FILED

OCT 13 2015

DELAWARE COUNTY ASSESSOR

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OCT 14 2015

DELAWARE COUNTY AUDITOR

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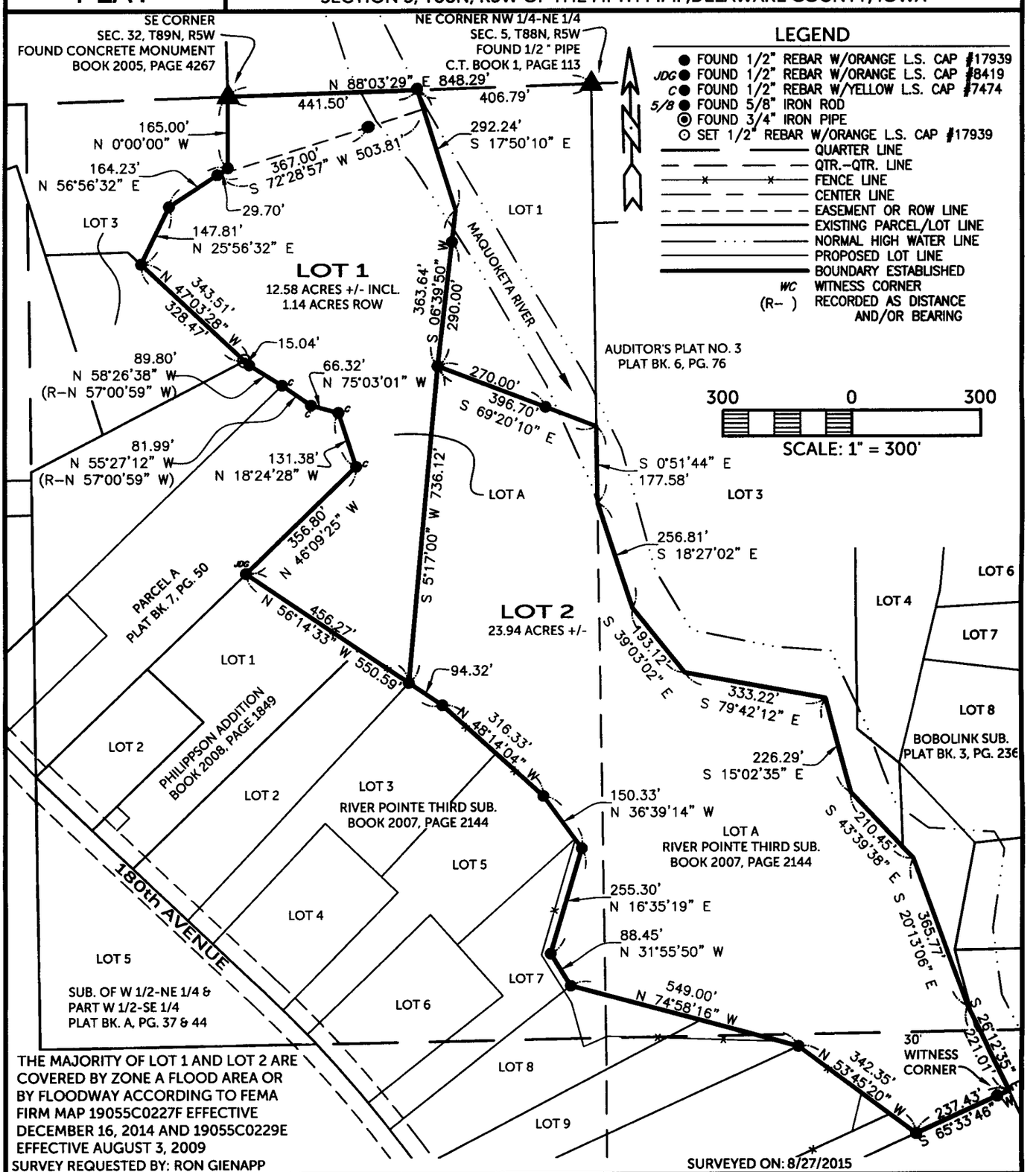
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

RIVER POINTE FOURTH SUBDIVISION

A SUBDIVISION OF LOT A OF RIVER POINTE THIRD SUBDIVISION
SECTION 5, T88N, R5W OF THE FIFTH P.M. ,DELAWARE COUNTY, IOWA



LEGEND

- FOUND 1/2" REBAR W/ORANGE L.S. CAP #17939
- JDG FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
- C FOUND 1/2" REBAR W/YELLOW L.S. CAP #7474
- 5/8 FOUND 5/8" IRON ROD
- FOUND 3/4" IRON PIPE
- SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- EXISTING PARCEL/LOT LINE
- NORMAL HIGH WATER LINE
- PROPOSED LOT LINE
- BOUNDARY ESTABLISHED
- WC WITNESS CORNER
- (R-) RECORDED AS DISTANCE AND/OR BEARING

THE MAJORITY OF LOT 1 AND LOT 2 ARE COVERED BY ZONE A FLOOD AREA OR BY FLOODWAY ACCORDING TO FEMA FIRM MAP 19055C0227F EFFECTIVE DECEMBER 16, 2014 AND 19055C0229E EFFECTIVE AUGUST 3, 2009

SURVEY REQUESTED BY: RON GIENAPP

SURVEYED ON: 8/27/2015

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-2

PROPRIETORS: RONALD D. GIENAPP & DIANE L. GIENAPP
2285 180th AVENUE, 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

8/26/15

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. 15-110	
SCALE: 1"=300'	
DATE: 8/26/2015	
DRAWN BY: RLR	
CHECKED BY: DDK/DDM	
GPS BOX: 38	
SHEET 1 OF 6	

LEGAL DESCRIPTION:

RIVER POINTE FOURTH SUBDIVISION, A SUBDIVISION OF LOT A OF RIVER POINTE THIRD SUBDIVISION, AS RECORDED IN BOOK 2007, PAGE 2144, IN SECTION FIVE (5), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 36.52 acres, divided into two (2) lots named Lot 1 and Lot 2, including 1.14 acres of public road right of way, and subject to easements of record.

OWNER'S ACKNOWLEDGMENT

I Ronald D. Gienapp and Diane L. Gienapp 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.

Ronald D. Gienapp

Diane L. Gienapp

State of Iowa)
)
County of Delaware) ss:

On this 21st day of September A.D. 2015, before me a Notary Public in and for said State, personally appeared Ronald D. Gienapp and Diane L. Gienapp 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.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175697
My Commission Expires
8-16-18

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 **RIVER POINTE FOURTH SUBDIVISION**, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor Date

DELAWARE COUNTY OFFICIAL SEAL IOWA

State of Iowa)
)
County of Delaware)

On this 14 day of October, 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.

NOTARIAL SEAL IOWA — ANNE RAVE Commission Number 757587 My Commission Expires March 25, 2018

Notary Public

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **RIVER POINTE FOURTH 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

Michael Corkery – Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 14TH day of OCTOBER, 2015, before me Randy Rattenborg, a Notary Public in and for the State of Iowa, personally appeared Michael Corkery, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

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

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 **RIVER POINTE FOURTH SUBDIVISION,** 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 10-14-15
Carolyn A. Wilson, County Treasurer Date

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 **RIVER POINTE FOURTH SUBDIVISION,** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated 8-26, 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 25th day of September, A.D., 2015, at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantible title on the date and hour of the certification to be in Ronald D. Gienapp and Diane L. Gienapp, husband and wife.

Dated at Manchester, Iowa, in said County, this 6th day of October, 2015.

Attorney at Law
Thomas J. Hanson
Hanson Law Office
401 E Main Street
Manchester, Iowa 52057

RESOLUTION APPROVING SUBDIVISION PLAT

WHEREAS, the final plat of ***River Pointe Fourth Subdivision,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 8-26-2015 _____, 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, 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, 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 agricultural.

b. Chapter 180.14 of the Subdivision Regulations deals with Lands Subject to Flooding. Lot A of River Pointe Third Subdivision is located in an area that would be included in a floodway or flood hazard area and would have no buildable area outside of said floodway or flood hazard area. Therefore, a variance for non-compliance as outlined in Chapter 180.33 is requested.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Final Plat of ***River Pointe Fourth 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 14th day of September, A.D., 2015.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 15th day of September, 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-104-2015 adopted by the City Council on the 14th day of September, 2015, and that Milt L. Kramer and Erin Learn 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.

Laura K. Thomas

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2017