FILED
JUN 10 2011
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
JUN 10 2011
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2011 Page 1908

Document 2011 1908 Type 06 002 Pages 7
Date 6/10/2011 Time 1:27:28PM
Rec Amt $39.00

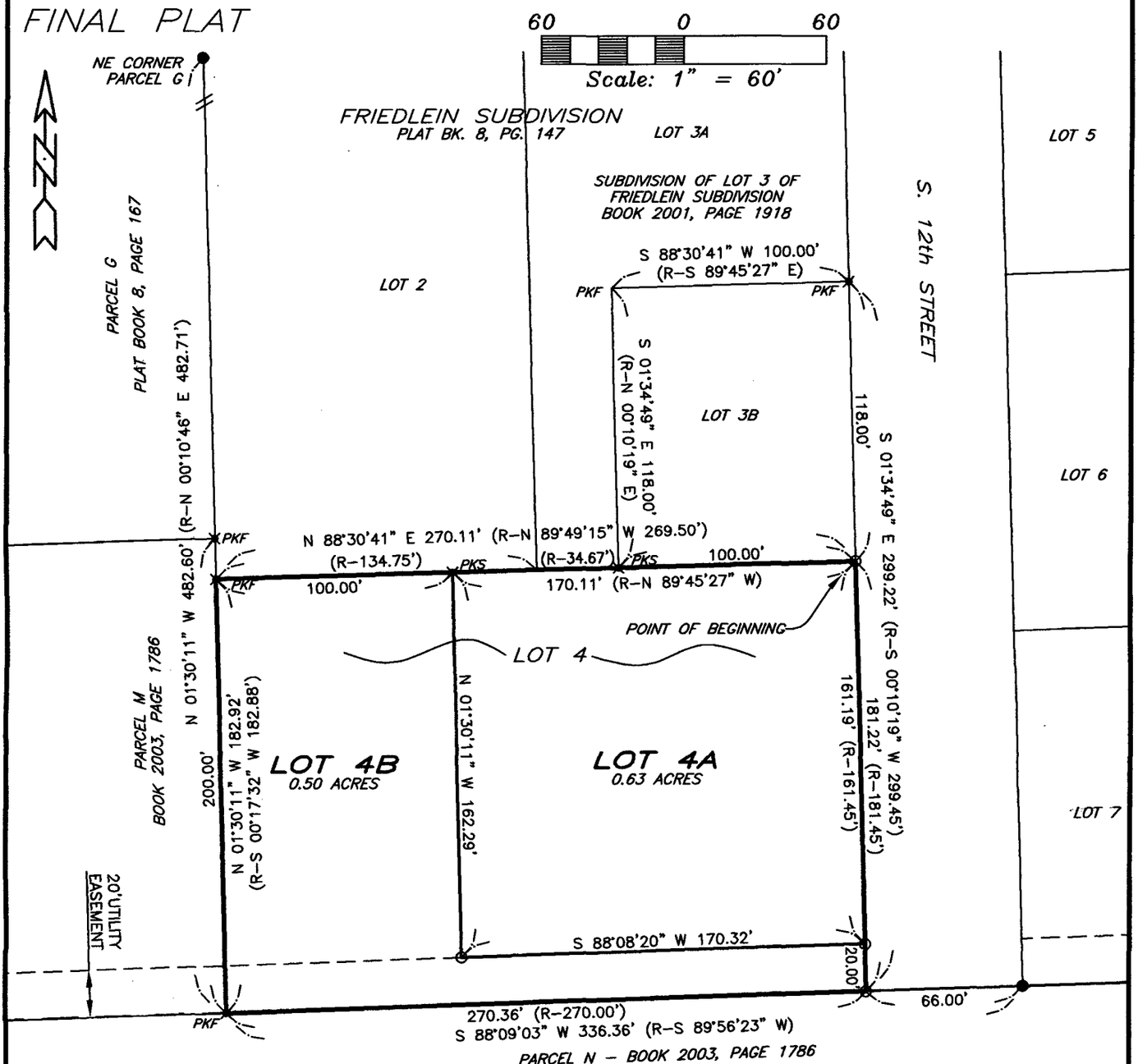
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

SUBDIVISION OF LOT 4 OF FRIEDLEIN SUBDIVISION;
PART OF THE NW 1/4-NE 1/4, SECTION 31, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

FINAL PLAT



LOT 4 - FRIEDLEIN SUBDIVISION: B-3 ZONE
NO PART OF THIS SUBDIVISON LIES WITHIN THE 100 YEAR FLOOD PLAIN

LEGEND

- ● FOUND 1/2" REBAR - NO CAP
- PKF ✖ FOUND P.K. NAIL W/ALUM CAP #8419
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- PKS ✖ SET MAGNAIL W/STEEL L.S. CAP #17939
- (R-) RECORDED AS DISTANCE AND/OR BEARING
- QUARTER LINE
- QTR.-QTR. LINE
- EASEMENT LINE
- LOT LINE
- BOUNDARY ESTABLISHED

SURVEY REQUESTED BY: JERRY BURKE, COMMUNITY SAVINGS BANK
SURVEYED ON: 4/8/2011

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

PROPRIETORS: *COMMUNITY SAVINGS BANK*
101 E. UNION ST., EDGEWOOD, IA 52042

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.

4/20/2011

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

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

PROJECT NO. 11-34
SCALE: 1"=60'
DATE: 4/20/2011
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESETER
REVISED
SHEET 1 OF 7

LEGAL DESCRIPTION:

SUBDIVISION OF LOT 4 OF FRIEDLEIN SUBDIVISION; Part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing a total of 1.13 acres, divided into two (2) lots numbered Lot 4A and Lot 4B, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Lot 4 of Friedlein Subdivision, as recorded in Plat Book 8, Page 147;

THENCE along the Easterly Line of said Lot 4, South 01° 34' 49" East, to the Southeast Corner of said Lot 4, being the Northerly Line of Parcel N, as recorded in Book 2003, Page 1786, 181.22 feet;

THENCE along the Southerly Line of said Lot 4 and Northerly Line of said Parcel N, South 88° 09' 03" West, to the Southwest Corner of said Lot 4, being on the Easterly Line of Parcel M , as recorded in Book 2003, Page 1786, 270.36 feet;

THENCE along the Westerly Line of said Lot 4 and Easterly Line of said Parcel M, North 01° 30' 11" West, to the Northwest Corner of said Lot 4, being the Southwest Corner of Lot 2 of said Friedlein Subdivision, 182.92 feet;

THENCE along the Northerly Line of said Lot 4, and the Southerly Line of said Lot 2, and the Southerly Line of Lots 3A and 3B of the Subdivision of Lot 3 of said Freidlein Subdivision, North 88° 30' 41" East, to the Southeast Corner of Lot 3B of the Subdivision of Lot 3 of said Friedlein Subdivision, 270.11 feet to the **POINT OF BEGINNING**;

Containing a total of 1.13 acres, divided into two (2) lots numbered Lot 4A and Lot 4B, and subject to easements of record.

The Southerly Line of Lot 4 of Friedlein Subdivision, as recorded in Plat Book 8, Page 147, is assumed to bear South 88° 09' 03" West.

OWNER'S ACKNOWLEDGMENT

I Steven A. Brady, PRESIDENT &CEO and Jacqueline A. Johnson, Executive Vice Presiden of Community Savings Bank, 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.

By Steven A. Brady President & CEO

By Jacqueline A Johnson, Executive Vice President

State of Iowa)
)
County of Delaware) Ss:

On this 20th day of April, 2011, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steven A. Brady and Jacqueline A. Johnson to me personally known, who being duly sworn, did say that they are the President & CEO and Executive Vice President respectively, of Community Savings Bank executing the within and foregoing instrument to which this is attached, that (~~no seal has been procured by~~) (the seal affixed hereto is the seal of) Community Savings Bank; that said instrument was signed (and sealed) on behalf of Community Savings Bank by authority of its Board of Directors; and that Steven A. Brady and Jacqueline A. Johnson as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Community Savings Bank, by it and by them voluntarily executed.

Notary Public in and for said County

AMY L. KELCHEN
Commission Number 731916
My Commission Expires
5-15-2015

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***SUBDIVISON OF LOT 4 OF FRIEDLEIN 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 TREASURER SEAL IOWA

Carolyn A. Wilson 4-26-11

Carolyn A. Wilson, County Treasurer Date

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 ***SUBDIVISON OF LOT 4 OF FRIEDLEIN SUBDIVISION***, a subdivision in City of Manchester, Delaware County, Iowa.

Carla K. Becker

Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY OFFICIAL SEAL IOWA

State of Iowa)
)
County of Delaware)

On this 26th day of April, 2011, before me Randy Rattenborg a Notary Public in and for the State of Iowa, personally appeared Carla Becker, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

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

Notary Public

ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Subdivision of Lot 4 of Friedlein Subdivision, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 4/20/2011.

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 5th day of May, A.D., 2011, at the hour of 8 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 Community Savings Bank.

Dated at Manchester, Iowa, in said County, this 9th day of June, 2011.

Steven E. Carr

Steven E. Carr, Attorney at Law

PLANNING & ZONING COMMISSION RESOLUTION

WHEREAS, the Preliminary and Final Plat of ***SUBDIVISON OF LOT 4 OF FRIEDLEIN SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated April 20, 2011, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning and Zoning Commission 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, 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 Preliminary and Final Plat of ***SUBDIVISON OF LOT 4 OF FRIEDLEIN 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.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said subdivision plat of ***SUBDIVISON OF LOT 4 OF FRIEDLEIN 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 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 20th day of April, A.D., 2011.

CITY OF MANCHESTER IOWA SEAL

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By Gary Reeder
Vice Chairperson

By Laura Thomas
Laura Thomas, Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 25th day of April, 2011, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared Gary Reeder 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 20th day of April, 2011, and that Gary Reeder 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.

Julie A. Schmitz
Notary Public.

NOTARIAL SEAL IOWA
JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
8-23-11

R-058-2011

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the Preliminary and Final Plat of ***SUBDIVISON OF LOT 4 OF FRIEDLEIN SUBDIVISION,*** City of Manchester, Delaware County, Iowa,, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated April 20th, 2011, 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 cities or within a two mile radius of the City;

WHEREAS, the Preliminary and Final 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 Preliminary and Final Plat of ***SUBDIVISON OF LOT 4 OF FRIEDLEIN 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***SUBDIVISON OF LOT 4 OF FRIEDLEIN SUBDIVISION,*** City of Manchester, Delaware County, Iowa, be, and exhibits attached thereto, 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 Preliminary plat as by law provided.

Passed this 25th day of April, A.D., 2011.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

CITY MANCHESTER IOWA SEAL

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 26th day of April, 2011, before me, Julie A. Schmitz, 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-058-2011 adopted by the City Council on the 25th day of April, 2011, 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.

Julie A. Schmitz, Notary Public

NOTARIAL SEAL IOWA

JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
4-23-2011