FILED
DEC 20 2011
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
DEC 20 2011
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2011 Page 4093

Document 2011 4093 Type 06 002 Pages 7
Date 12/20/2011 Time 2:05:50PM
Rec Amt $37.00

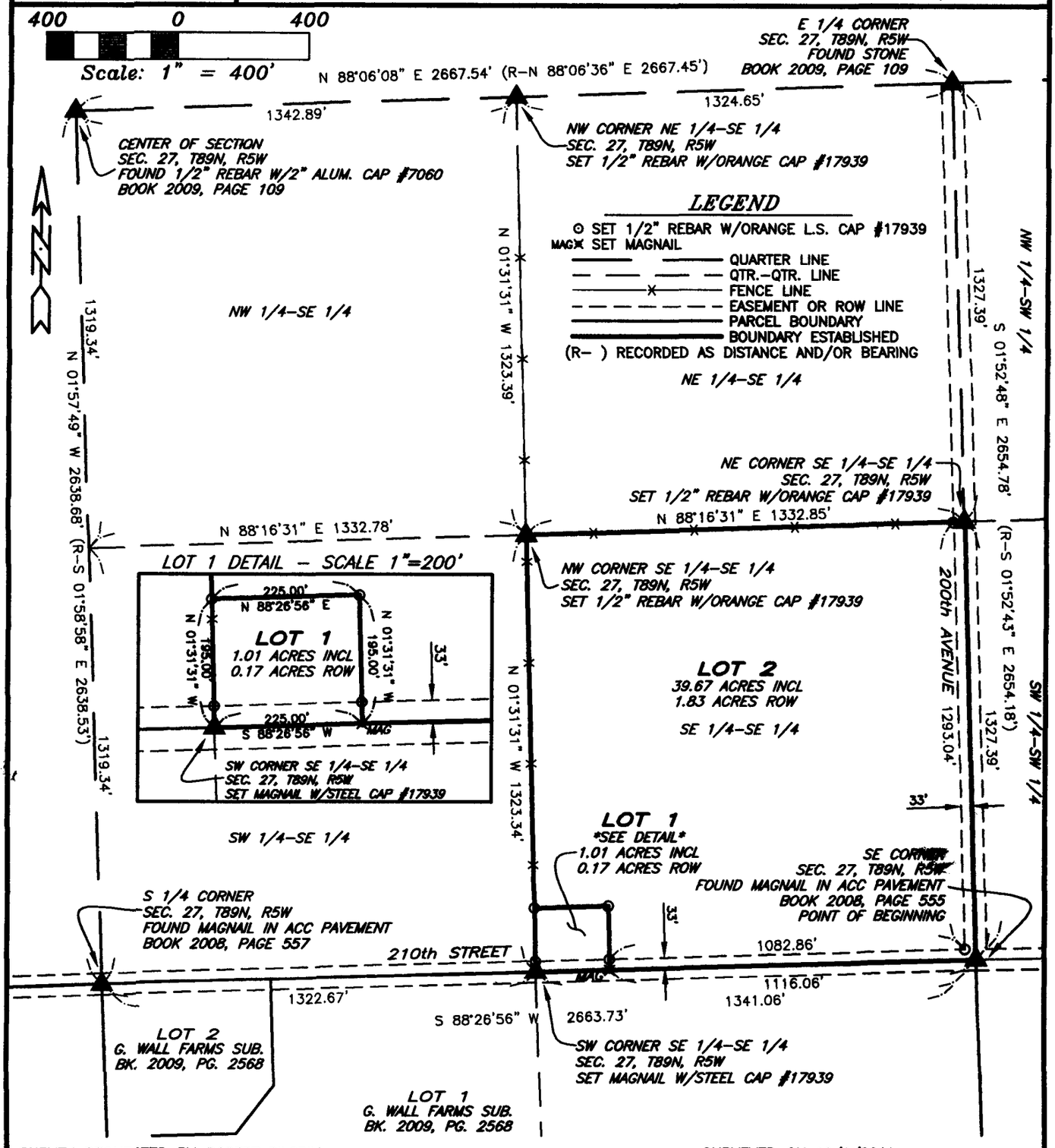
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT-FINAL

PILGRIM'S SUBDIVISION

A SUBDIVISION OF THE SE 1/4-SE 1/4
SECTION 27, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: ROBERT PILGRIM

SURVEYED ON: 10/6/2011

PROPRIETORS: 1000 CLEARVIEW DRIVE, MANCHESTER, IA 52057
ROBERT L. PILGRIM & DONNA M. PILGRIM (DECEASED)

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.

10/24/11

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: 1-2

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

PROJECT NO. 11-63
SCALE: 1"=400'
DATE: 10/19/2011
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 7

LEGAL DESCRIPTION:

PILGRIM'S SUBDIVISION; A SUBDIVISION OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 40.68 acres, including 2.00 acres of public road right of way, divided into 2 lots, numbered Lot 1 and Lot 2, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of Section Twenty-seven (27), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-seven (27), South 88° 26' 56" West, to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-seven (27), 1341.06 feet;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-seven (27), North 01° 31' 31" West, to the Northwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-seven (27), 1323.34 feet;

THENCE along the Northerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-seven (27), North 88° 16' 31" East, to the Northeast Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-seven (27), 1332.85 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-seven (27), South 01° 52' 48" East, 1327.39 feet to the **POINT OF BEGINNING**;

Containing a total of 40.68 acres, including 2.00 acres of public road right of way, divided into 2 lots, numbered Lot 1 and Lot 2, and subject to easements of record.

The Southerly Line of the Southeast Quarter (SE 1/4) of Section Twenty-seven (27), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 26' 56" West.

OWNER'S ACKNOWLEDGMENT

I Robert L. Pilgrim of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with his free consent, and in accordance with his desires.

Robert L. Pilgrim

Robert L. Pilgrim

State of Iowa)
)
County of Delaware) ss:

On this 20th day of December A.D. 2011, before me a Notary Public in and for said State, personally appeared Robert L. Pilgrim to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-12

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***PILGRIM'S 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 12-20-11
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 ***PILGRIM'S SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K. Becker
Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 20th day of December, 2011, before me Donna Kunde 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.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8/16/12

Donna M. Kunde
Notary Public

DELAWARE COUNTY E-911 BOARD

The foregoing plat of ***PILGRIM'S 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 20th day of December, 2011, before me Donna M. Kunde, 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.

Donna M. Kunde
Notary Public

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8/16/12

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 ***PILGRIM'S SUBDIVISION***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg dated October 24, 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 18th day of November, 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 certification to be in Robert L. Pilgrim.

Dated at Manchester, Iowa in said County, this 2nd day of December, 2011.

Steven E. Carr
Attorney At Law

CITY MANAGER DETERMINATION

PILGRIM'S SUBDIVISION; A SUBDIVISION OF THE SOUTHEAST QUARTER(SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, 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.

10-21-2011
Date

Timothy J. Vick, City Manager

STATE OF IOWA)
)SS
COUNTY OF DELAWARE)

On this 21st day of October, 2011, 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; and acknowledged the execution of the instrument to be his voluntary act and deed.

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2014

R-142-2011
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***PILGRIM'S SUBDIVISION, Delaware County, Iowa*** affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated Oct 24, 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; and

WHEREAS, no new well or septic system is 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 210th Street or 200th Avenue at this time;

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***PILGRIM'S SUBDIVISION, 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 24th day of October, 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 25th day of October, 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-142-2011 adopted by the City Council on the 24th October, 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.

Laura K. Thomas

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2014