FILED
Delaware Co. Assessor
MAR 0 1 2018

FILED
Delaware Co. Auditor
MAR 0 1 2018

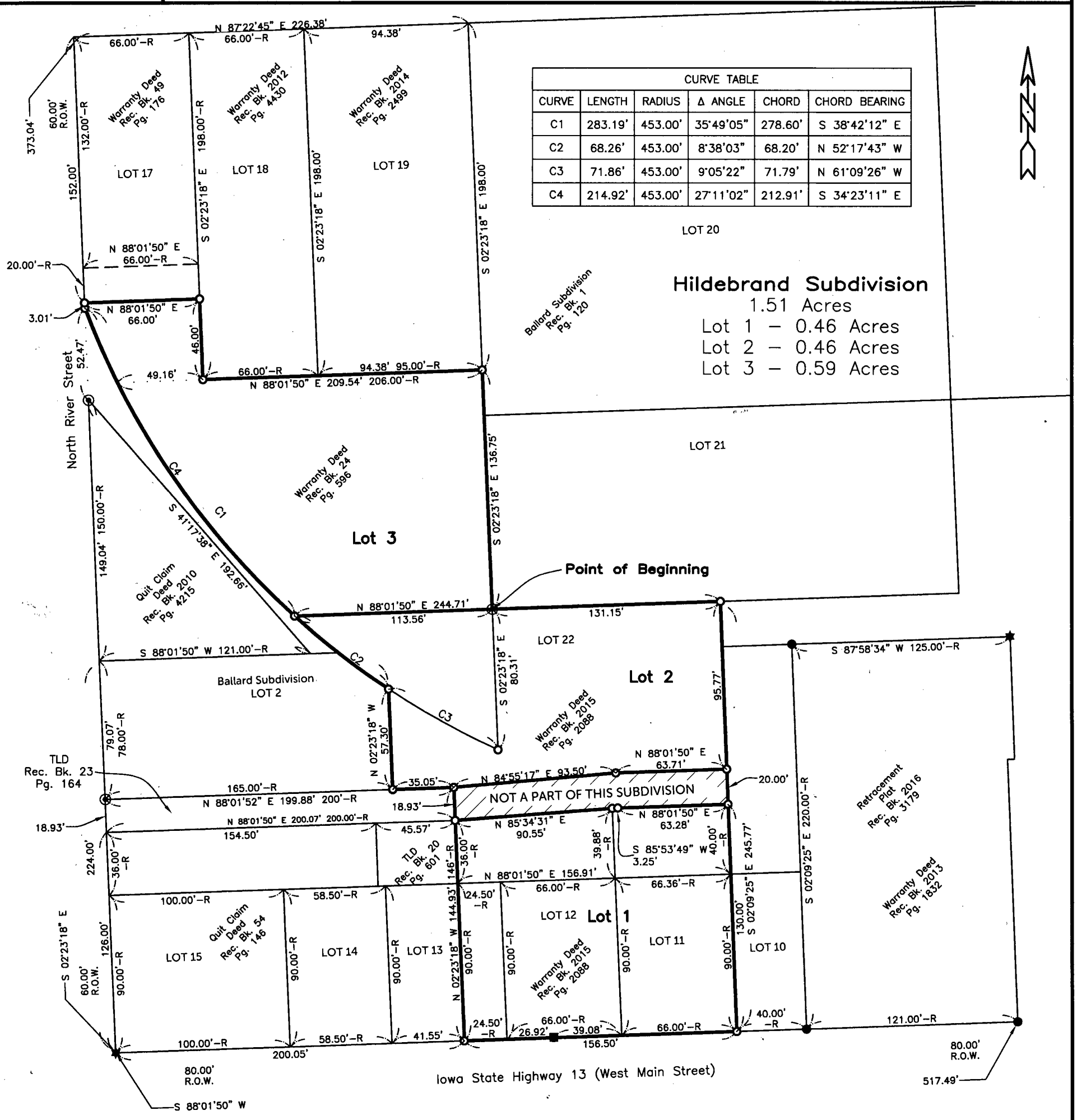
Book 2018 Page 487
Document 2018 487 Type 06 002 Pages 10
Date 3/01/2018 Time 2:15:03PM
Rec Amt $52.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

COUNTY: Delaware
SECTION 29, T 89 N, R 5 W
ALIQUOT PART: SE 1/4-SW 1/4
CITY: Manchester
SURVEY: Hildebrand Subdivision
BLOCK: LOTS: Lot 1, Lot 2 and Lot 3
PROPRIETOR: Eastern Iowa Pumping, Inc. Lots 1 & 2
St Mary's Lot 3
REQUESTED BY: Joe Hildebrand
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FINAL PLAT

Hildebrand Subdivision; Lot 11, Lot 12, Part of Lot 2, Part of Lot 13 and Part of Lot 22, Ballard Subdivision Section 29, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	283.19'	453.00'	35°49'05"	278.60'	S 38°42'12" E
C2	68.26'	453.00'	8°38'03"	68.20'	N 52°17'43" W
C3	71.86'	453.00'	9°05'22"	71.79'	N 61°09'26" W
C4	214.92'	453.00'	27°11'02"	212.91'	S 34°23'11" E

SURVEYED ON: July 26, 2017
SURVEY REQUESTED BY: Joe Hildebrand

Q:\Civil3D_Projects\Manchester\17-077-Hildebrand West Main\17-077.dwg

LEGEND
- R RECORDED
- ● FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939
- ■ FOUND 1" TWISTED REBAR
- ◉ FOUND 2" I.D. IRON PIPE (UNLESS NOTED)
- ✱ FOUND P.K. NAIL w/SSW PLS 17939
- — — — — — EASEMENT OR ROW LINE
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP

60 0 60
SCALE: 1" = 60'

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Sht .1 & 2

PROPRIETORS: Eastern Iowa Pumping, Inc. Lots 1 & 2
St. Mary's Church, Lot 3

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.

8/1/17
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

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

PROJECT NO. 17-077
SCALE: 1" = 60'
DATE: August 1, 2017
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: Manchester
SHEET 1 OF 2

Hildebrand Subdivision; Lot 11, Lot 12, Part of Lot 2, Part of Lot 13 and Part of Lot 22, Ballard Subdivision Section 29, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa

Beginning at the Southwest Corner of Lot 21 of Ballard Subdivision Recorded in Book 1, Page 120 on file at the Delaware County Recorders office in Manchester, Iowa;

Thence **North 88° 01' 50" East, 131.15 feet** along the the North Line of said Lot to the East Line of a Warranty Deed Recorded in Book 2015, Page 2088 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 02° 09' 25" East, 245.77 feet** along said Line and along the East Line of Lot 11 of said Ballard Subdivision to the South Line said Subdivision;

Thence **South 88° 01' 50" West, 156.53 feet** along the said South Line

Thence **North 02° 23' 18" West, 144.93 feet** to the North Line of a Special Warranty Deed recorded in TLD Book 23, Page 164 on file in the Delaware County Recorder's office in Manchester;

Thence **South 88° 01' 52" West, 35.05 feet** along the said North Line;

Thence **North 02° 23' 18" West, 57.30 feet** to the Southwesterly Line of Lot 22 of said Ballard Subdivision;

Thence **Northwesterly along a 453.00 foot** radius curve concave Northeasterly **283.19 feet** along said Southwesterly Line of Lot 22 and Lot 17 of Ballard Subdivision (said curve having a Long Chord of **North 38° 42' 12" West, 278.60 feet**);

Thence **North 02° 23' 18" West, 3.01 feet** along the Southwesterly Line of said Lot 17 to the South Line of a Warranty Deed Recorded in Book 49, Page 176 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 88° 01' 50" East, 66.00 feet** along said Line to the West Line of Lot 18 of said Subdivision and of a Warranty Deed Recorded in Book 2012, Page 4430 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 02° 23' 18" East, 46.00 feet** along said Line to the South Line of said Lot 18;

Thence **North 88° 01' 50" East, 160.38 feet** to the Southeast Corner of Lot 19 of said Subdivision and of a Warranty Deed Recorded in Book 2014, page 2499 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 02° 23' 18" East, 136.75 feet** along said Line to the Point of Beginning;

Containing **1.51 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 ***Hildebrand Subdivision***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE CO. TREASURER'S SEAL IOWA

Pam Klein 10-4-17

Pam Klein, 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 ***Hildebrand Subdivision***, a subdivision in Delaware County, Iowa.

Carla K. Becker

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware) ss:

On this 27 day of September, 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 175597
My Commission Expires
8-16-17

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Hildebrand 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 4th 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 175597
My Commission Expires
8-16-18

OWNER'S ACKNOWLEDGMENT

I, Joe Hildebrand, President of Eastern Iowa Pumping, 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.

State of Iowa)
)
County of Delaware) ss:

On this 11TH day of SEPTEMBER, 2017, before me, a Notary Public in and for said County, personally appeared Joe Hildebrand, President of Eastern Iowa Pumping, Inc. to me personally known, who being by me duly sworn or affirmed, did say that that person is Joe Hildebrand of said Eastern Iowa Pumping, Inc. the said President acknowledged the execution of said instrument to be the voluntary act and deed of said Eastern Iowa Pumping, Inc. by it voluntarily executed.

Notary Public in and for said County

NOTARIAL SEAL IOWA

DAVID MEYER
Commission #736541
My Comm. Exp. 9/11/20

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 included in Hildebrand Subdivision, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated AUGUST 1, 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 25th day of September, 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 St. Mary's Church, Manchester, Iowa as to Lot 1 and Eastern Iowa Pumping, Inc. as to Lot 2 and Lot 3.

Dated at Manchester, Iowa in said County, this 5th day of January, 2018.

Steven E. Carr
Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

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

Mark E. White Pres.

By: Mark E. White, President

Tom N. Klaus 1st SVP

By: Tom N. Klaus, 1st SVP

State of Iowa)
)
County of Delaware) ss:

On this 26th day of February, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark E. White and Tom N. Klaus to me personally known, who being duly sworn, did say that they are the President and 1st SVP respectively, of Farmers Savings Bank 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) Farmers Savings Bank; that said instrument was signed (and sealed) on behalf of FSB by authority of its Board of Directors; and that Mark E. White and Tom N. Klaus as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of FSB by it and by them voluntarily executed.

Jeanette K. Thein

Notary Public in and for said County

NOTARIAL SEAL IOWA
JEANETTE K. THEIN
COMMISSION NUMBER 130804
My Comm. Exp. 5-1-19

PLANNING & ZONING COMMISSION RESOLUTION APPROVING PRELIMINARY PLAT OF HILDEBRAND SUBDIVISION

WHEREAS, the Preliminary Plat of ***HILDEBRAND SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated August 1, 2017, 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 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 ***HILDEBRAND SUBDIVISION***, Delaware County, Iowa, as presented;

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

Passed this 6th day of September, A.D., 2017.

Scott Wegmann, Vice Chairperson

Laura K. Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 6th day of September, 2017, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared Scott Wegmann and Laura K. 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, and that Scott Wegmann and Laura K. 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.

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

Julie A. Schmitz, Notary Public.

PLANNING & ZONING COMMISSION RESOLUTION APPROVING FINAL PLAT OF HILDEBRAND SUBDIVISION

WHEREAS, the Final Plat of ***HILDEBRAND SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated August 1, 2017, 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 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 ***HILDEBRAND SUBDIVISION***, Delaware County, Iowa, as presented;

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

Passed this 6th day of September, A.D., 2017.

V.C.

Scott Wegmann, Vice Chairperson

Laura K. Thomas

Laura K. Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 6th day of September, 2017, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared Scott Wegmann and Laura K. 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, and that Scott Wegmann and Laura K. 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 A. Schmitz

Julie A. Schmitz, Notary Public.

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

RESOLUTION R-103-2017

RESOLUTION APPROVING PRELIMINARY PLAT (HILDEBRAND SUBDIVISION)

WHEREAS, the Preliminary Plat of ***HILDEBRAND SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated August 1, 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;

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 has recommended to the Council that they accept the Preliminary Plat of ***HILDEBRAND SUBDIVISION***, Delaware County, Iowa, as presented;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***HILDEBRAND 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 11th day of September, A.D., 2017.

CITY OF MANCHESTER CITY SEAL MANCHESTER IOWA

Milt L. Kramer, Mayor

ATTEST:

Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 3rd 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-103-2017 adopted by the City Council on the 11th day of September, 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, Notary Public

NOTARIAL SEAL IOWA

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

RESOLUTION R-104-2017

RESOLUTION APPROVING FINAL PLAT (HILDEBRAND SUBDIVISION)

WHEREAS, the Final Plat of ***HILDEBRAND SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated August 1, 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;

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 has recommended to the Council that they accept the Final Plat of ***HILDEBRAND SUBDIVISION***, Delaware County, Iowa, as presented;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***HILDEBRAND 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 11th day of September, A.D., 2017.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer, Mayor

ATTEST:

Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 3rd 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-104-2017 adopted by the City Council on the 11th day of September, 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, Notary Public

NOTARIAL SEAL IOWA

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