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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor
JAN 30 2018

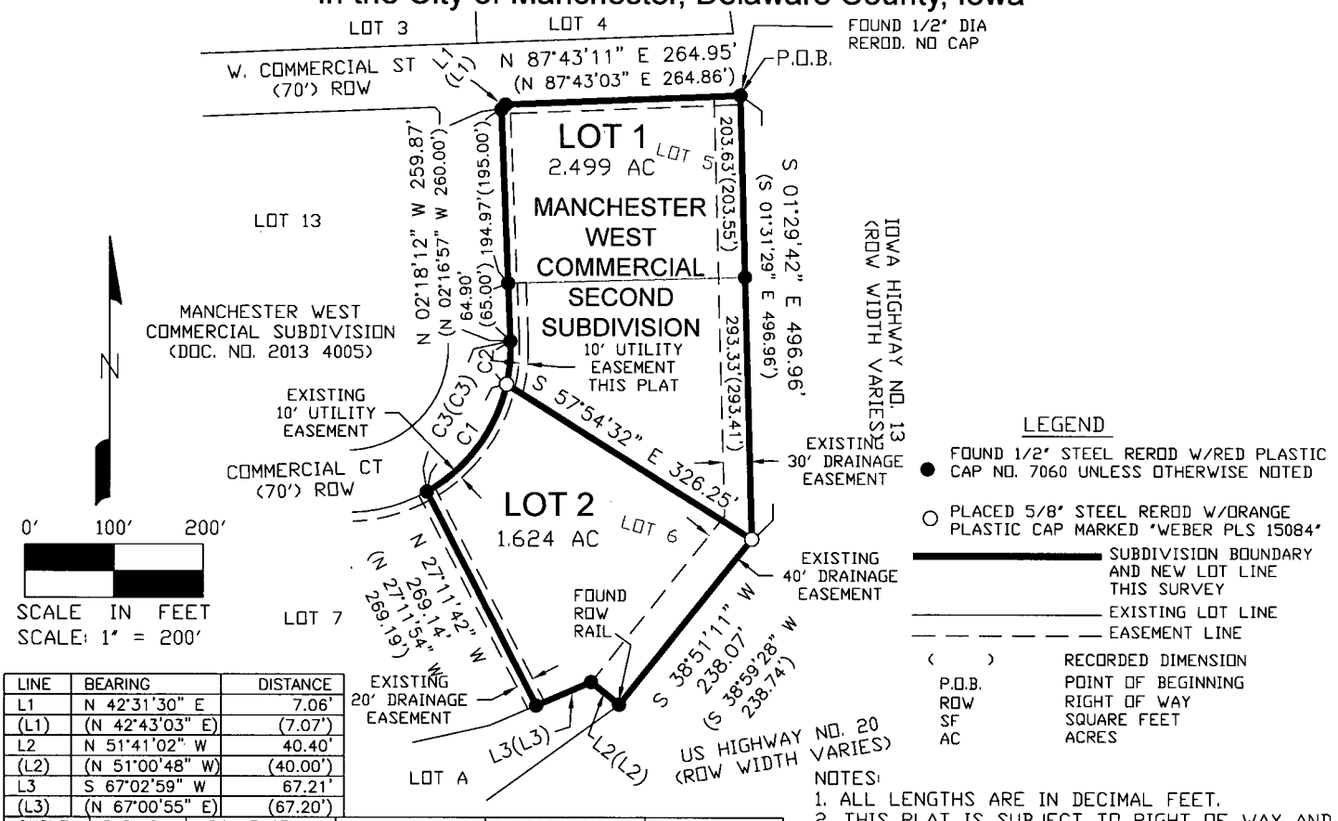
FILED
Delaware Co. Assessor
JAN 30 2018

Index Legend

County: Delaware
Section: 1-T88N-R6W
Aliquot Part: NE-NE
City: Manchester
Subdivision: Manchester West Commercial Second Sub.
Block: N/A
Lot(s): 1 & 2
Requestor: Royal Oaks Development Corporation.
Proprietor: Royal Oaks Development Corporation.
Surveyor: Michael J. Weber
Surveyor Company: Weber Surveying, LLC
Return to: Weber Surveying, LLC, 26789 46th AVE, Bernard, IA 52032, mjweber1@bernardtel.com

PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032, PH:(563) 879-4173

FINAL PLAT of
MANCHESTER WEST COMMERCIAL SECOND SUBDIVISION
a Resubdivision of Lot 5 and Lot 6 of Manchester West Commercial Subdivision in the City of Manchester, Delaware County, Iowa



LEGEND

- ● FOUND 1/2" STEEL REROD W/RED PLASTIC CAP NO. 7060 UNLESS OTHERWISE NOTED
- ○ PLACED 5/8" STEEL REROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"
- SUBDIVISION BOUNDARY AND NEW LOT LINE THIS SURVEY
- EXISTING LOT LINE
- EASEMENT LINE
- ( ) RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- ROW RIGHT OF WAY
- SF SQUARE FEET
- AC ACRES

LINE	BEARING	DISTANCE
L1	N 42°31'30" E	7.06'
(L1)	(N 42°43'03" E)	(7.07')
L2	N 51°41'02" W	40.40'
(L2)	(N 51°00'48" W)	(40.00')
L3	S 67°02'59" W	67.21'
(L3)	(N 67°00'55" E)	(67.20')

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	185.00'	154.58'	150.12'	N 36°37'04" E	47°52'30"
C2	185.00'	48.39'	48.26'	N 05°11'11" E	14°59'16"
C3	185.00'	202.97'	192.95'	N 29°07'26" E	62°51'46"
(C3)	(185.00')	(202.87')	(192.86')	(N 29°08'00" E)	(62°49'53")

NOTES:
1. ALL LENGTHS ARE IN DECIMAL FEET.
2. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.
3. OWNER & SUBDIVIDER: ROYAL OAKS DEVELOPMENT CORPORATION, P.O. BOX 50, PEOSTA, IA 52068

MANCHESTER WEST COMMERCIAL SECOND SUBDIVISION

being a Resubdivision of Lot 5 & Lot 6 of Manchester West Commercial Subdivision in Manchester, Delaware County, Iowa as shown in document No. 2013 4005 of the Delaware County Recorder's Office, more particularly described as follows: beginning at the NE Corner of Lot 5 of Manchester West Commercial Subdivision in Manchester, Delaware County, Iowa being the point of beginning thence S 01°29'42" E (assumed bearing), 496.96' along the East line of said Lot 5 and Lot 6; thence S 38°51'11" W, 238.07' along a Southeasterly line of said Lot 6; thence N 51°41'02" W, 40.40' along a Southerly line of said Lot 6; thence S 67°02'59" W, 67.21' along a Southerly line of said Lot 6; thence N 27°11'42" W, 269.14' along a Southwesterly line of said Lot 6 to the South Right of Way (ROW) line of Commercial Court; thence along said ROW line being a curve turning to the left with an arc length of 202.97', with a radius of 185.00', with a chord bearing of N 29°07'26" E, with a chord length of 192.95'; thence N 02°18'12" W, 259.87' along said ROW line; thence N 42°31'30" E, 7.06' the North line of said Lot 5; thence N 87°43'11" E, 264.95' along said North line to the point of beginning, containing 4.123 acres and subject to easements of record and not of record.

LICENSED LAND SURVEYOR
MICHAEL J. WEBER
15084
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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael J Weber December 21, 2017
MICHAEL J. WEBER (DATE)
LICENSE NUMBER 15084
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

SHEETS COVERED BY THIS SEAL: SHEET 1

WEBER SURVEYING, LLC
26789 46TH AVE
BERNARD, IA 52032
PH: (563) 879-4173
FAX: (563) 879-4199

DRAWN BY: MJW
SURVEY DATE: 12/07/17
DWG. 17118

SHEET 1 OF 1

Owner's Consent

Peosta, Iowa 12-21, 2017

The foregoing Final Plat of **MANCHESTER WEST COMMERCIAL SECOND SUBDIVISION** in the City of Manchester, Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors. Royal Oaks Development Corporation hereby dedicates all easements to the public.

Royal Oaks Development Corporation

A.J. Spiegel, President

State of Iowa)
) ss:
County of Dubuque)

On this 21 day of December, AD 2017, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared A.J. Spiegel to me personally known, who, being by me duly sworn, did say that he is the President and Secretary of Royal Oaks Development Corporation; that no seal has been procured by the said corporation that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and the said A.J. Spiegel, President of Royal Oaks Development Corporation acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it and by him voluntarily executed.

Notary Public in and for the State of Iowa

THOMAS J ALLENDORF
Notarial Seal - Iowa
Commission # 716727
My Commission Expires 5/24/20

Attorney's Certificate

Dubuque, Iowa January 8, 2018

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title to property legally described as:

Lot 5 and Lot 6 of **MANCHESTER WEST COMMERCIAL SUBDIVISION**
in the City of Manchester, Delaware County, Iowa,

covering the period from root of title to December 21, 2017 , certified on that date by Delaware County Abstract Company, and find that said abstract shows good and merchantable title to said real estate in **ROYAL OAKS DEVELOPMENT CORPORATION**, free and clear of all liens and encumbrances except the following:

(a) A Mortgage, executed by SPIEGEL FAMILY REALTY COMPANY IOWA, LLC, by A.J. Spiegel, Member, dated July 6, 2012 in favor of Farmers & Merchants Savings Bank, and filed of record July 6, 2012 in Book 2012, Page 2215 of the mortgage records of the Delaware County Recorder, said mortgage being modified by a Modification of Open-End Mortgage dated October 5, 2012, and filed of record October 9, 2012 in Book 2012, Page 3397 of the mortgage records of the Delaware County Recorder.

The abstract shows taxes paid including taxes for the first half fiscal year 2016-2017, and all prior years.

A. Theodore Huinker, Attorney-at-Law

MORTGAGE HOLDERS ACKNOWLEDGEMENT

The Farmers & Merchants Savings Bank, Manchester, Iowa, does hereby certify that the above survey, as shown by the attached Final Plat of Manchester West Commercial Second Subdivision, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

Farmers & Merchants Savings Bank

By: _____
Tirzah N. Wedewer,
Senior Vice President

STATE OF IOWA)
) SS:
DELAWARE COUNTY)

On this 9th day of January, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Tirzah N. Wedewer, to me personally known, who being duly sworn, did say that she is a Senior Vice President of the Farmers & Merchants Savings Bank, executing the within and foregoing instrument to which this is attached, that the seal affixed hereto is the seal of the Farmers & Merchants Savings Bank; that said instrument was signed and sealed on behalf of the Farmers & Merchants Bank by authority of its Board of Directors; and that Tirzah N. Wedewer as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Farmers & Merchants Bank, by it and by her voluntarily executed.

Rosemary Drees
Notary Public for the State of Iowa

Rosemary Drees
COMMISSION NUMBER 144070
My Commission Expires
1/30/2020

County Treasurer's Certificate

Delaware County, Iowa

Jan 30, 2018

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments levied against **MANCHESTER WEST COMMERCIAL SECOND SUBDIVISION** in the City of Manchester, Delaware County, Iowa, have been paid and said real estate is free from and clear of all taxes as of this date.

Pam Klein

Treasurer of Delaware County, Iowa

DELAWARE COUNTY TREASURER 8 SEAL IOWA

State of Iowa)
) ss:
County of Delaware)

On this 30 day of January, AD 2018, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared. Pam Klein to me personally known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

Notary Public in and for the State of Iowa

Commission Number
My Commission Expires
2-14-19

County Auditor's Certificate

Delaware County, Iowa

January 30, 2018

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 herby approve of the subdivision name or title of **MANCHESTER WEST COMMERCIAL SECOND SUBDIVISION** in the City of Manchester, Delaware County, Iowa.

Peggy A. Hildebrand Deputy Auditor
Delaware County Auditor

State of Iowa)
) ss:
County of Delaware)

On this 30th day of January, AD 2018, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared Peggy A Hildebrand to me personally known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2020

Julia L. Hackbarth
Notary Public in and for the State of Iowa

RESOLUTION R-013-2018
RESOLUTION RESCINDING RESOLUTION 003-2018 AND APPROVING FINAL PLAT
(WEST COMMERCIAL SECOND SUBDIVISION)

WHEREAS, the City Council of the City of Manchester, Iowa adopted Resolution R-003-2018 – A Resolution Approving Final Plat for the West Commercial Subdivision No. 2 on January 8, 2018; and,

WHEREAS, there was a typographical error in Resolution R-003-2018 which requires the resolution be rescinded and Resolution R-013-2018 be adopted in its place; and,

WHEREAS, the final plat of ***Manchester West Commercial Second Subdivision, City of Manchester, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Michael Weber, dated December 21, 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 the City or within a two mile radius of the City; and

WHEREAS, upon said plat, all easements which are represented on the plat, all of which the owners have dedicated to the public forever; 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***Manchester West Commercial Second Subdivision, City of Manchester, Delaware County, Iowa,*** be, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

That the dedication of easements for public, all as the same appear on said plat, be and the same are hereby accepted.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said final plat as by law provided.

Adopted and passed this 22nd day of January, 2018.

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 23rd day of January, 2018, 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-013-2018 adopted by the City Council on the 22nd day of January, 2018, 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

CITY MANAGER DETERMINATION

I, **Timothy J. Vick,**, City Manager of Manchester, Iowa, have reviewed the final plat of ***Manchester West Commercial Second Subdivision (a Re-subdivision of Lot 5 and Lot 6 of Manchester West Commercial Subdivision) in the City of Manchester, Delaware County, Iowa,*** affecting premises more specifically described in the Final Plat of Michael J. Weber, Weber Surveying, LLC, dated December 21, 2017, and have determined said plat qualifies as a Minor Subdivision as specified in Section 127.22 of the Manchester Code of Ordinances. Minor Subdivisions do not require review or approval of the Planning and Zoning Commission.

Timothy J. Vick

Timothy J. Vick, City Manager

1-8-2018

Date

State of Iowa)
) SS
Delaware County)

On this 8 day of January, 2018 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Timothy J. Vick, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

Laura K. Thomas

Notary Public in and for the State of **Iowa**

My commission expires 8-26-2020

NOTARIAL SEAL IOWA

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020