COUNTY: DELAWARE
SECTION 29, T 89 N, R5W
ALIQUOT PART: NW 1/ 4-NW 1/4
CITY: MANCHESTER
SUBDIVISION: SOGGY BOTTOM SUBDIVISION
BLOCK:
LOTS: 1 & 2
PROPRIETOR: PAMELA S. DUNCAN
REQUESTED BY: MARK FINK

Book 2017 Page 65

Document 2017 65 Type 06 002 Pages 7
Date 1/05/2017 Time 8:30:13AM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Assessor
JAN - 5 2017

FILED
Delaware Co. Auditor
JAN - 5 2017

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

SUBDIVISION PLAT

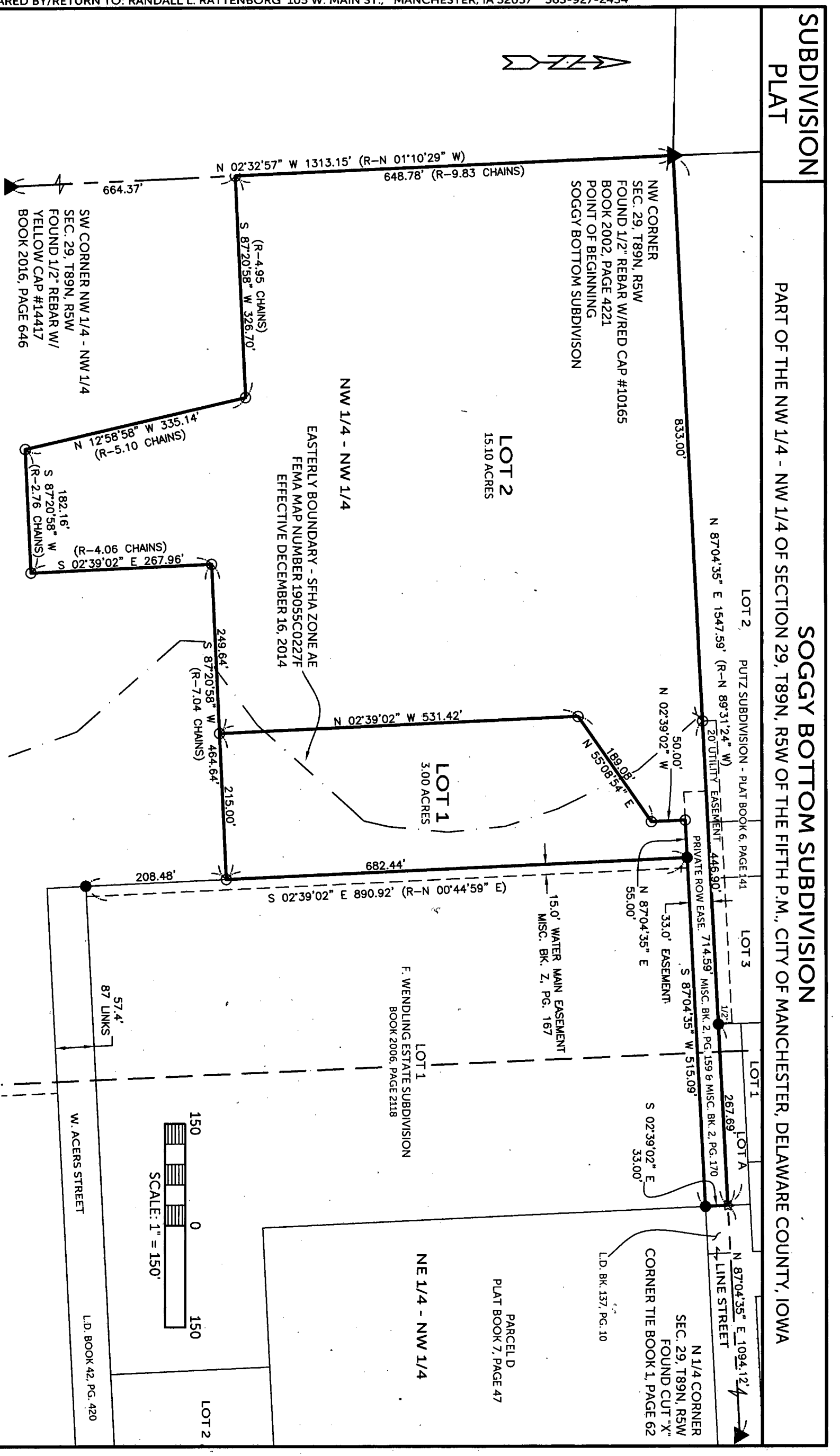
SOGGY BOTTOM SUBDIVISION

PART OF THE NW 1/4 - NW 1/4 OF SECTION 29, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

SURVEYED ON: 12/5/2016
SURVEY REQUESTED BY: MARK FINK

SHEETS COVERED BY THIS SEAL: 1-2

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA



Q:\Civil3D_Survey\Manchester\Manchester 2015 Revised.dwg

LEGEND

- ● FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939 (UNLESS NOTED)
- ⊙ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✡ SET MAGNAIL
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY ESTABLISHED
- R RECORDED

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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 12/7/2016

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. 16-087
SCALE: 1"=150'
DATE: 12/7/2016
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: MANCHESTER
SHEET 1 OF 7

LEGAL DESCRIPTION:

SOGGY BOTTOM SUBDIVISION, Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, divided into two Lots numbered Lot 1 and Lot 2, containing a total of 18.10 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the SW Corner of Putz Subdivision, recorded in Plat Book 6, Page 141;

THENCE along the Northerly Line of the Northwest Quarter (NW 1/4) of said Section Twenty-nine (29), and Southerly Line of said Putz Subdivision, North 87° 04' 35" East, 1547.59 feet;

THENCE South 02° 39' 02" East, to the Northeast Corner of Lot 1 of F. Wendling Estate Subdivision, as recorded in Book 2006, Page 2118, 33.00 feet;

THENCE along the Northerly Line of Lot 1 of said F. Wendling Estate Subdivision, South 87° 04' 35" West, to the NW Corner of Lot 1 of said F. Wendling Estate Subdivision, 515.09 feet;

THENCE along the Westerly Line of Lot 1 of said F. Wendling Estate Subdivision, South 02° 39' 02" East, 682.44 feet;

THENCE South 87° 20' 58" West, 464.64 feet;

THENCE South 02° 39' 02" East, 267.96 feet;

THENCE South 87° 20' 58" West, 182.16 feet;

THENCE North 12° 58' 58" West, 335.14 feet;

THENCE South 87° 20' 58" West, to the Westerly Line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-nine (29), 326.70 feet;

THENCE along the Westerly Line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-nine (29), North 02° 32' 57" West, 648.78 feet to the **POINT OF BEGINNING**;

Containing a total of 18.10 acres and subject to easements of record.

The Northerly Line of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 87° 04' 35" East.

OWNER'S ACKNOWLEDGMENT

I Pamela S. Duncan of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Pamela S. Duncan

State of Iowa)
)
County of Delaware) ss:

On this 29th day of December A.D. 2016, before me a Notary Public in and for said State, personally appeared Pamela S. Duncan 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

[illegible]
Commission Number 173337
My Commission Expires
8-16-18

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***SOGGY BOTTOM 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 IOWA SEAL

Carolyn A. Wilson 12-28-16
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 ***SOGGY BOTTOM SUBDIVISION***, a subdivision in Delaware County, Iowa.

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

DELAWARE COUNTY OFFICIAL SEAL IOWA

State of Iowa)
)
County of Delaware)

On this 31st day of December, 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 **SOGGY BOTTOM 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 21st day of December, 2016, 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

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 in Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated DECEMBER 7, 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 December, A.D., 2016, at the hour of eight 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 the name of Pamela S. Duncan.

Dated at Manchester, Iowa in said County, this 4th day of January, 2017.

Steven E. Carr
Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

The _____ , State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

_____

_____

By: _____, _____

_____

By: _____, _____

State of _____)
)
County of _____) Ss:

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and __ _____ to me personally known, who being duly sworn, did say that they are the _____ and _____ respectively, of the __ _____ executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed hereto is the seal of the) ____ _____; that said instrument was signed (and sealed) on behalf of the _____ by authority of its Board of Directors; and that _____ and_____ as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the _____ _____, by it and by them voluntarily executed.

_____
Notary Public in and for said County

R-124-2016
RESOLUTION APPROVING PLAT

WHEREAS, the Subdivision Plat of ***SOGGY BOTTOM SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated December 7, 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 ***SOGGY BOTTOM 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")

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***SOGGY BOTTOM 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 12th day of December, A.D., 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 21st day of December, 2016, before me, Julie A. Schmitz, 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-124-2016 adopted by the City Council on the 12th day of December, 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.

Julie A. Schmitz, Notary Public

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