FILED
NOV 04 2010
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

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CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

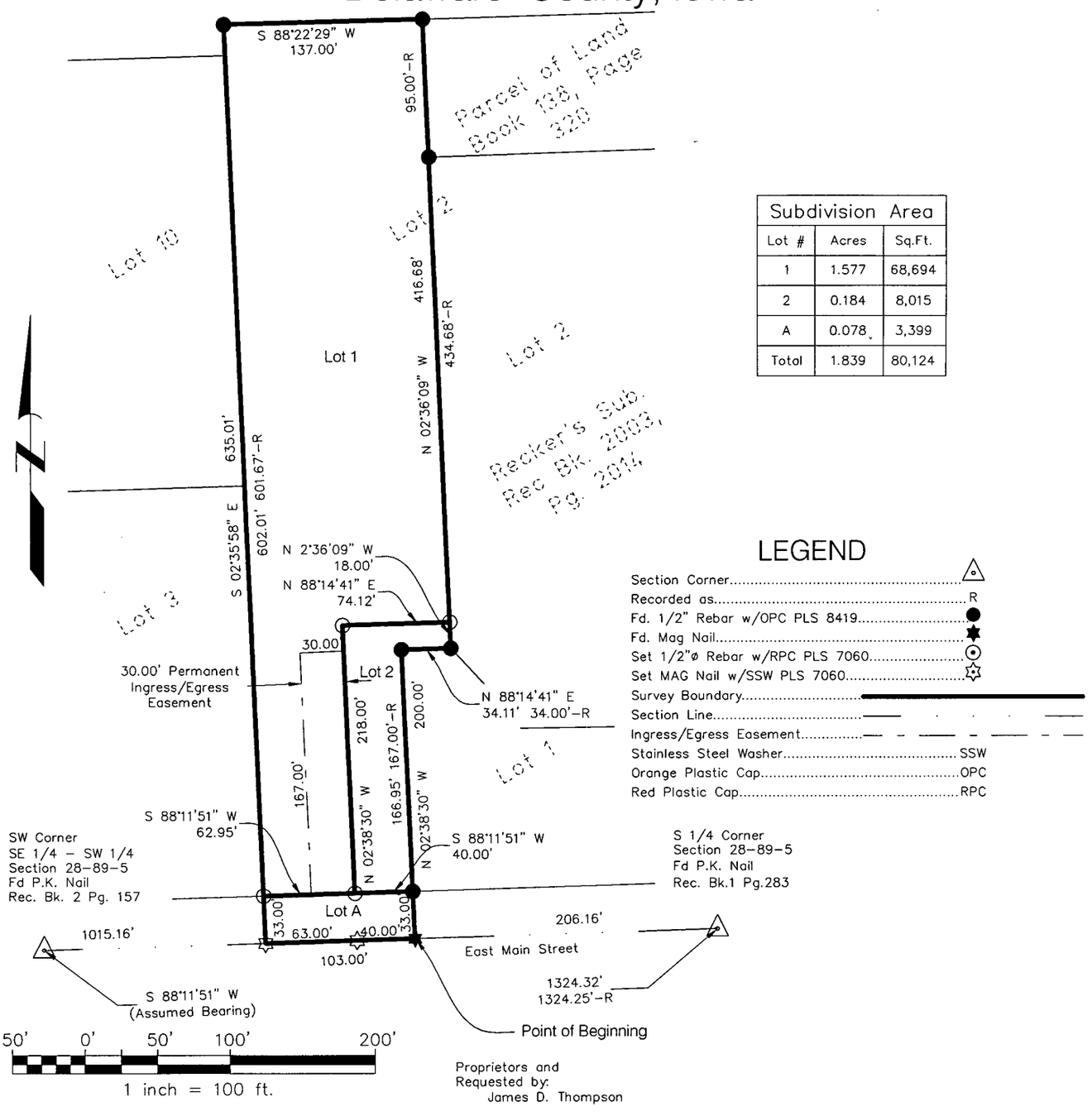
Book 2010 Page 3475
Document 2010 3475 Type 06 002 Pages 10
Date 11/04/2010 Time 2:43:50PM
Rec Amt $54.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: TeKippe Engineering, P.C., 1919-210th Street, P.O. Box 357, Manchester, Iowa 52057 Ph. (563)927-2060

Final Plat

Thompson's Subdivision, a Subdivision of Part of Lot 2 of the Subdivision of the SE 1/4 - SW 1/4 Section 28 - T89N - R5W in the City of Manchester Delaware County, Iowa



Subdivision Area		
Lot #	Acres	Sq.Ft.
1	1.577	68,694
2	0.184	8,015
A	0.078	3,399
Total	1.839	80,124

LEGEND

- Section Corner
- Recorded as ..... R
- Fd. 1/2" Rebar w/OPC PLS 8419
- Fd. Mag Nail
- Set 1/2"ø Rebar w/RPC PLS 7060
- Set MAG Nail w/SSW PLS 7060
- Survey Boundary
- Section Line
- Ingress/Egress Easement
- Stainless Steel Washer ..... SSW
- Orange Plastic Cap ..... OPC
- Red Plastic Cap ..... RPC

Proprietors and Requested by:
James D. Thompson

Survey was completed on May 3, 2010.

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE
7060
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.

Lyle G. TeKippe, P.E., P.L.S. — 5-24-10 Date
License Number 7060
My license renewal date is December 31, 2010.
Pages or sheets covered by this seal: P1

TeKippe Engineering, P.C.
West Union
563-422-5131
Manchester 563-927-2060
Cedar Rapids 319-294-6909
www.tekippe.com

M:\Projects\2010\102038LS\dwg\102038LS.dwg
Field Book: Manchester No. 38 Pages: 42-43
Project No. 102038.LS Sheet P1

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

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Lyle G. TeKippe — 5-24-10 Date
License Number 7060
My license renewal date is December 31, 2010.
Pages covered by this seal: BD-1 through BD-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 24th day of May, 2010.

NOTARIAL SEAL IOWA — CHRISTINA RICHTER Commission Number 723809 My Commission Expires 8-5-12

Christina Richter
Notary Public

SURVEY AND PLAT OF:

Boundary Description:

Thompson's Subdivision, a Subdivision of the West 137.0 feet of Lot 2, except the South 200.0 feet thereof, and the South 200.0 feet of the West 103.0 feet of said Lot 2, all in the Subdivision of the Southeast Quarter of the Southwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Commencing at the South Quarter Corner of said Section;

Thence **South 88°-11'-51" West (Assumed Bearing), 206.16 feet** along the South Line of said Section and the Centerline of East Main Street to the Southwest Corner of Recker's Subdivision recorded in Book 2003, Page 2014 on File at the Delaware County Recorder's office in Manchester, Iowa and to the Point of Beginning;

Thence **North 02°-38'-30" West, 200.00 feet** along the West Line of said Recker's Subdivision to the Northwest Corner of Lot 1 of said Recker's Subdivision;

Thence **North 88°-14'-41" East, 34.11 feet** along the Northerly Line of said Lot 1 to a point on the Westerly Line of Lot 2 of said Subdivision;

Thence **North 02°-36'-09" West, 434.68 feet** along said Westerly Line of said Lot 2 and a Parcel of Land of a Deed recorded in Book 138, Page 320, on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 88°-22'-29" West, 137.00 feet**;

Thence **South 02°-35'-58" East, 635.01 feet** along the Easterly Line of Lot 10 and Lot 3 of a Subdivision of Lot 1 of the Southeast Quarter of the Southwest Quarter, recorded in Book A,

Page 23, on file at the Delaware County Recorder's office in Manchester, Iowa to the said South Line of said Section and the Centerline of East Main Street;

Thence **North 88°-11'-51" East, 103.00 feet** along said South Line and Centerline of East Main Street to the Point of Beginning, containing **1.839 acres**, subject to easements of record.
(See plat attached to this original survey description.)

OWNER'S ACKNOWLEDGMENT

I, James D. Thompson of Delaware Co., State of Iowa, do herby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

James D. Thompson

State of Iowa)
) SS
Delaware County)

On this 24th day of May, 2010, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James D. Thompson, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the instrument as his voluntary act and deed.

NOTARIAL SEAL IOWA
CHRISTINA RICHTER
Commission Number 723809
My Commission Expires
8-5-12

Christina Richter
Notary Public in and for the State of **Iowa**
My commission expires 8-5-12

MORTGAGE HOLDERS ACKNOWLEDGMENT

The First State Bank 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.

[signature] SR VP

signature

Dave Smith

printed name

signature

printed name

FIRST STATE BANK • IOWA • MANCHESTER • CORPORATE SEAL

State of Iowa)
) SS
Delaware County)

On this 4th day of August, 2010, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dave Smith to me known, who, being by me duly sworn, did say that he/she is the Sr. V. P of the corporation executing the foregoing instrument; that (xxxxxxxxxxxxxxxxxxxxxxxxxxx) THE SEAL AFFIXED THERETO IS THE SEAL of the corporation; that said instrument was signed AND SEALED on behalf of the corporation by authority of this Board of Directors; that JoAnn Heffernan acknowledged the execution of the instrument to be a voluntary act and deed of the corporation.

JOANN HEFFERNAN
Notarial Seal - Iowa
Commission # 221059
My Commission Expires 2-19-2011

[signature] JoAnn Heffernan

Notary Public in and for the State of Iowa

My commission expires 2-19-2011

DEDICATION

The undersigned owner of the land described in the foregoing surveyor's certificate has caused said tract to be surveyed and subdivided in the manner shown on the above plat, which shall hereafter be know as ***Thompson's Subdivision, City of Manchester, Delaware County, Iowa.*** The road right-of-way along East Main Street, as shown on the above plat, is hereby dedicated to public use forever for street purposes.

IN WITNESS WHEREOF, I have set my hands this 26th day of May 2010.

James D. Thompson

State of Iowa)
) SS
Delaware County)

On this 26th day of May, 2010, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James D. Thompson, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

NOTARIAL SEAL IOWA
CHRISTINA RICHTER
Commission Number 723809
My Commission Expires
8-5-12

Christina Richter
Notary Public in and for the State of **Iowa**
My commission expires 8-5-12

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Thompson's 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.

DELAWARE COUNTY IOWA TREASURER'S SEAL

Carolyn A. Wilson

Carolyn A. Wilson, Delaware County Treasurer

11-4-10

Date

State of Iowa)
) SS
Delaware County)

On this 4 day of Nov, 2010, before me Carolyn A. Wilson a Notary Public in and for the State of Iowa, personally appeared **Carolyn A. Wilson**, to me personally known, and, who, being duly sworn, did say that she is the Treasurer of Delaware County, Iowa.

NOTARIAL SEAL IOWA
MICHELE R. AFRICA
Commission Number 742822
My Commission Expires

Michele R. Africa

Notary Public in and for the State of **Iowa**
My commission expires 9-14-12

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 ***Thompson's Subdivision, City of Manchester, Delaware County, Iowa,*** a subdivision in Delaware County, Iowa.

DELAWARE COUNTY IOWA OFFICIAL SEAL

Carla K. Becker

Carla K. Becker, Delaware County Auditor

11-3-2010

Date

State of Iowa)
) SS
Delaware County)

On this 3 day of Nov, 2010, before me Anne Rave 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.

NOTARIAL SEAL IOWA
ANNE RAVE
Commission Number 757587
MY COMMISSION EXPIRES
MARCH 25, 2012

Anne Rave

Notary Public in and for the State of **Iowa**
My commission expires 3/25/12

ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **Thompson's Subdivision**, City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated May 24, 2010.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on 2nd day ofNovember, A.D., 2010, 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 James D. Thompson subject to the following:

> Open-End Real Estate Mortgage to First State Bank dated May 21, 2010 and filed May 24, 2010 in Book 2010, Page 1566 the records of the Delaware County Recorder.

Dated at Manchester, Iowa in said County, this 2nd day of November, 2010.

Thomas J. Hanson
Attorney at Law
401 E Main Street
Manchester, Iowa 52057
(563) 927-5920

R-089-2010
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***Thompson's Subdivision, City of Manchester, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated May 24th, 2010, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa.

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;

WHEREAS, no new public water or sanitary sewer systems are necessary and therefore construction of said utilities is not being authorized by the approval of final plat; and

WHEREAS, no new street or improvements to East Main Street are necessary and therefore construction of said utilities is not being authorized by the approval of final plat; 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 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 City Manager has recommended to the City Council that they accept the final plat of ***Thompson's Subdivision, 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) The area within this subdivision is currently zoned B-3. No modification to zoning is made by this subdivision.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***Thompson's 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 26th day of July, A.D., 2010.

CITY MANCHESTER IOWA SEAL

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

State of Iowa)
) SS
Delaware County)

On this 27th day of July, 2010, 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-089-2010 adopted by the City Council on the 26th day of July, 2010, 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, Notary Public in and for the State of Iowa
My commission expires 8-26-11

Laura K. Thomas

CITY MANAGER DETERMINATION

Thompson Subdivision's, City of Manchester, Delaware County, Iowa, qualifies as a Minor Subdivision as specified in Section 127.22 of the Manchester Code of Ordinances. Minor Subdivisions do not require review or approval by the Planning and Zoning Commission.

7-23-2010
Date

Timothy J. Vick
Timothy J. Vick, City Manager

State of Iowa)
) SS
Delaware County)

On this 23 day of July, 2010, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Timothy J. Vick, to me personally known, and who, being by me duly sworn, did say that he is the City Manager, 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 _____ adopted by the City Council on the ___ day of _____, 2010, and that Timothy J. Vick acknowledges 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
Notary Public in and for the State of **Iowa**
My commission expires 8-26-11
Laura K. Thomas