FILED
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CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
DEC - 1 2008
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2008 Page 3645

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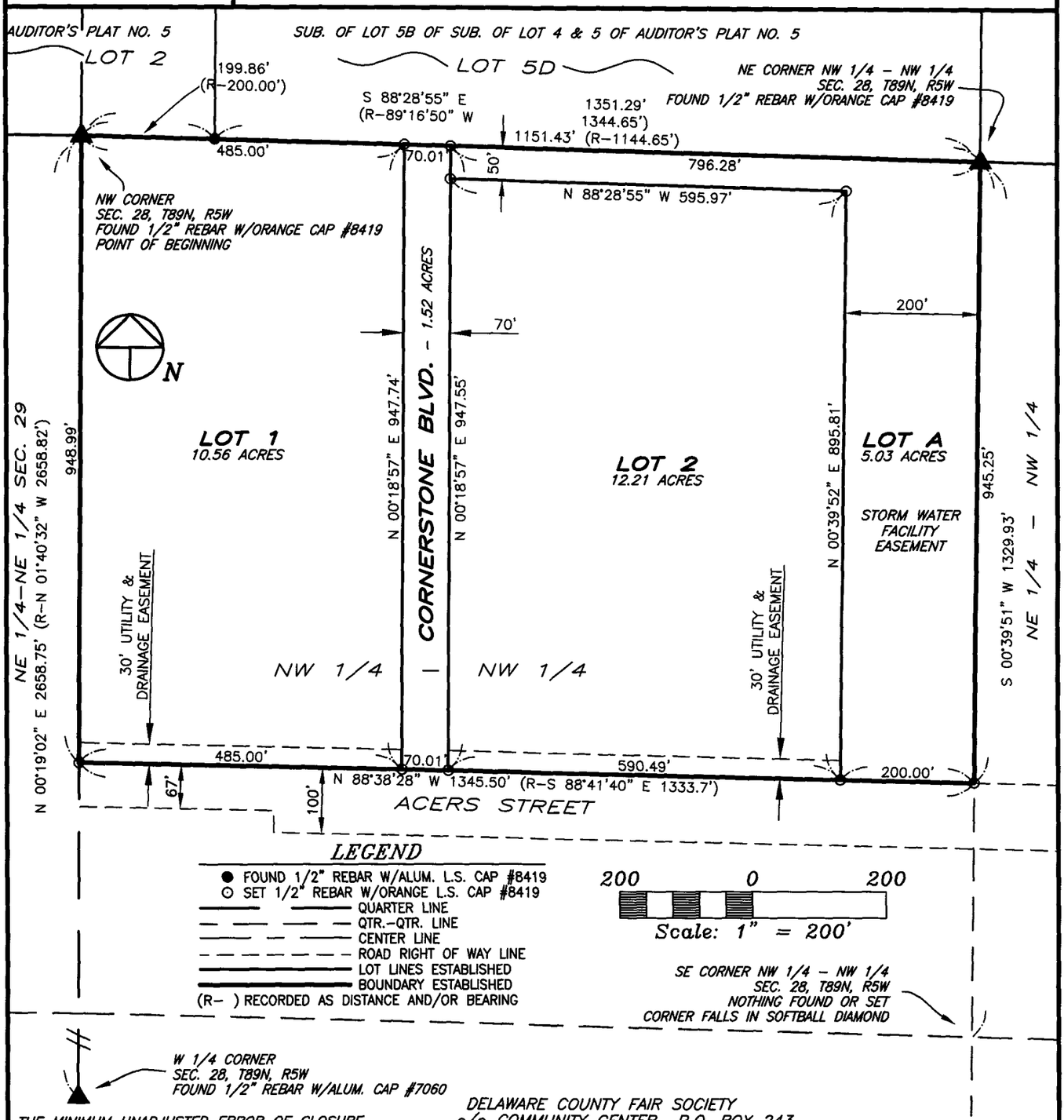
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

FINAL PLAT — CORNERSTONE SUBDIVISION

PART OF THE NW 1/4 – NW 1/4 SEC. 28, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGEND

- ● FOUND 1/2" REBAR W/ALUM. L.S. CAP #8419
- ○ SET 1/2" REBAR W/ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- ROAD RIGHT OF WAY LINE
- LOT LINES ESTABLISHED
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

200 0 200

Scale: 1" = 200'

SE CORNER NW 1/4 – NW 1/4
SEC. 28, T89N, R5W
NOTHING FOUND OR SET
CORNER FALLS IN SOFTBALL DIAMOND

W 1/4 CORNER
SEC. 28, T89N, R5W
FOUND 1/2" REBAR W/ALUM. CAP #7060

THE MINIMUM UNADJUSTED ERROR OF CLOSURE IS LESS THAN 1:10,000

DELAWARE COUNTY FAIR SOCIETY
c/o COMMUNITY CENTER P.O. BOX 243
MANCHESTER, IA 52057

SURVEY REQUESTED BY: Delaware County Fair Society

SURVEYED ON: 5/8, 5/15, 10/9/2008

PROPRIETORS: SEE ABOVE

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, P.E., L.S. LIC. #8419 DATE 10/14/08

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

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

PROJECT NO.	08–33
SCALE:	1"=200'
DATE:	10/14/2008
DRAWN BY:	RLR
CHECKED BY:	JDG
GPS:	MANCHESTER
REVISED	
SHEET	1 OF 8

BOOK 2008 PAGE 3645

LEGAL DESCRIPTION:

***CORNERSTONE SUBDIVISION**, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing a total of 29.32 acres, including 1.52 acres of dedicated public road right of way, divided into three lots, numbered Lots One (1) through Two (2) and Lot A (storm water facility easement) subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-eight (28), South 88° 28' 55" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-eight (28), 1351.29 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-eight (28), South 00° 39' 51" West, to the Northerly Line of Acers Street, 945.25 feet;

THENCE along the Northerly Line of Acers Street, North 88° 38' 28" West, to the Westerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-eight (28), 1345.50 feet;

THENCE along the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-eight (28), North 00° 19' 02" East, 948.99 feet to the **POINT OF BEGINNING**;

Containing a total of 29.32 acres, including 1.52 acres of dedicated public road right of way, divided into three lots, numbered Lots One (1) through Two (2) and Lot A (storm water facility), and subject to easements of record.

Northerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-eight (28), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 28' 55" 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.

J. David Gibbs L.S. #8419 Date 10/14/08

My license will be renewed on December 31, 2008



OWNER'S ACKNOWLEDGMENT

I (We) Allan Boge , and Jeannine Domeyer, of the Delaware County Fair Society, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with the free consent, and in accordance with our desires of the board of directors of said corporation.

DELAWARE COUNTY FAIR SOCIETY

Allan Boge President
By: Allan Boge, President

Jeannine Domeyer Secretary
By: Jeannine Domeyer, Secretary

State of Iowa)
)
County of Delaware) Ss:

On this 1st day of December, 2008 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Allan Boge and Jeannine Domeyer, to me personally known, who being duly sworn, did say that they are the President and Secretary, respectively, of the Delaware County Fair Society executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (~~the seal affixed hereto is the seal of the~~) Delaware County Fair Society; that said instrument was signed (~~and sealed~~) on behalf of the Delaware County Fair Society by authority of its Board of Directors; and that Allan Boge and Jeannine Domeyer as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Delaware County Fair Society, by it and by them voluntarily executed.

Notary Public in and for said State

NOTARIAL SEAL IOWA
WILLIAM D. WERGER
Commission Number 129812
My Commission Expires
October 6, 2010

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 *Cornerstone Subdivision, City of Manchester, Delaware County, Iowa.* Cornerstone Boulevard as shown upon the plat and survey are hereby dedicated to public use forever for street purposes. Lot A is dedicated to the City for storm water facilities. 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 1st day of December, 2008.

Allan Boge, President
Allan Boge, President

Jeannine Domeyer, Secretary
Jeannine Domeyer, Secretary

State of Iowa)
)
County of Delaware) ss:

On this 1st day of December, 2008 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Allan Boge and Jeannine Domeyer, to me personally known, who being duly sworn, did say that they are the President and Secretary, respectively, of the Delaware County Fair Society executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (~~the seal affixed hereto is the seal of the~~) Delaware County Fair Society; that said instrument was signed (~~and sealed~~) on behalf of the Delaware County Fair Society by authority of its Board of Directors; and that Allan Boge and Jeannine Domeyer as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Delaware County Fair Society, by it and by them voluntarily executed.

Notary Public in and for said State

NOTARIAL SEAL IOWA
WILLIAM D. WERGER
Commission Number 129812
My Commission Expires
October 6, 2010

ATTORNEY'S OPINION

I, William D. Werger, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Cornerstone Subdivision,*** City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated October 14, 2008.

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 8th day of Oct, A.D., 2008, 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 Jacqueline A. Morehouse and Thomas Morehouse, Shelly Henderson and Tim Morehouse

Dated at Manchester, Iowa, in said County, this 1st day of Dec, 2008

Attorney at Law

APPROVAL OF AUDITOR

I, **Carla K. Becker**, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of ***Cornerstone Subdivision***, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 1 day of December, 2008, before me Julia L. Hackbarth a Notary Public in and for the State of Iowa, personally appeared **Carla K. Becker**, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2011

Julia L. Hackbarth
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 ***Cornerstone Subdivision,*** 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 12-1-08

Carolyn A. Wilson, Delaware County Treasurer Date

MORTGAGE HOLDERS ACKNOWLEDGMENT

The _____, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

_____
_____

_____ By _____

_____ By _____

STATE OF IOWA, _____ County, Iowa, Ss:

On this _____ day of _____, 20_, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the _____ and _____ respectively, of the _____ executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed hereto is the seal of the) _____; that said instrument was signed (and sealed) on behalf of the _____ by authority of its Board of Directors; and that _____ and _____ as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the _____ _____, by it and by them voluntarily executed.

_____
_____
Notary Public in and for said State

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the Preliminary and Final plat of ***Cornerstone Subdivision, City of Manchester, Delaware County, Iowa***, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated October 14, 2008 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 Preliminary and Final plat of ***Cornerstone Subdivision, 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. The City will provide for the construction of the proposed street and walkway and Lot 1 and 2 will each be assessed $12,000 for construction of the same.
c. No new sanitary sewer or water main is necessary for the proposed development of Lot 1. Lot 2 presently has access to a water main located on the south side of Acers Street, there will be no assessment for connection to this water main. Lot 2 shall provide for running a service line, with or without a grinder pump, to a public sanitary sewer extended by the City on Acers Street. Lot 2 would be assessed for 100 feet of frontage at $25.00 per foot for connection the extension.
d. The proposed street contains a temporary dead end that will be connected in future development.
e. Storm water management facilities will be constructed at the time of development in accordance with the approved Storm Water Management Plan for the subdivision which includes a City regional storm water facility

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said ***Cornerstone Subdivision, 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 22nd day of October, A.D., 2008.

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 22 day of October, __, before me, Julie A. Schmitz, 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 22nd day of October, 2008, 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.

JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
8-23-2011

R-184-2008
RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, Preliminary and Final plat of ***Cornerstone Subdivision, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated October 14, 2008 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;

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 ***Cornerstone Subdivision, 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. The City will provide for the construction of the proposed street and walkway and Lot 1 and 2 will each be assessed $12,000 for construction of the same.
c. No new sanitary sewer or water main is necessary for the proposed development of Lot 1. Lot 2 presently has access to a water main located on the south side of Acers Street there will be no assessment for connection to this water main. Lot 2 shall provide for running a service line, with or without a grinder pump, to a public sanitary sewer extended by the City on Acers Street. Lot 2 would be assessed for 100 feet of frontage at $25.00 per foot for connection the extension.
d. The proposed street contains a temporary dead end that will be connected in future development.
e. Storm water management facilities will be constructed at the time of development in accordance with the approved Storm Water Management Plan for the subdivision which includes a City regional storm water facility

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***Cornerstone 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, contingent of provision of clear title.

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 27th day of October, A.D., 2008.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 28th day of October, 2008, 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-184-2008 adopted by the City Council on the 27th day of October, 2008, 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 718135
My Commission Expires
8-26-11

Laura K. Thomas

Laura K. Thomas, Notary Public.