FILED

MAY 02 2016

DELAWARE COUNTY ASSESSOR

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DELAWARE COUNTY AUDITOR

Book 2016 Page 1089

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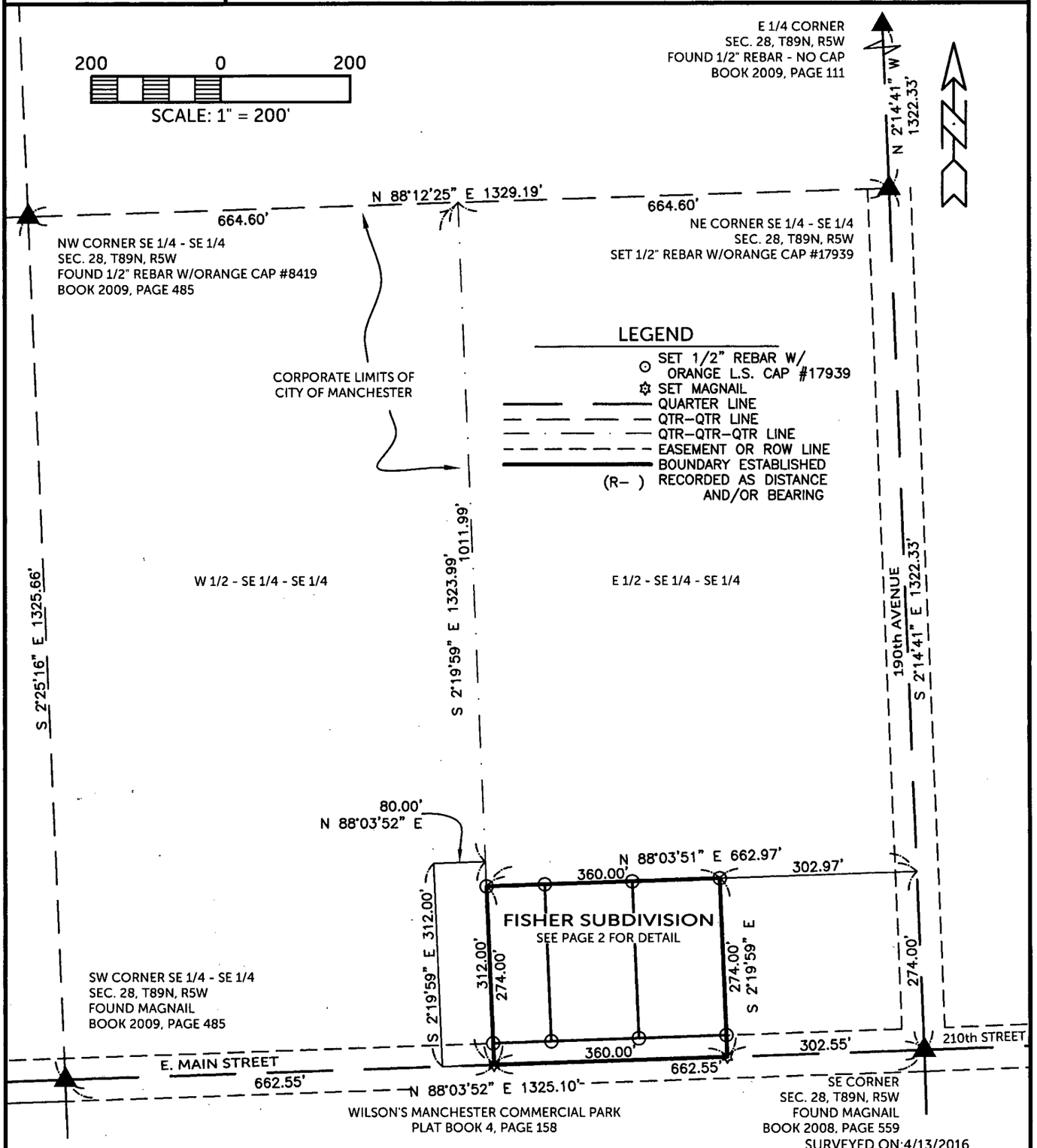
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

# SUBDIVISION PLAT

## FINAL PLAT - FISHER SUBDIVISION

A SUBDIVISION OF THE WEST 360 FEET OF THE SOUTH 274 FEET OF THE E 1/2 OF THE SE 1/4 - SE 1/4 SECTION 28, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA




SURVEY REQUESTED BY: RICHARD FISHER & APRIL FISHER 1312 E. MAIN STREET, MANCHESTER, IOWA Q:\Civil3D_Survey\Manchester\Manchester 2015 Revised.dwg

PROPRIETORS: LYNN F. MIRANDA
1895 210th STREET, MANCHESTER, IOWA 52057

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

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.

4/14/2016

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

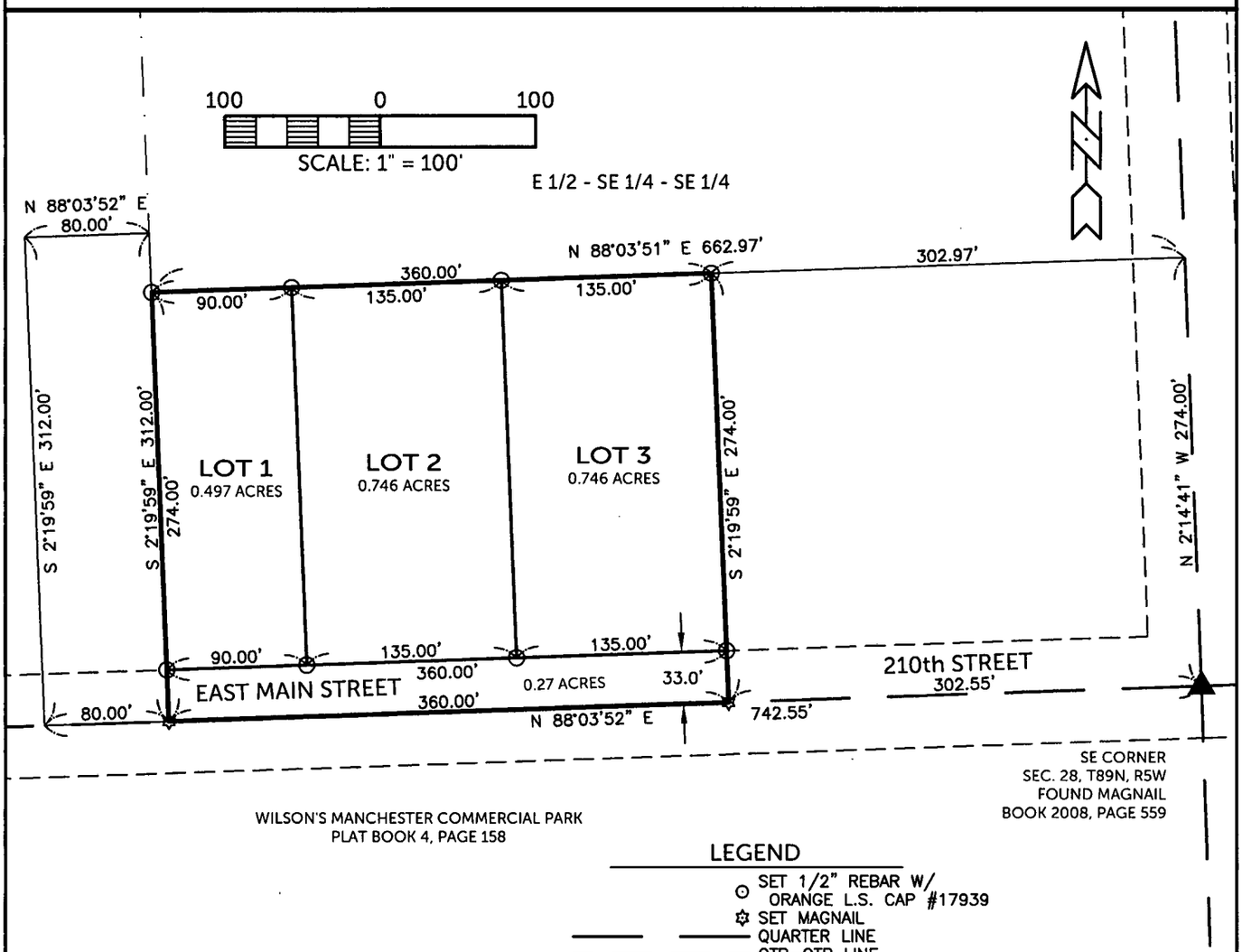
SHEETS COVERED BY THIS SEAL:

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

| | |
|---|---|
| PROJECT NO. 16-044 | |
| SCALE: 1" = 200' | |
| DATE: 4/12/2016 | |
| DRAWN BY: RLR | |
| CHECKED BY: DDK/DM | |
| GPS BOX: MANCHESTER | |
| SHEET 1 OF | |

# FINAL PLAT - FISHER SUBDIVISION

A SUBDIVISION OF THE WEST 360 FEET OF THE SOUTH 274 FEET OF THE E 1/2 OF THE SE 1/4 - SE 1/4
SECTION 28, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA




LEGEND

- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #17939
- ✡ SET MAGNAIL
- QUARTER LINE
- QTR–QTR LINE
- QTR–QTR–QTR LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- (R– ) RECORDED AS DISTANCE AND/OR BEARING

LEGAL DESCRIPTION:

FISHER SUBDIVISION, A SUBDIVISION OF THE WEST 360 FEET OF THE SOUTH 274 FEET OF THE E 1/2 OF THE SE 1/4 - SE 1/4, SECTION 28, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, divided into Four (4) Lots, numbered Lot 1 through Lot 3, containing 1.989 acres, and East Main Street containing 0.27 acres.

OWNER'S ACKNOWLEDGMENT AND DEDICATION OF EAST MAIN STREET

I Lynn F. Miranda 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. I also do hereby dedicate East Main Street to the public for roadway purposes.

Lynn F Miranda
Lynn F. Miranda

State of Iowa )
)
County of Delaware ) ss:

On this 20th day of April A.D. 2016, before me a Notary Public in and for said State, personally appeared Lynn F. Miranda 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

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


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

## CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***FISHER 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 5-2-16

Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY TREASURER SEAL IOWA

## 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 ***FISHER SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K. Becker

Carla K. Becker, Delaware County Auditor

State of Iowa )
)
County of Delaware )

On this 2nd day of May, 2016, 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

Anne Rave

Notary Public

## DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **FISHER 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 2nd day of May, 2016, before me Anne Rave, 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 — ANNE RAVE Commission Number 757587 My Commission Expires March 25, 2018

Anne Rave

Notary Public

**R-052-2016**
**RESOLUTION APPROVING PRELIMINARY & FINAL PLAT**

WHEREAS, the subdivision plat of ***FISHER SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated April 14, 2016, 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 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 subdivision plat of ***FISHER 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. The construction of sidewalks is deferred according to Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section")
c. The City of Manchester has agreed to provide a public water main and public sanitary sewer main to this subdivision. The owner/owners of Lots 1, 2, or 3 of this subdivision will be required to utilize these services upon construction of a residential structure. No private septic systems or wells will be allowed. The normal hook-up fee will be required.
d. East Main Street is to be dedicated to the City of Manchester for city street use.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***FISHER SUBDIVISION***, 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, 2016.

Milt L. Kramer, Mayor

Attest:

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

STATE OF IOWA )
) SS.
COUNTY OF DELAWARE )

On this 26th day of April, 2016, 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-052-2016 adopted by the City Council on the 25th day of April, 2016, 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, Notary Public

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

# PLANNING & ZONING COMMISSION RESOLUTION
# APPROVING FINAL PLAT OF FISHER SUBDIVISION

WHEREAS, the Final Plat of ***FISHER SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated April 14, 2016, has been filed with the City Clerk 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 Final Plats and additions to cities or within a two mile radius of the City;

WHEREAS, the 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 is recommending to the Council that they accept the Final Plat of ***FISHER 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 Final Platting requirements which are set forth in the Code of Iowa.
b. The construction of sidewalks is deferred according to Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section")
c. The City of Manchester has agreed to provide a public water main and public sanitary sewer main to this subdivision. The owner/owners of Lots 1, 2, or 3 of this subdivision will be required to utilize these services upon construction of a residential structure. No private septic systems or wells will be allowed. The normal hook-up fee will be required.
d. East Main Street is to be dedicated to the City of Manchester for city street use.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Final Plat of the ***FISHER SUBDIVISION***, 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 Chairperson and Secretary are hereby directed to certify this approval and affix the same to said Final Plat as by law provided.

Passed this 20 day of April, A.D., 2016.

Dave Smith, Vice Chairperson

ATTEST: Laura Thomas

Laura Thomas, Recording Secretary

STATE OF IOWA )
) SS.
COUNTY OF DELAWARE )

On this 20th day of April, 2016, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared Dave Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Vice 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 Number — adopted by the City Council on the 20th day of April, 2016, and that Dave 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.

Notary Public.

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

# PLANNING & ZONING COMMISSION RESOLUTION
# APPROVING PRELIMINARY PLAT OF FISHER SUBDIVISION

WHEREAS, the Preliminary Plat of ***FISHER SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated April 14, 2016, has been filed with the City Clerk 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 Preliminary Plats and additions to cities or within a two mile radius of the City;

WHEREAS, the Preliminary 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 is recommending to the Council that they accept the Preliminary Plat of ***FISHER 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 Preliminary Platting requirements which are set forth in the Code of Iowa.
b. The construction of sidewalks is deferred according to Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section")
c. The City of Manchester has agreed to provide a public water main and public sanitary sewer main to this subdivision. The owner/owners of Lots 1, 2, or 3 of this subdivision will be required to utilize these services upon construction of a residential structure. No private septic systems or wells will be allowed. The normal hook-up fee will be required.
d. East Main Street is to be dedicated to the City of Manchester for city street use.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary Plat of the ***FISHER SUBDIVISION***, 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 Chairperson and Secretary are hereby directed to certify this approval and affix the same to said Preliminary Plat as by law provided.

Passed this 20 day of April, A.D., 2016.

Dave Smith, Vice Chairperson

ATTEST: Laura Thomas

Laura Thomas, Recording Secretary

STATE OF IOWA )
) SS.
COUNTY OF DELAWARE )

On this 20th day of April, 2016, before me, Julie A Schmitz, a Notary Public in and for the State of Iowa, personally appeared Dave Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Vice 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 Number _____ adopted by the City Council on the _____ day of _____, 2016, and that _____ and _____, 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
Commission Number 224151
My Commission Expires
September 14, 2017