FILED
DEC 13 2007
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

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CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2007 Page 3991
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

END

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

AMENDED SUBDIVISION PLAT

INNOVATIVE AG. SERVICES ADDITION

A DIVISION OF LOT 2 OF SWISS VALLEY FARMS SUBDIVISION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION TWENTY (20), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

THIS PLAT AMENDS AND SUPERSEDES THE PREVIOUS RECORDED PLAT RECORDED ON 10/15/2007 IN PLAT BOOK 2007, PAGE 3372

LEGAL DESCRIPTION:

INNOVATIVE AG. SERVICES ADDITION – A DIVISION OF LOT 2 OF SWISS VALLEY FARMS SUBDIVISION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) IN SECTION TWENTY (20), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, as recorded in the Office of the Delaware County Recorder in Book 2004, Page 1563; containing a total of 1.95 acres, divided into Two (2) lots and numbered Lot 1 and Lot 2 as shown on the attached plat and subject to easements of record and more particularly described by metes and bounds as follows:

COMMENCING – at the Center of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE – North 88°-39'-13" East 293.94 feet along the North line of the Southeast Quarter (SE1/4) OF Section Twenty (20) to the Northeast corner of Lot A of said Swiss Valley Farms Subdivision;

THENCE – in a Southerly direction along a circular curve concave Easterly for an arc length of 568.07 feet, said circular curve having a central angle of 17°-29'-54", a radius of 1860.06 feet, a chord bearing of South 08°-32'-51" West and a chord length of 565.87 feet along the Easterly line of said Lot A and the Easterly right of way line of North Second Street as platted and recorded in the Office of the Delaware County Recorder in Book 2007, Page 2352 to the **POINT OF BEGINNING;**

THENCE – continuing along a circular curve concave Easterly for an arc length of 556.07 feet, said circular curve having a central angle of 17°-07'-43", a radius of 1860.06 feet, a chord bearing of South 08°-45'-56" East and a chord length of 554.00 feet to the Northeasterly corner of Lot 1 of Swiss Valley Farms Subdivision;

THENCE – South 87°-45'-05" West 84.83 feet along the North line of said Lot 1 to the Northwesterly corner of said Lot 1;

THENCE – South 05°-37'-43" East 177.95 feet along the Westerly line of said Lot 1 to the Northerly line of Lot B of Swiss Valley Farms Subdivision;

THENCE – South 87°-58'-15" West 98.57 feet along Northerly line of said Lot B to the Southeasterly corner of Lot 1 of Lot 48 of Nelson's Subdivision as recorded in the Office of the Delaware County Recorder Plat Bk 4,Pg 3

THENCE – North 00°-20'-03" East 231.47 feet along the East line of said Lot 1 of Lot 48 to a Northeasterly corner of said Lot 1 of Lot 48;

THENCE – South 88°-06'-35" West 65.00 feet along a Northerly line of said Lot 1 of Lot 48 to a Northerly corner of said Lot 1 of Lot 48;

THENCE – North 00°-23'-25" East 169.00 feet to a Southerly corner of Lot 45 of said Nelson's Subdivision;

THENCE – North 88°-06'-58" East 68.60 feet to a Southeasterly corner of said Lot 45;

THENCE – North 00°-03'-00" East 331.00 feet along the Easterly line of said Lot 45 to the Southwest corner of said North Second Street;

THENCE – South 89°-53'-28" East 75.00 feet along the South line of said North Second Street to the **POINT OF BEGINNING;** containing a total of 1.95 acres, divided into Two (2) lots and numbered Lot 1 and Lot 2 as shown on the attached plat and subject to easements of record;

The North line of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88°-39'-13" East.

EASEMENT A – A 17.0' long by 30.0' wide ingress / egress and utility easement along the north line of Lot 1 as shown on the attached plat is created for the benefit of Lot 2 of this subdivision.

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

3 SHEETS COVERED BY THIS SEAL
SHEETS 1 THROUGH 3

DATE OF SURVEY: 7/23/2007 | REVISED: 9/19/2007 | SHEET 1 OF 3

PROPRIETORS: INNOVATIVE AG. SERVICES CO. | SCALE: 1" = 100'

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PREFORMED 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008

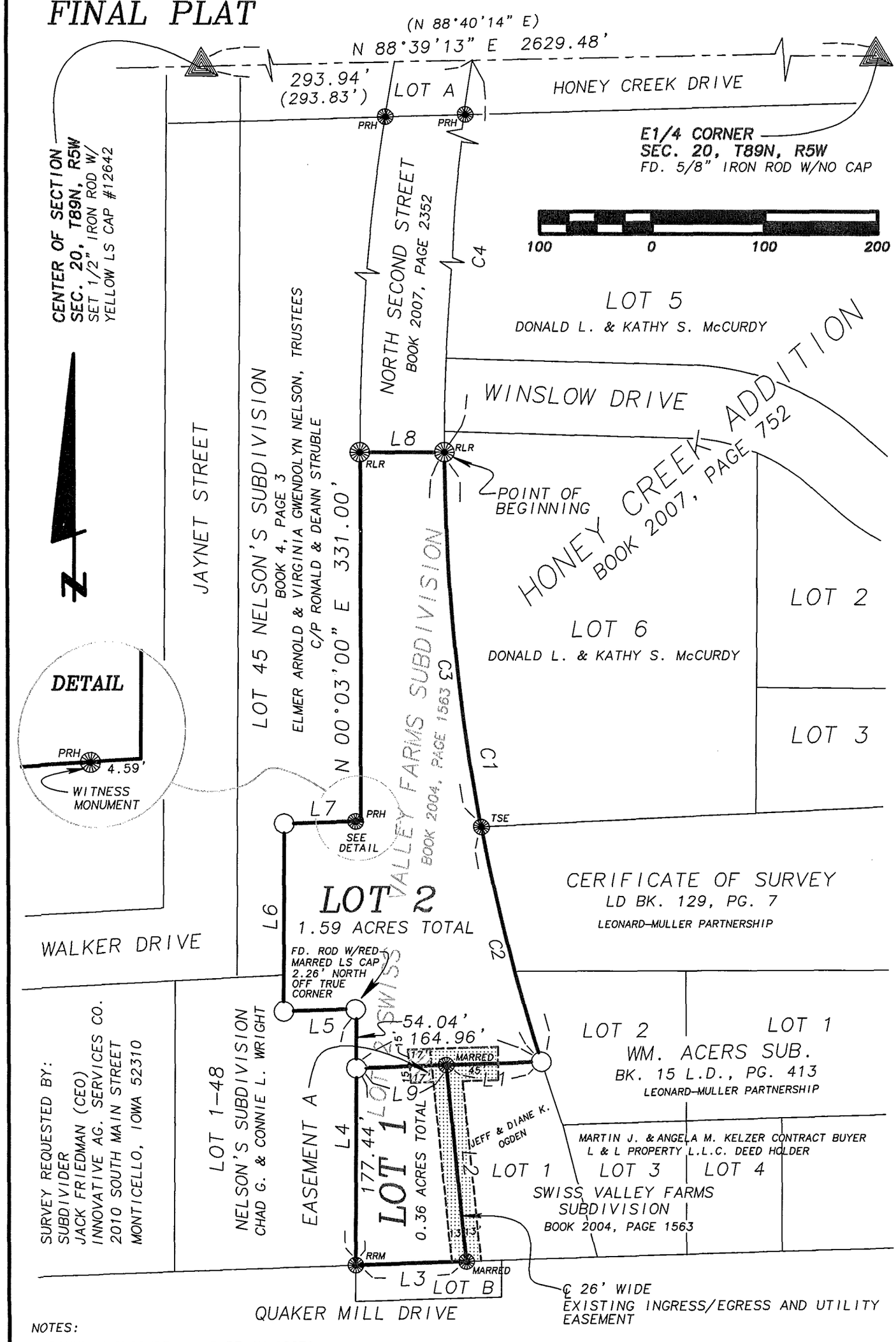
William H. Burger 12/03/07
WILLIAM H. BURGER #12642 DATE

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

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INNOVATIVE AG. SERVICES ADDITION

FINAL PLAT



NOTES:

- BOUNDRY CLOSURE = 1 PART IN 98871
- LOT 1 CLOSURE = 1 PART IN 69296
- LOT 2 CLOSURE = 1 PART IN 116111

INNOVATIVE AG. SERVICES ADDITION

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	556.07	17°07'43"	1860.06	554.00	S 08°45'56" E
C2	217.98	06°42'52"	1860.06	217.85	S 13°58'17" E
C3	338.10	10°24'52"	1860.06	337.63	S 05°24'30" E
C4	568.07	17°29'54"	1860.06	565.87	S 08°32'51" W

			(RECORDED AS)	
LINE	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L1	S 87°45'05" W	84.83	N 88°07'42" E	92.47
L2	S 05°37'43" E	177.95	N 05°35'38" W	177.90
L3	S 87°58'15" W	98.57	S 88°07'42" W	98.66
L4	N 00°20'03" E	231.47	N 00°24'24" E	231.00
L5	S 88°06'35" W	65.00	S 88°07'42" W	
L6	N 00°23'25" E	169.00	N 00°24'24" E	
L7	N 88°06'58" E	68.60	N 88°07'42" E	
L8	S 89°53'28" E	75.00	N 87°52'51" W	
L9	S 87°45'05" W	80.13		

LEGEND

○	SET 1/2" IRON ROD W/YELLOW LS CAP #12642
◉	FOUND EXISTING MONUMENT
———	SUBDIVISION BOUNDARY SURVEYED
( )	RECORDED AS
PRH	FD. 1/2" IRON ROD W/RED LS CAP #15525
TSE	FD. 1/2" REBAR W/ALUM. CAP #5227
RRM	FD. 1/2" REBAR W/GREEN CAP #10165
RLR	FD. 1/2" REBAR W/RED LS CAP #17939
MARRED	FD. 1/2" REBAR W/MARRED RED LS CAP

RESOLUTION R-198-2007

RESOLUTION AMENDING FINAL PLAT, INNOVATIVE AG SERVICES ADDITION

WHEREAS, the City Council has previously adopted Resolution R-152-2007 approving the preliminary and final plat of Innovative Ag Services Addition to the City of Manchester, Iowa; and,

WHEREAS, an amended final plat has been prepared by the developers and submitted to the City Council to show an adjustment to the utility easement on the west side of the parcel; and,

WHEREAS, the adjustment of the utility easement on the final plat does not materially affect the terms and conditions resulting in the subdivision.

BE IT THEREFORE RESOLVED that the amended plat of Innovative Ag Services Addition which amends the plat previously approved by Resolution R-152-2007, is hereby approved.

Passed this 10th day of December, 2007.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

CITY OF MANCHESTER IOWA

STATE OF IOWA)
DELAWARE COUNTY)

On this 12th day of December, 2007, 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in resolution R-198-2007 passed by the City Council of the City of Manchester, Iowa on the 10th day of December, 2007, 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.

Laura K. Thomas

Laura K. Thomas, Notary Public

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-08