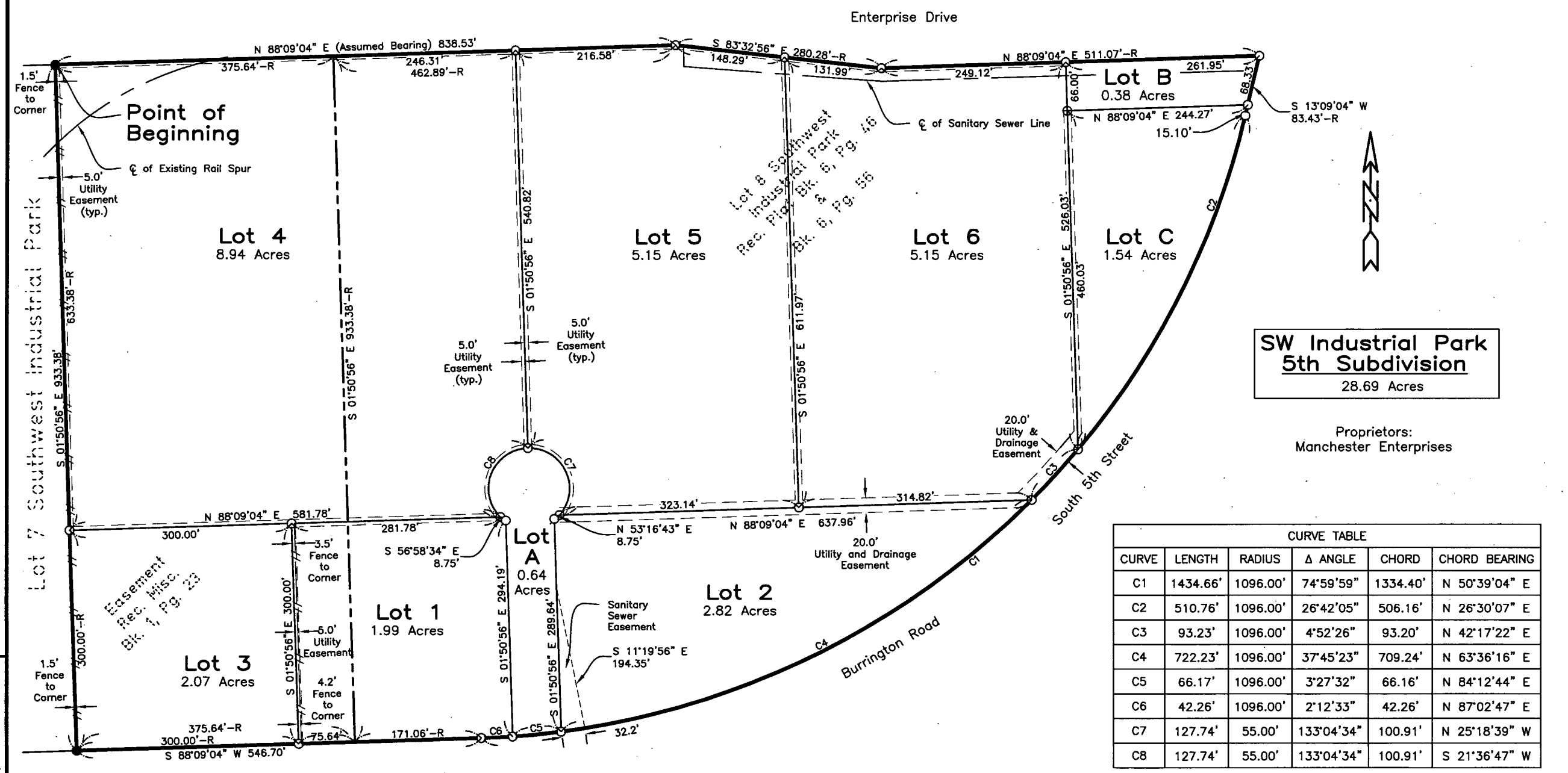
Book 2017 Page 3010
Document 2017 3010 Type 06 002 Pages 7
Date 10/31/2017 Time 3:46:33PM
Rec Amt $37.00
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Assessor
OCT 31 2017

FILED
Delaware Co. Auditor
OCT 31 2017

FINAL PLAT

SW Industrial Park 5th Subdivision; A Subdivision of Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	1434.66'	1096.00'	74°59'59"	1334.40'	N 50°39'04" E
C2	510.76'	1096.00'	26°42'05"	506.16'	N 26°30'07" E
C3	93.23'	1096.00'	4°52'26"	93.20'	N 42°17'22" E
C4	722.23'	1096.00'	37°45'23"	709.24'	N 63°36'16" E
C5	66.17'	1096.00'	3°27'32"	66.16'	N 84°12'44" E
C6	42.26'	1096.00'	2°12'33"	42.26'	N 87°02'47" E
C7	127.74'	55.00'	133°04'34"	100.91'	N 25°18'39" W
C8	127.74'	55.00'	133°04'34"	100.91'	S 21°36'47" W

LEGEND
- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2"ø REBAR w/ RPC PLS 15525
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ⛭ SET MAG NAIL w/SSW PLS 17939
- SECTION LINE
- EASEMENT LINE
- CENTER LINE
- FENCE LINE
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP

150 0 150
SCALE: 1" = 150'

COUNTY: DELAWARE
SECTION 32 & 33, T 89 N, R 5
ALIQUOT PART: SE 1/4-SE 1/4 Sec. 32
SW 1/4-SW 1/4 Sec. 33
CITY: Manchester
SURVEY: SW Industrial Park 5th Subdivision
BLOCK: LOTS: 1-8
PROPRIETOR: Manchester Enterprises, Inc.

REQUESTED BY: Manchester Enterprises, Inc.
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

SURVEYED ON: October 2, 2017
SURVEY REQUESTED BY: Manchester Enterprises, Inc.

Q:\Civil3D_Projects\Manchester_City\Manchester Enterprises 17-149\17-149.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 thru 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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 10/13/17 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. 17-149
SCALE: 1' = 150'
DATE: October 3, 2017
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: Manchester
SHEET 1 OF 2

SW Industrial Park 5th Subdivision: A Subdivision Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of Lot 8 of the said Subdivision recorded in Book 6, Page 46 and Page 56 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 88° 09' 04" East** (Assumed Bearing), **838.53 feet** along the North Line of said Lot and the South Right–of–Way Line of Enterprise Drive and the South Line of a 80 foot Utility Access Spur Track Easement;

Thence **South 83° 32' 56" East, 280.28 feet**;

Thence **North 88° 09' 04" East, 511.07 feet** all along said South Line to the West Right–of–Way Line of of South 5th Street;

Thence **South 13° 09' 04" West, 83.43 feet** along said Line

Thence **Southwesterly along a 1096.00 foot** Radius Curve Concave Northwesterly **1434.66 feet**, (said curve having a Long Chord of **South 50° 39' 04" West, 1334.40 feet**) along said Line and the Northwesterly Line of Burrington Road;

Thence **South 88° 09' 04" West, 546.70 feet** along said Line to the East Line of an Easement Recorded in Book 1, Page 23 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 01° 50' 56" West, 933.38 feet** along said Line to the Point of Beginning;

Containing **28.69 Acres,**
Subject to Easements of Record.

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***SW Industrial Park 5th Subdivision*** _____, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Jenny Eichen - Deputy for Pam Klein
Pam Klein, County Treasurer Date 10-30-17

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 ***SW Industrial Park 5th Subdivision***, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware) ss:

On this 30th day of October, 2017, before me Donna M Kunde 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.

Donna M. Kunde
Notary Public

DONNA M. KUNDE
Commission Number 172387
My Commission Expires
8-16-18

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***SW Industrial Park 5th 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, 2017, before me Donna M Kunde 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.

Donna M Kunde
Notary Public

DONNA M. KUNDE
Commission Number 172387
My Commission Expires
8-16-2018

OWNER'S ACKNOWLEDGMENT

Manchester Enterprises, Inc 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.

Tirzah Wedewer, President

Craig Ingamells, Secretary/Treasure

State of Iowa)
) Ss:
County of Delaware)

On this 4TH day of October ,2017, before me, a Notary Public in and for said County, personally appeared Tirzah Wedewer , and Craig Ingamells to me personally known, who being by me duly sworn or affirmed, did say that these persons are President and Secretary Treasurer of said Manchester Enterprises, Inc. and that said instrument was signed on behalf of said Corporation by authority of its Officers and the said Officers acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

Notary Public in and for said County

NOTARIAL SEAL IOWA
DAVID MEYER
Commission #736541
My Comm. Exp. 9/4/20

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 OCTOBER 3, 2017.

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 12th day of October, A.D., 2017, 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 Manchester Enterprises, Inc., an Iowa Non-Profit Corporation.

Dated at Manchester, Iowa in said County, this 19th day of October, 2017.

Steven E. Carr
Attorney at Law

PLANNING AND ZONING COMMISSIONRESOLUTION APPROVING FINAL PLAT
SOUTHWEST INDUSTRIAL PARK 5TH SUBDIVISION

WHEREAS, the Final Plat of ***SW Industrial Park 5th Subdivision***; part of Lot 8 of the Southwest Industrial Park in Section the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, , affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated 10/3/17, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09); and

WHEREAS, the Final Plat of ***SW Industrial Park 5th Subdivision***, should be approved with the following variances, declarations and conditions;

a. 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 Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Final Plat of ***SW Industrial Park 5th Subdivision,*** 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 recommends to the City Council the acceptance of the same and the Chairperson and the Recording 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 11TH day of October, A.D., 2017.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

By _____
David Smith, Chairperson

By Laura Thomas
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 25th day of October, 2017, before me, Barbara Hogan 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 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 adopted by the Planning and Zoning Commission on the 11th day of October, 2017, 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.

BARBARA [illegible]
Commission [illegible]
My Commission Expires
3-9-2018

Barbara A. Hogan
Notary Public

R-119-2017
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of ***SW Industrial Park 5th Subdivision***, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated 10/3, 2017, 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; and

WHEREAS, the Manchester Planning & Zoning Commission has recommended to the City Council that they accept the Final Plat of said **SW Industrial Park 5th Subdivision**; part of Lot 8 of the Southwest Industrial Park in Section the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa as presented with the following declarations and conditions:

a. 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 ***SW Industrial Park 5th 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.

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 23rd day of October, 2017.

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 October, 2017, 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-119-2017 adopted by the City Council on the 23rd day of October, 2017, 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, 2020