COUNTY: DELAWARE
SECTION 35 , T 89 N, R 5W
ALIQUOT PART: NE 1/4 - SW 1/4

CITY:
SUBDIVISION: SPRING BRANCH CREEK
BLOCK:
LOTS: 1-4
PROPRIETOR: ALAN J. KROGMANN

REQUESTED BY: ALAN KROGMANN

FILED
OCT 27 2016
DELAWARE
COUNTY ASSESSOR

FILED
OCT 27 2016
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2016 Page 2966
Document 2016 2966 Type 06 002 Pages 7
Date 10/27/2016 Time 1:16:57PM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

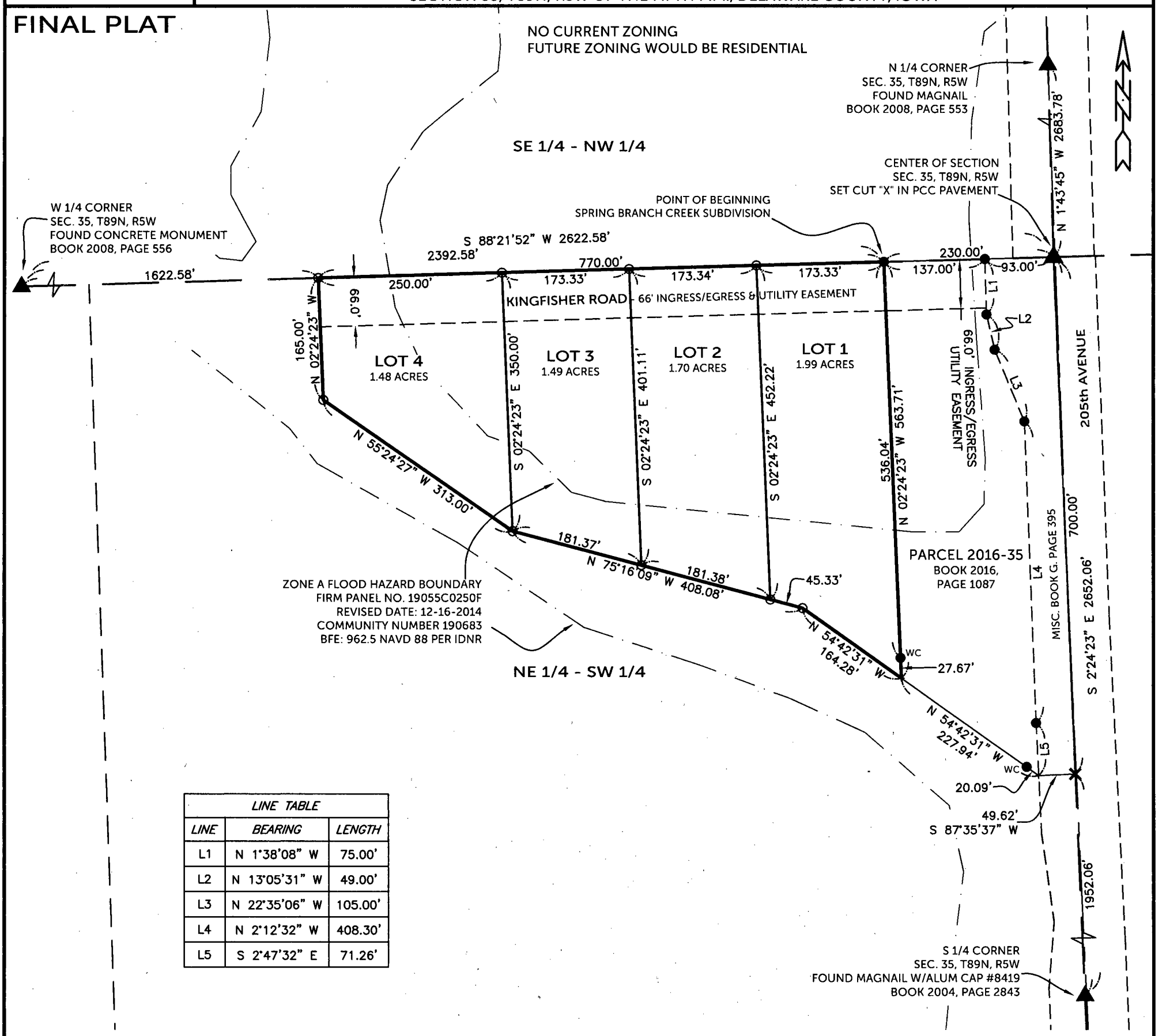
PREPARED BY/RETURN TO: RANDALL L. RATTENBORG 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

SUBDIVISION PLAT

SPRING BRANCH CREEK SUBDIVISION

A SUBDIVISION OF PART OF THE NE 1/4 - SW 1/4
SECTION 35, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

FINAL PLAT



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 1°38'08" W	75.00'
L2	N 13°05'31" W	49.00'
L3	N 22°35'06" W	105.00'
L4	N 2°12'32" W	408.30'
L5	S 2°47'32" E	71.26'

LEGEND

- FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939
- FOUND CUT "X"
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED
- WC WITNESS CORNER

150 0 150
SCALE: 1" = 150'

SURVEYED ON: 9/9/2016
SURVEY REQUESTED BY: ALAN KROGMANN

Q:\Civil3D_Survey\GPS Box 28\GPS Box 28 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-2

PROPRIETORS: ALAN J. KROGMANN
1016 ROSEWOOD DRIVE, 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.

9/12/16

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

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

PROJECT NO. 16-030
SCALE: 1"=150'
DATE: 9/12/2016
DRAWN BY: RLR
CHECKED BY: DDK/DDM
GPS BOX: 28
SHEET 1 OF 8

LEGAL DESCRIPTION:

SPRING BRANCH CREEK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 6.66 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Center of Section Thirty-Five (35), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northeast Corner of Parcel 2016-35, as recorded in Book 2016, Page 1087;

THENCE along the Northerly Line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty-Five (35), and North Line of said Parcel 2016-35, South 88° 21' 52" West, 230.00 feet to the Northwest Corner of said Parcel 2016-35, the **POINT OF BEGINNING**;

THENCE along the Westerly Line of said Parcel 2016-35, South 02° 24' 23" East, to the Southwest Corner of said Parcel 2016-35, 563.71 feet;

THENCE North 54° 42' 31" West, 164.28 feet;

THENCE North 75° 16' 09" West, 408.08 feet;

THENCE North 55° 24' 27" West, 313.00 feet;

THENCE North 02° 24' 23" West, to the Northerly Line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty-Five (35), 165.00 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty-Five (35), North 88° 21' 52" East, 770.00 feet to the **POINT OF BEGNINNING**;

Containing a total of 6.66 acres and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-Five (35), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 88° 21' 52" West.

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***SPRING BRANCH CREEK 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'S SEAL IOWA

Carolyn A. Wilson Pam Klein 1st Dep 10-27-16
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 ***SPRING BRANCH CREEK SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 27th day of October, 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

Notary Public

DELAWARE COUNTY OFFICIAL SEAL IOWA

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **SPRING BRANCH CREEK 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 27th day of October, 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

Notary Public

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 Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated September 12, 2016.

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 20th day of October, 2016 at 8:00 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 Alan J. Krogmann.

Dated at Manchester, Delaware County, Iowa, in said County, this 25th day of October, 2016.

Thomas J. Hanson
Hanson Law Office
Attorney at Law
401 E Main Street
Manchester, Iowa 52057
(563) 927-5920

OWNER'S ACKNOWLEDGMENT

I Alan J. Krogmann 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.

Alan J Krogmann _____

Alan J. Krogmann

State of Iowa)
)
County of Delaware) ss:

On this 27th day of October A.D. 2016, before me a Notary Public in and for said State, personally appeared Alan J. Krogmann 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 Kunde

Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-18

PLANNING & ZONING COMMISSION RESOLUTION APPROVING FINAL PLAT

SPRING BRANCH CREEK SUBDIVISION

WHEREAS, the subdivision Final plat of ***SPRING BRANCH CREEK SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated September 12, 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 plats and additions to cities or within a two mile radius of the City;

WHEREAS, the subdivision 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 subdivision Final plat of ***SPRING BRANCH CREEK 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. A minimum 24' wide, hard-surface road must be constructed within one year of the sale of the first home. This road shall serve all four lots.

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

Passed this 5th day of October, A.D., 2016.

CITY MANCHESTER IOWA SEAL

Dave Smith, Vice Chairperson

Laura Thomas

Laura Thomas, Recording, Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this day of 5th day of October, 2016, before me, Julie 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 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, 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.

Julie Schmitz, Notary Public

NOTARIAL SEAL IOWA
JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
September 14, 2019

R-094-2016

RESOLUTION APPROVING FINAL PLAT (SPRING BRANCH CREEK SUBDIVISION)

WHEREAS, the subdivision final plat of ***SPRING BRANCH CREEK SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated September 12, 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 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 subdivision final plat of ***SPRING BRANCH CREEK 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. A minimum 24' wide, hard-surface road must be constructed within one year of the sale of the first home. This road shall serve all four lots.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***SPRING BRANCH CREEK 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 final plat as by law provided.

Passed this 10th day of October, 2016.

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 11th day of October, 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-094-2016 adopted by the City Council on the 10th day of October, 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

Laura K. Thomas, Notary Public

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