FILED
MAR 31 2011
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
MAR 31 2011
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2011 Page 1122

Document 2011 1122 Type 06 002 Pages 9
Date 3/31/2011 Time 3:59:29PM
Rec Amt $~~47.00~~ 49.00 dt

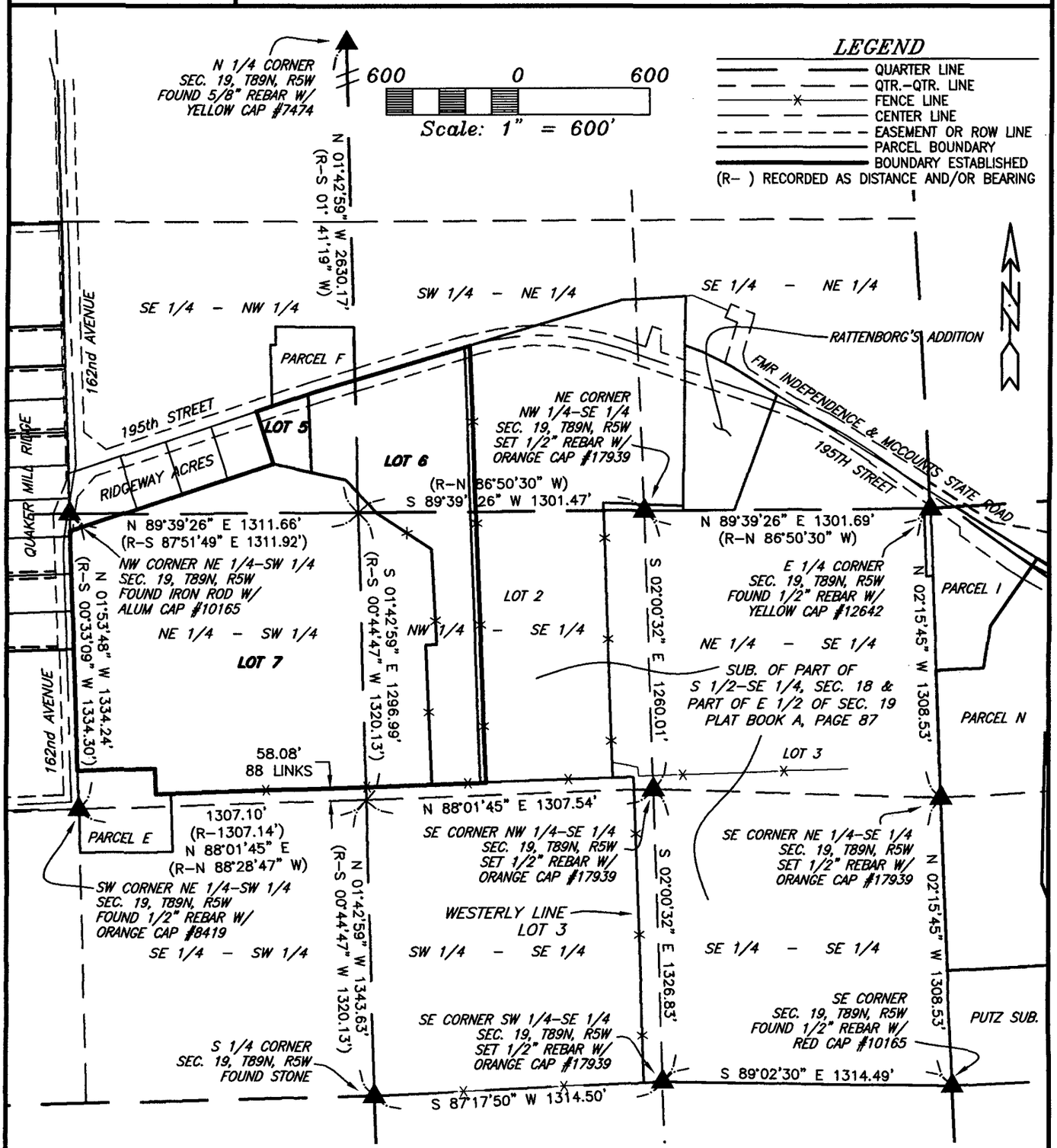
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

SUBDIVISION PLAT

FINAL PLAT – RIDGEWAY ACRES SECOND SUBDIVISION

A SUBDIVISION OF PART OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: CARMA HON

SURVEYED ON: JANUARY 2011

PROPRIETORS: *CARMA M. HON*
1648 195th STREET, 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.

2/2/2011

RANDALL L. RATTENBORG L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

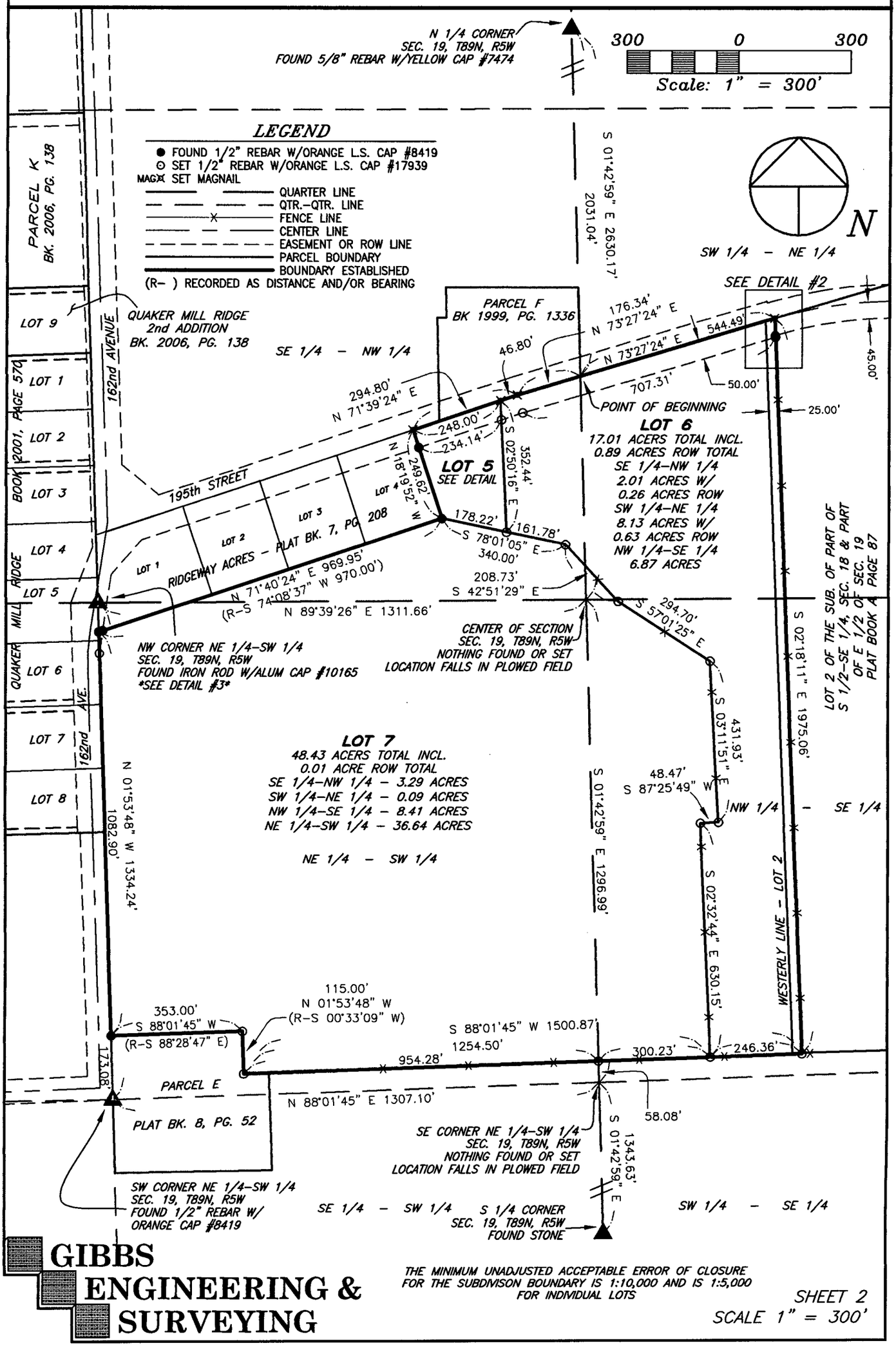
PAGES OR SHEETS COVERED BY THIS SEAL: 1-4

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

PROJECT NO. 11-03
SCALE: 1"=600'
DATE: 2/2/2011
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 9

FINAL PLAT – RIDGEWAY ACRES SECOND SUBDIVISION

A SUBDIVISION OF PART OF SECTION NINETEEN (19), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



GIBBS ENGINEERING & SURVEYING

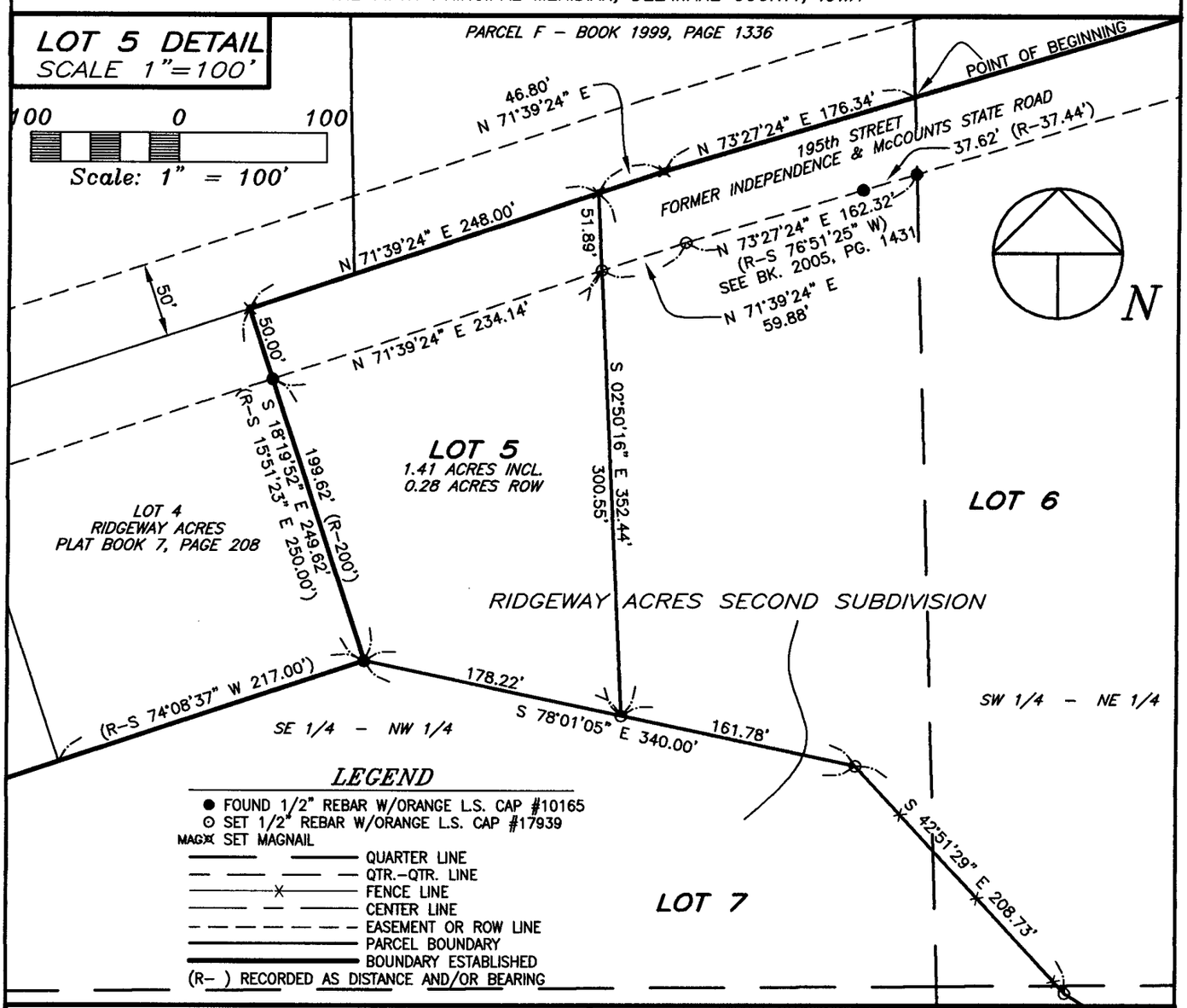
THE MINIMUM UNADJUSTED ACCEPTABLE ERROR OF CLOSURE FOR THE SUBDIVISON BOUNDARY IS 1:10,000 AND IS 1:5,000 FOR INDIVIDUAL LOTS

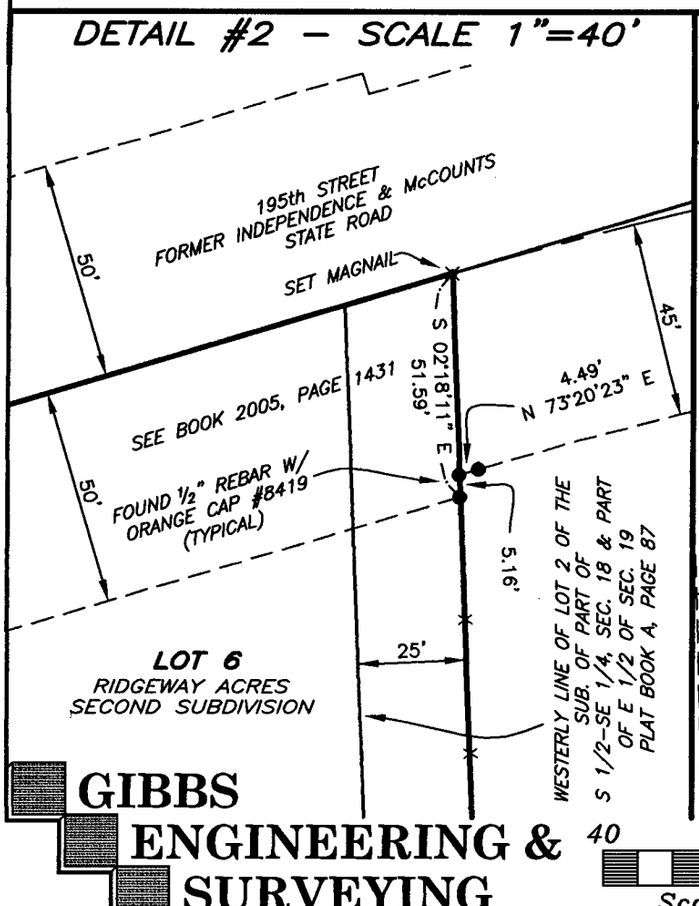
SHEET 2
SCALE 1" = 300'

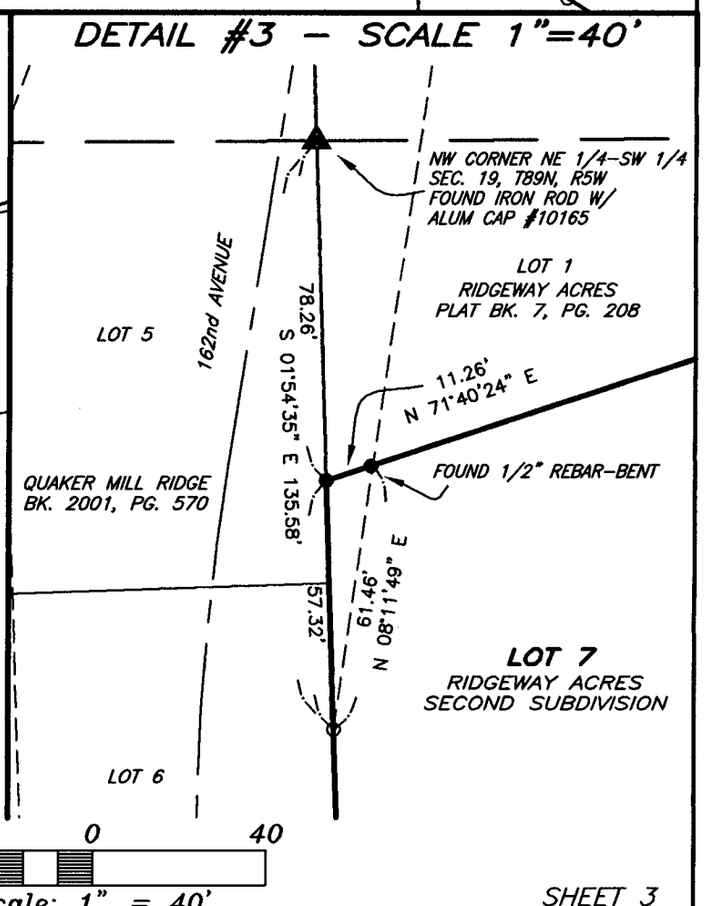
105 West Main, Manchester, Iowa 52057 (563) 927–2434 www.gibbseng.com

FINAL PLAT – RIDGEWAY ACRES SECOND SUBDIVISION

A SUBDIVISION OF PART OF SECTION NINETEEN (19), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA







GIBBS ENGINEERING & SURVEYING

SHEET 3

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

LEGAL DESCRIPTION:

RIDGEWAY ACRES SECOND SUBDIVISION, *A SUBDIVISON OF PART OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 66.85 acres including 1.18 acres of public road right of way, divided into three lots, numbered Lot 5, Lot 6, and Lot 7, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the North 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 Easterly Line of the Northwest Quarter (NW ¼) of said Section Nineteen (19), South 01° 42' 59" East, to the centerline of 195th Street, being the centerline of the former Independence & McCounts State Road, 2031.04 feet, the **POINT OF BEGINNING**;

THENCE along the centerline of 195th Street, being the centerline of the former Independence & McCounts State Road, and along a portion of the Northerly Line of Lot 2 of the Subdivision of part of the South One-half (S ½) of the Southeast Quarter (SE ¼) of Section Eighteen (18) and of the East One-half of Section Nineteen (19), as recorded in Plat Book A, Page 87 in the Office of the Delaware County Recorder, North 73° 27' 24" East, 544.49 feet;

THENCE along a line parallel with and Twenty-five (25) feet Easterly of the Westerly Line of said Lot 2, South 02° 18' 11" East, to the Southerly Line of said Lot 2, 1975.06 feet;

THENCE along the Southerly Line of said Lot 2 and along a line parallel with and 58.08 feet (88 links) Northerly of the Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the Southerly Line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section Nineteen (19), South 88° 01' 45" West, to the Easterly Line of Parcel E, as recorded in Plat Book 8, Page 52, 1500.87 feet;

THENCE along the Easterly Line of said Parcel E, North 01° 53' 48" West, to the Northeast Corner of said Parcel E, 115.00 feet;

THENCE along the Northerly Line of said Parcel E, South 88° 01' 45" West, to the Westerly Line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section Nineteen (19), 353.00 feet;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section Nineteen (19), North 01° 53' 48" West, to the Southerly Line of Ridgeway Acres, as recorded in Plat Book 7, Page 208, 1082.90 feet;

THENCE along the Southerly Line of said Ridgeway Acres, North 71° 40' 24" East, to the Southeast Corner of said Ridgeway Acres, 969.95 feet;

THENCE along the Easterly Line of said Ridgeway Acres, North 18° 19' 52" West, to the centerline of 195th Street, being the centerline of the former Independence & McCounts State Road, 249.62 feet;

THENCE along the centerline of 195th Street, being the centerline of the former Independence & McCounts State Road, North 71° 39' 24" East, 294.80 feet;

THENCE continuing along the centerline of 195th Street, being the centerline of the former Independence & McCounts State Road, North 73° 27' 24" East, 176.34 feet to the **POINT OF BEGINNING**;

Containing a total of 66.85 acres including 1.18 acres of public road right of way, divided into three lots, numbered Lot 5, Lot 6, and Lot 7, and subject to easements of record.

The Quarter Line between the North Quarter Corner and the South Quarter Corner 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 South 01° 42' 59" East.

OWNER'S ACKNOWLEDGMENT

I Carma M. Hon 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.

Carma M. Hon

Carma M. Hon

State of Iowa)
)
County of Delaware) ss:

On this 30th day of MARCH A.D. 2011, before me a Notary Public in and for said State, personally appeared Carma M. Hon 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.

Notary Public in and for said State

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2011

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 ***Ridgeway Acres Second Subdivision***, a subdivision in Delaware County, Iowa.

Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 16th day of March, 2011, 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 ***Ridgeway Acres Second Subdivision,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson 3-25-11
Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Ridgeway Acres Second Subdivision***, 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 16th day of MARCH, 2011, before me RANDY RATTENBORG, 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.

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2011

Notary Public

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 Ridgeway Acres Second Subdivsion, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated FEB. 2, 2011.

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 15th day of March, 2011 at 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 Carma M. Hon.

Dated at Manchester, Delaware County, Iowa, in said County, this 24th day of March, 2011

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

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT

WHEREAS, the final plat of ***Ridgeway Acres Second Subdivision, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated February 2, 2011, 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 ***Ridgeway Acres Second Subdivision, 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 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 and 162nd Avenue, 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 Lots 5, 6, & 7, 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 ***Ridgeway Acres Second Subdivision, 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 16th day of February , A.D., 2011.

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 16TH day of February 2011, 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 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 16th day of February , 2011, 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

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

R-032-2011

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT

WHEREAS, the final plat of ***Ridgeway Acres Second Subdivision, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated FEB 2, 2011, 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 ***Ridgeway Acres Second Subdivision, Delaware County, Iowa***, as presented 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 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 and 162nd Avenue, 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 Lots 5, 6, & 7, 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 ***Ridgeway Acres Second Subdivision, 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 28th day of February, A.D., 2011.

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 16th day of March, 2011, 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-032-2011 adopted by the City Council on the 28th day of February, 2011, 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.

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
3-26-11

Laura K. Thomas

Laura K. Thomas, Notary Public