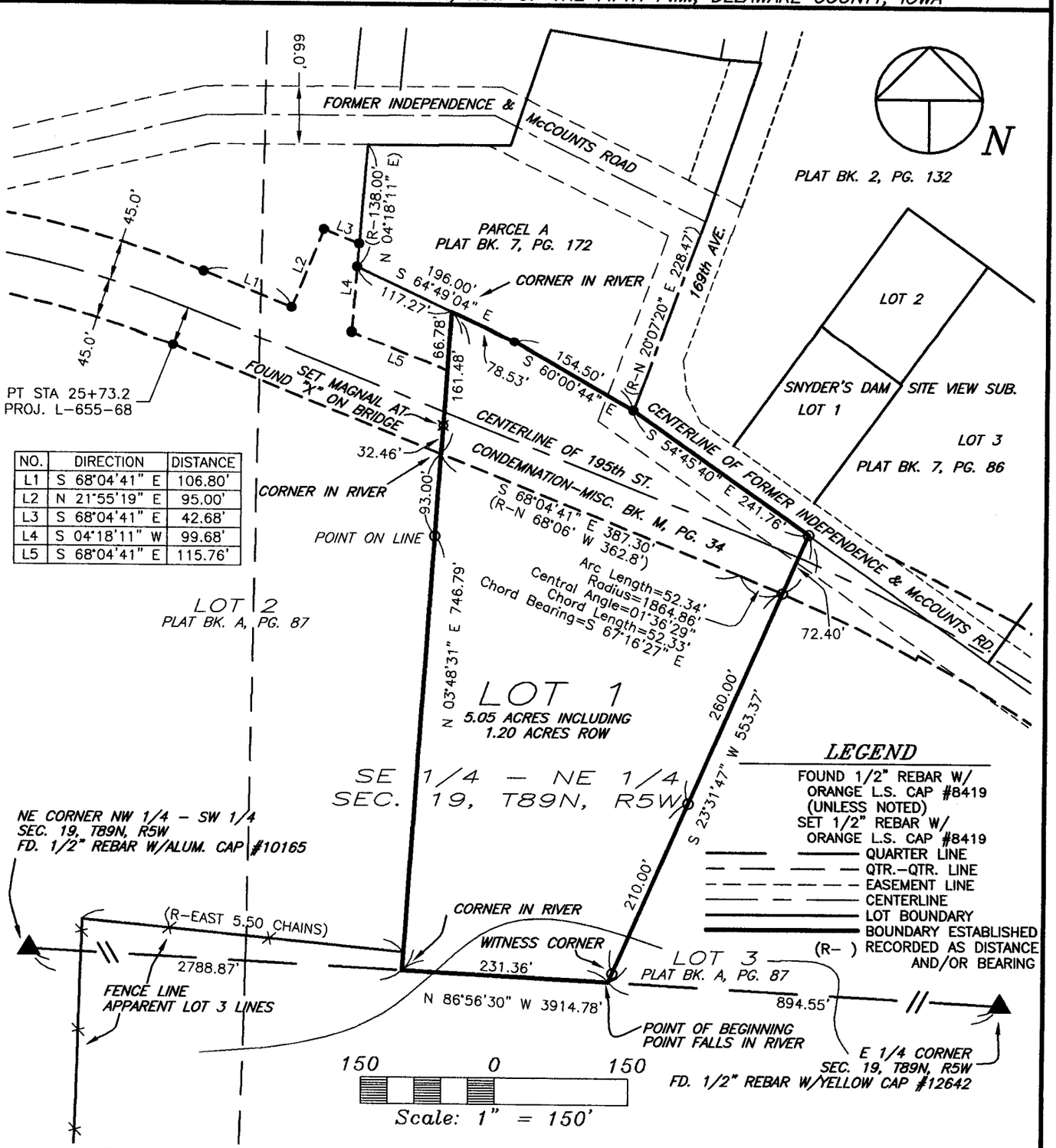
DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

FINAL PLAT — RATTENBORG'S ADDITION

PART OF LOT 3 OF THE SUBDIVISION OF
PART OF S 1/2-SE 1/4 SEC. 18 & PART OF THE E 1/2 OF SEC. 19,
ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



NO.	DIRECTION	DISTANCE
L1	S 68°04'41" E	106.80'
L2	N 21°55'19" E	95.00'
L3	S 68°04'41" E	42.68'
L4	S 04°18'11" W	99.68'
L5	S 68°04'41" E	115.76'

LEGEND

- FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419 (UNLESS NOTED)
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.-QTR. LINE
- EASEMENT LINE
- CENTERLINE
- LOT BOUNDARY
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: RANDY RATTENBORG

SURVEYED ON: 3/16/2005

PROPRIETORS: 1694 195th STREET MANCHESTER, IOWA 52057
JERRY L. RATTENBORG & MARY GLORIA RATTENBORG

PROJECT NO. 04-89

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.

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. DAVID GIBBS, P.E., L.S. LIC. #8419 — DATE 8/10/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

SCALE: 1"=150'
DATE: 8/3/2005
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 6

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

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LEGAL DESCRIPTION:

***RATTENBORG'S ADDITION**, PART OF LOT 3 OF THE SUBDIVISION OF PART OF SOUTH ONE-HALF (S ½) OF SOUTHEAST QUARTER (SE ¼), SECTION EIGHTEEN (18), AND PART OF THE EAST ONE-HALF (E ½) OF SECTION NINETEEN (19), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 5.05 acres, including 1.20 acres of public road right of way, divided into One Lot, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the East Quarter Corner of Section Nineteen (19), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Nineteen (19), North 86° 56' 30" West, 894.55 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Southerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of said Section Nineteen (19), North 86° 56' 30" West, to the Southerly Extension of the Westerly Line of Lot 3 of the Subdivision of part of South One-half (S ½) of Southeast Quarter (SE ¼), Section Eighteen (18), and part of the East One-half (E ½) of Section Nineteen (19), all in Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book A of Plats, Page 87 in the Office of the Delaware County Recorder, 231.36 feet;

THENCE along the Westerly Line of said Lot 3, North 03° 48' 31" East, to the Southerly Line of Parcel A, as recorded in Book 7 of Plats, Page 172 in the Office of the Delaware County Recorder, also being the Northerly Line of said Lot 3, 746.79 feet;

THENCE along the Southerly Line of said Parcel A and Northerly Line of said Lot 3, South 64° 49' 04" East, 78.53 feet;

THENCE continuing along the Southerly Line of said Parcel A and Northerly Line of said Lot 3, South 60° 00' 44" East, to the Southeast Corner of said Parcel A, being on the centerline of the former Independence and McCounts Road and the Northerly Line of said Lot 3, 154.50 feet;

THENCE along the centerline of the former Independence and McCounts Road and the Northerly Line of said Lot 3, South 54° 45' 40" East, 241.76 feet;

THENCE South 23° 31' 47" West, 553.37 feet to the **POINT OF BEGINNING**;

Containing a total of 5.05 acres, including 1.20 acres of public road right of way, divided into One Lot, and subject to easements of record.

The Southerly Line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Nineteen (19), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 86° 56' 30" West.

OWNER'S ACKNOWLEDGMENT

I Jerry L. Rattenborg & Mary Gloria Rattenborg 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.

Jerry L. Rattenborg

Mary Gloria Rattenborg

State of Iowa)
)
County of Delaware) ss:

On this 7th day of December A.D. 2005, before me a Notary Public in and for said State, personally appeared Jerry L. Rattenborg & Mary Gloria Rattenborg 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.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-06

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Rattenborg's 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 12-28-05
Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Rattenborg's Addition***, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996.

Norman Wellman
Norman Wellman – Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) ss:

On this 28th day of October, 2005, before me Donna M. Kunde, a Notary Public in and for the State of Iowa, personally appeared Norman Wellman, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-06

Donna M. Kunde
Notary Public

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ATTORNEY'S OPINION

I, Stephanie C. Rattenborg, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Rattenborg's Addition,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated August 8, 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 6th day of September, 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 Jerry L. Rattenborg and Mary Gloria Rattenborg, husband and wife.

Dated at Manchester, Delaware County, Iowa, in said County, this 26th day of September, 2005.

Stephanie C. Rattenborg 10/12/05

Stephanie C. Rattenborg
Attorney at Law

Date

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT

WHEREAS, the final plat of ***Rattenborg's Addition, Delaware County, Iowa***, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated 8-3-05, 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, the final plat of ***Rattenborg's Addition, Delaware County, Iowa***, should be approved with the following variances, declarations and conditions;

a. In the event this subdivision is annexed into the City of Manchester, the recommendation on zoning status for Lot 1 through Lot 3 would be residential.
b. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
c. That easement access shall be provided to all real estate included in the subdivision pursuant to the easements as shown in the attached plat.
d. Improvements to 195th Street, a public road right of way, are not required at this time.
e. Sidewalks shall not be required at this time. The Owner or Owners of record of the numbered lots, if voluntarily annexed to the City, may be required to construct sidewalks at a future date as required by the City of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said final Plat of ***Rattenborg's Addition, 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 exhibits attached thereto, subject to all conditions as presented and representations referred to above, 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 and all attachments referred to herein as provided by law.

Adopted and passed this 10TH day of AUGUST, A.D., 2005.

CITY OF MANCHESTER IOWA SEAL

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By Becky Dolan
BECKY DOLAN, Chairperson

By Laura Thomas
LAURA THOMAS, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 6th day of October, 2005, before me, Julie A. Swanson, 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 Recording 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 10th day of August, 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.

Notary Public.

NOTARIAL SEAL IOWA
JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-08

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R-119-2005
RESOLUTION APPROVING PRELIMINARY & FINAL PLAT

WHEREAS, the final plat of ***Rattenborg's Addition,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated 8-3-2005, 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, 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;

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the amended preliminary plat of ***Rattenborg's Addition, Delaware County, Iowa***, as presented with the following declarations and conditions;

a. In the event this subdivision is annexed into the City of Manchester, the recommendation on zoning status for Lot 1 through Lot 3 would be residential.
b. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
c. That easement access shall be provided to all real estate included in the subdivision pursuant to the easements as shown in the attached plat.
d. Improvements to 195th Street, a public road right of way, are not required at this time.
e. Sidewalks shall not be required at this time. The Owner or Owners of record of the numbered lots, if voluntarily annexed to the City, may be required to construct sidewalks at a future date as required by the City of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Final Plat of ***Rattenborg's Addition, Delaware County, Iowa***, and exhibits attached thereto, subject to all conditions and representations and referred to above, 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 plat as and all attachments referred to herein by law provided.

Passed this 12th day of September, A.D., 2005.

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 13th day of September, 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-119-2005 adopted by the City Council on the 12th day of September, 2005, 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 224151
My Comm. Exp. 8-23-08