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SEP 11 2015

DELAWARE
COUNTY ASSESSOR

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SEP 11 2015

DELAWARE
COUNTY AUDITOR

Book 2015 Page 2492

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

SOUTHWEST INDUSTRIAL PARK FOURTH SUBDIVISION

A SUBDIVISION OF PART OF LOT 2 OF THE SUB. OF PART OF THE E 1/2-SE 1/4 OF SEC. 31 & PART OF THE W 1/2-SW 1/4 OF SEC. 32 ALL IN T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

FINAL PLAT

LEGAL DESCRIPTION:

SOUTHWEST INDUSTRIAL PARK FOURTH SUBDIVISION, A SUBDIVISION OF PART OF LOT 2 OF THE SUBDIVISION OF PART OF THE EAST ONE HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-ONE (31) AND PART OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, containing a total of 19.87 acres, subject to easements of record, divided into Four (4) Lots, numbered Lot 1 through Lot 4, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of Lot 2 of the Subdivision of part of the East One-half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-one (31) and part of the West One-half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth P.M., City of Manchester, Delaware County, Iowa, recorded in Plat Book 2, Page 167, also being the Southeast Corner the Southwest Industrial Park Second Subdivision, as recorded in Plat Book 7, Page 183;

THENCE along the Westerly Line of said Lot 2 and Easterly Line of said Southwest Industrial Park Second Subdivision, North 01° 44' 54" West, to the Southerly Line of Grant Street, being the Northeast Corner of said Southwest Industrial Park Second Subdivision, 1594.73 feet

THENCE along the Southerly Line of Grant Street, North 87° 29' 05" East, to the Easterly Line of said Lot 2, being the Westerly Line of South 5th Street, 537.61 feet;

THENCE along the Easterly Line of said Lot 2, being the Westerly Line of South 5th Street, South 02° 03' 46" East, 1558.06 feet;

THENCE continuing along the Easterly Line of said Lot 2, being the Westerly Line of South 5th Street, South 13° 00' 40" West, to the Southerly Line of said Lot 2, being the Northerly Line of Enterprise Avenue, 42.02 feet;

THENCE along the Southerly Line of said Lot 2, being the Northerly Line of Enterprise Avenue, South 87° 54' 14" West, 535.41 feet to the POINT OF BEGINNING;

Containing a total of 19.87 acres, subject to easements of record, and divided into Four (4) Lots, numbered Lot 1 through Lot 4.

SURVEYED ON: 8/12/2015
SURVEY REQUESTED BY: MAX ANDREWS - MANCHESTER ENTERPRISES

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG 17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-2

PROPRIETORS: MANCHESTER ENTERPRISES, INC.

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

8/14/2015

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

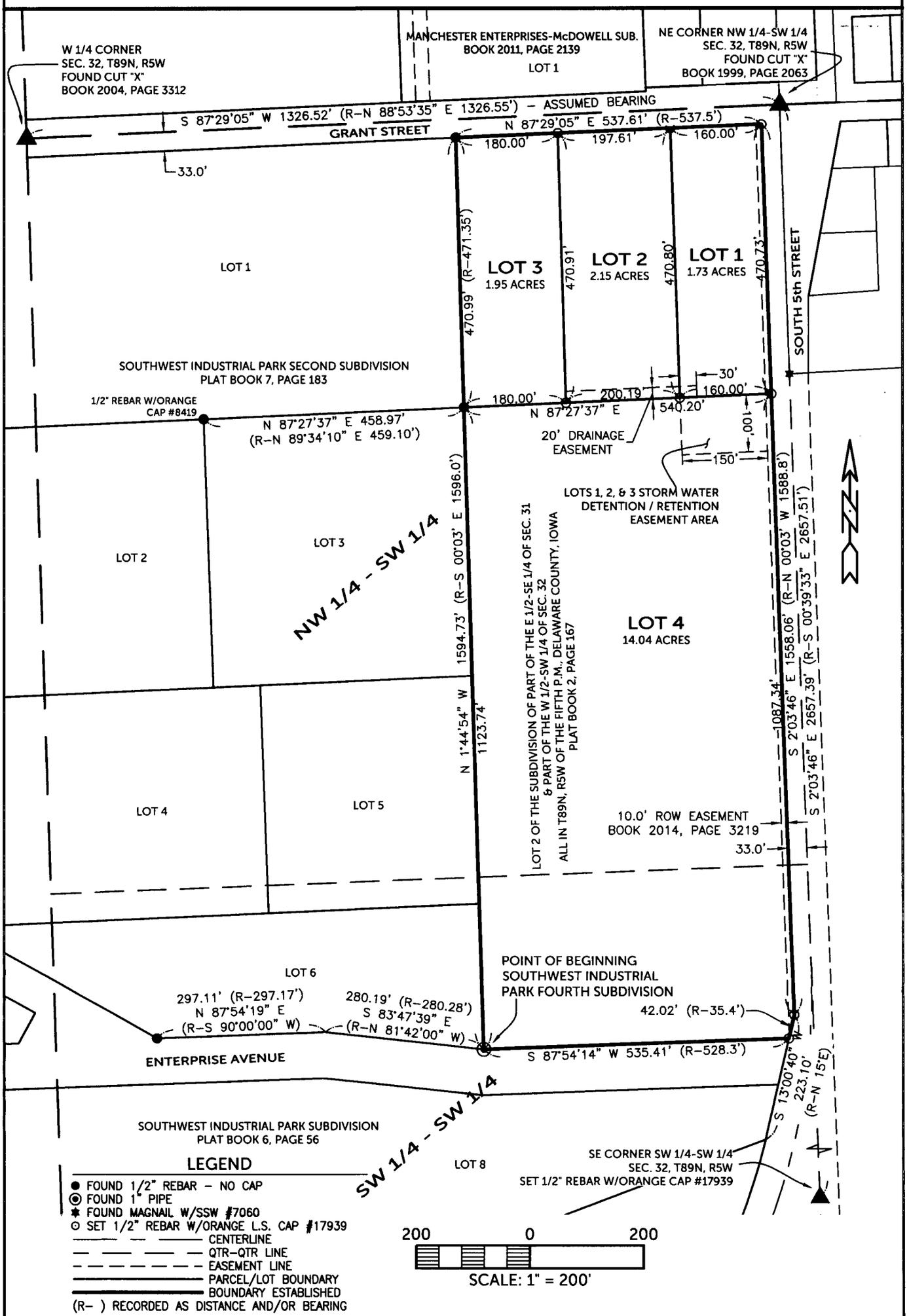
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 15-109
SCALE: 1"=200'
DATE: 8/14/2015
DRAWN BY: RLR
CHECKED BY: DDK/DDM
GPS BOX: MANCHESTER
SHEET 1 OF

SOUTHWEST INDUSTRIAL PARK FOURTH SUBDIVISION - FINAL PLAT

A SUBDIVISION OF PART OF LOT 2 OF THE SUBDIVISION OF PART OF THE E 1/2-SE 1/4 OF SEC. 31 & PART OF THE W 1/2-SW 1/4 OF SEC. 32
ALL IN T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 Phone 563-927-2434 burringtongroup.com

OWNER'S ACKNOWLEDGMENT

I Tirzah N. Wedewer, President, and Craig Ingamells, Secretary/Treasurer of Manchester Enterprises, Inc., 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.

Tirzah N. Wedewer

By: Tirzah N. Wedewer, President

Craig Ingamells, Sec/Treas

By: Craig Ingamells, Secretary/Treasurer

State of Iowa)
)
County of Delaware) ss:

On this 11TH day of ~~August~~ SEPTEMBER, 2015, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tirzah N. Wedewer and Craig Ingamells to me personally known, who being duly sworn, did say that they are the President and Secretary/Treasurer respectively, of Manchester Enterprises, Inc. executing the within and foregoing instrument to which this is attached, that no seal has been procured by Manchester Enterprises, Inc.; that said instrument was signed on behalf of Manchester Enterprises, Inc. by authority of its Board of Directors; and that Tirzah N. Wedewer and Craig Ingamells as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Manchester Enterprises, Inc., by it and by them voluntarily executed.

Notary Public

NOTARIAL SEAL IOWA
RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2017

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***SOUTHWEST INDUSTRIAL PARK FOURTH 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 9-11-15

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 ***SOUTHWEST INDUSTRIAL PARK FOURTH SUBDIVISION,*** a subdivision in Delaware County, Iowa.

Carla K. Becker

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 11th day of September 2015, 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.

ANNE RAVE
Commission Number 757587
My Commission Expires
March 25, 2018

Anne Rave

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 **SOUTHWEST INDUSTRIAL PARK FOURTH SUBDIVISION,** Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated AUGUST 14, 2015.

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 1st day of September, A.D., 2015, at the hour of 8:00 A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in the name of Manchester Enterprises, Inc. subject to the following:

1. A Drainage Agreement dated June 21, 1965, filed July 21, 1965, in Book K, Misc., Page 55-56.

2. A Declaration of Protective Covenants and Restrictions dated July 28, 2011, filed July 28, 2011, in Book 2011, Page 2392.

3. A Right-of-Way Easement dated December 19, 2014, filed December 23, 2014, in Book 2014, Page 3219.

Dated at Manchester, Iowa, in said County, this 11th day of September, 2015.

Steven E. Carr
Attorney at Law

Planning & Zoning Commission Resolution
Southwest Industrial Park Third Subdivision (Preliminary Plat)

WHEREAS, the preliminary subdivision plat of **Southwest Industrial Park Third Subdivision**, City of Manchester, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, **dated August 14, 2015**, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa; and

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; and

WHEREAS, the preliminary 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 Manchester Planning and Zoning Commission is recommending to the City Council that they accept the preliminary subdivision plat of **Southwest Industrial Park Third Subdivision**, 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. Sidewalks shall be installed at such time the City Council deems sidewalks are necessary. Costs related to the construction and installation of sidewalks will be the responsibility of the adjoining property owner.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary Plat of **Southwest Industrial Park Third 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 recommend to the City Council the acceptance of the same and the Chairperson and 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 19TH day of August, 2015.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Vice Chairperson

By Laura Thomas
Laura Thomas, Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 19th day of August 2015, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Vice 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 19TH day of August, 2015 and that David Smith 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 Schmitz
Julie Schmitz, Notary Public

JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
September 14, 2017

Planning & Zoning Commission Resolution
Southwest Industrial Park Fourth Subdivision (Final Plat)

WHEREAS, the final subdivision plat of **Southwest Industrial Park Fourth Subdivision**, City of Manchester, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, **dated August 14, 2015**, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa; and

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; and

WHEREAS, the final 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 Manchester Planning and Zoning Commission is recommending to the City Council that they accept the final subdivision plat of **Southwest Industrial Park Fourth Subdivision**, 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. Sidewalks shall be installed at such time the City Council deems sidewalks are necessary. Costs related to the construction and installation of sidewalks will be the responsibility of the adjoining property owner.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Final Plat of **Southwest Industrial Park Fourth 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 recommend to the City Council the acceptance of the same and the Chairperson and 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 19TH day of August, 2015.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
David Smith, Vice Chairperson

By Laura Thomas
Laura Thomas, Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 19th day of August 2015, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Vice 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 19TH day of August, 2015 and that David Smith 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 Schmitz
Julie Schmitz, Notary Public

JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
September 14, 2017

R-101-2015

Resolution Approving Final Plat Southwest Industrial Park Fourth Subdivision

WHEREAS, the final subdivision plat of **Southwest Industrial Park Fourth Subdivision**, City of Manchester, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, **dated August 14, 2015**, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa; and

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 final 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 Manchester Planning and Zoning Commission has recommended to the City Council that they accept the final subdivision plat of **Southwest Industrial Park Fourth Subdivision**, 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. Sidewalks shall be installed at such time the City Council deems sidewalks are necessary. Costs related to the construction and installation of sidewalks will be the responsibility of the adjoining property owner.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Final Plat of **Southwest Industrial Park Fourth 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, and exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the City Council hereby accept the same and the Mayor and City Clerk 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.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 25th day of August, 2015, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Learn, 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-101-2015 adopted by the City Council on the 24th day of August, 2015, and that Milt L. Kramer and Erin Learn 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, 2017