COUNTY: DELAWARE
SECTION 17 , T 89 N, R 5 W
ALIQUOT PART: SW 1/4 - SW 1/4
CITY:
SURVEY: HAWKER'S SUNSET BEACH SUBDIVISION
BLOCK: LOTS: 1-16
PROPRIETOR:
MARCIA J. HAWKER
REQUESTED BY: MARCIA HAWKER
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
NOV 14 2019

FILED
Delaware Co. Auditor
NOV 14 2019

Book 2019 Page 3219

2019 3219 Type 06 002 Pages 10
Date 11/14/2019 Time 9:56:25AM
Rec Amt $52.00

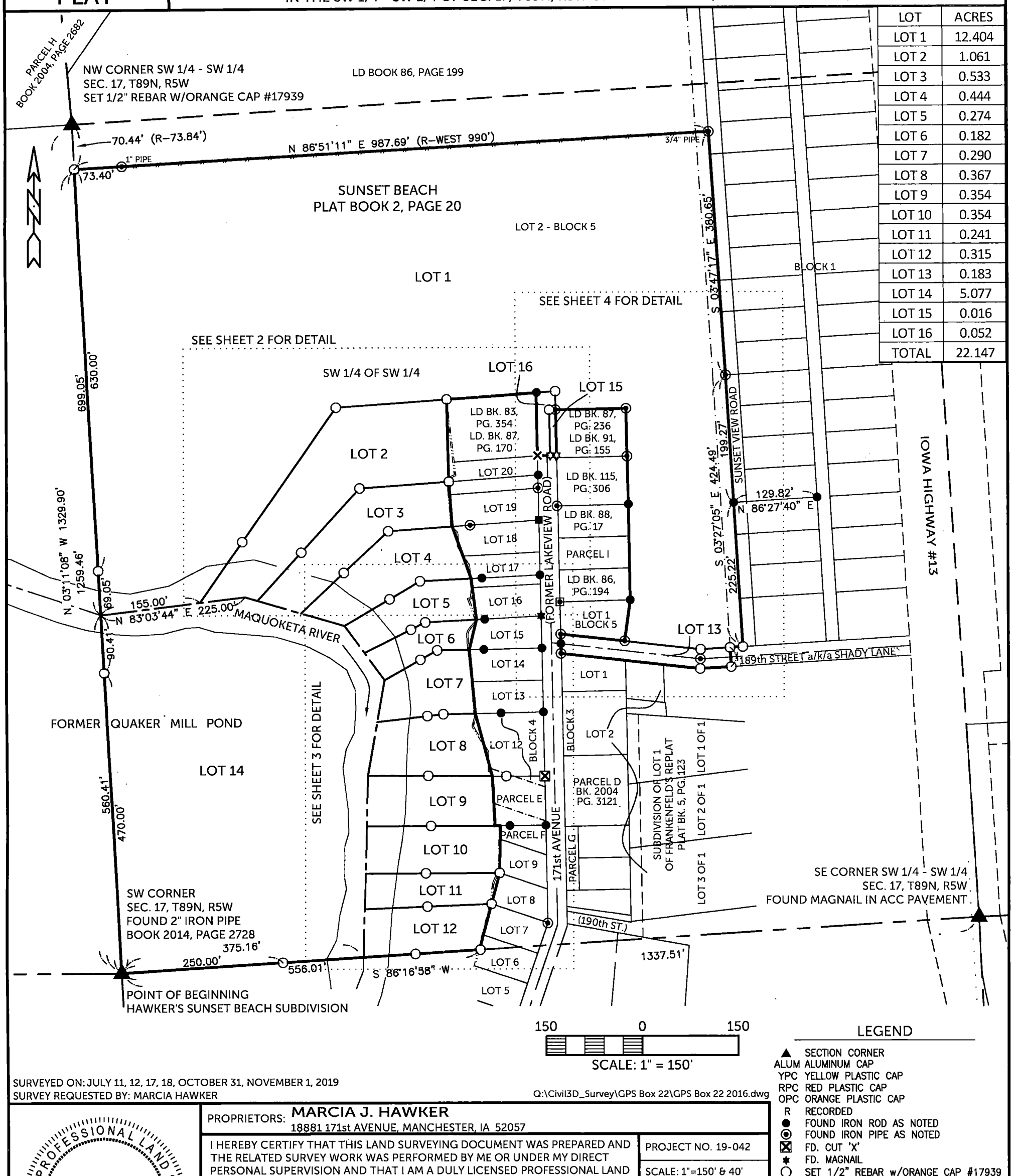
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION PLAT

HAWKER'S SUNSET BEACH SUBDIVISION

PART OF LOT 2, BLOCK NO. 5, PART OF SHADY LANE, AND PART OF SUNSET VIEW ROAD IN SUNSET BEACH
IN THE SW 1/4 - SW 1/4 OF SEC. 17, T89N, R5W OF THE FIFTH P.M. ,DELAWARE COUNTY, IOWA

LOT	ACRES
LOT 1	12.404
LOT 2	1.061
LOT 3	0.533
LOT 4	0.444
LOT 5	0.274
LOT 6	0.182
LOT 7	0.290
LOT 8	0.367
LOT 9	0.354
LOT 10	0.354
LOT 11	0.241
LOT 12	0.315
LOT 13	0.183
LOT 14	5.077
LOT 15	0.016
LOT 16	0.052
TOTAL	22.147



LEGEND

- ▲ SECTION CORNER
- ALUM ALUMINUM CAP
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- R RECORDED
- ● FOUND IRON ROD AS NOTED
- ◉ FOUND IRON PIPE AS NOTED
- ⊠ FD. CUT 'X'
- ✱ FD. MAGNAIL
- ○ SET 1/2" REBAR w/ORANGE CAP #17939
- ✡ SET MAG NAIL w/SSW PLS 17939
- × SET CUT "X"
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- PLATTED LOT/STREET LINE
- FORMER SHORE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED

SURVEYED ON: JULY 11, 12, 17, 18, OCTOBER 31, NOVEMBER 1, 2019
SURVEY REQUESTED BY: MARCIA HAWKER

Q:\Civil3D_Survey\GPS Box 22\GPS Box 22 2016.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 5

PROPRIETORS: **MARCIA J. HAWKER**
18881 171st AVENUE, 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.

7/26/19

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. 19-042
SCALE: 1"=150' & 40'
DATE: JULY 26, 2019
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 22
SHEET 1 OF 10

LOTS 7, 8, AND LOTS 13 THROUGH 20, BLOCK NO. 4 ARE RECORDED AS 50' WIDE
LOTS 9, 10, 11, BLOCK NO. 4 ARE RECORDED AS 53.25' WIDE
LOT 12, BLOCK NO. 4 IS RECORDED AS 116.6' WIDE
LOTS 25 THROUGH 31, BLOCK NO. 1 ARE RECORDED AS 50' x 110'
LOT 24, BLOCK NO. 1 IS RECORDED AS 78' x 110'

40 0 40
SCALE: 1" = 40'

LOT 2
LOT 3
LOT 4
LOT 5
LOT 15
LOT 16
LOT 19
LOT 18
LOT 17
LOT 20
NORTH 30' OF LOT 20
SOUTH 20' OF LOT 20

S 34°41'54" W 370.47'
255.00'
172.70'
S 85°53'08" W 342.71'
139.96'
139.40'
S 85°53'08" W 278.80'
139.40'
S 42°06'46" W 236.38'
135.00'
100.00'
S 46°41'58" W
186.50'
95.00'
S 59°36'34" W
136.49'
55.00'
N 83°03'44" E
70.00'
20.00'
70.00'
S 73°42'49" E 160.00'
70.00'
MAQUOKETA RIVER
S 01°22'36" E 128.81'
S 04°10'37" E 70.09'
S 51°46'15" E 86.77'
S 87°07'27" W 187.79'
S 07°04'59" E 64.23'
N 86°56'42" E 181.13'
80.00'
25.00'
S 85°53'05" W 235.66'
135.66'
107.82'
80.00'
91.02'
101.13'
88.33'
30.04'
28.87'
S 89°06'40" W 10.00'
S 89°06'40" W 109.83' (R
1/2" IRON PIPE
0.48' WEST OF CORNER
128.83'
98.83' (R-100')
S 01°07'31" E 71.57'
71.53'
75.32'
10.00'
20.00'
RAILROAD SPIKE
0.39' WEST OF CORNER
30.00'
S 88°52'29" W
30.00'
1/2" REBAR 0.57'
EAST OF CORNER
20.16'
285.02'
3/4" PIPE 0.30'
WEST OF CORNER
70.19'
50.03'
N 01°07'31" W
379.18'
75.05'
N 88°45'08" E 110.34' (
1" PIPE 1.37' WEST
OF CORNER
S 01°07'31" E
278.78'
86.00'
63.77'
1.5" SQUARE IRON BAR
1/2" REBAR YPC 0.17'
WEST OF CORNER
1/2" PIPE
1/2" REBAR
YPC #8505
1/2" IRON ROD
W/ALUM CAP #5227
N 88°26'29" E 109.93'
3/8" IRON ROD
IN CONCRETE
49.88' (R-50')
(FORMER LAKEVIEW ROAD)
171st AVENUE

THIS LINE TO MATHEMATICALLY AND GEOMETRICALLY REPRESENT THE FORMER SHORE LINE

THIS LINE TO MATHEMATICALLY AND GEOMETRICALLY REPRESENT THE FORMER SHORE LINE

FORMER SHORE LINE OF QUAKER MILL POND PRIOR TO DAM REMOVAL

LD BK. 83, PG. 354
LD. BK. 87, PG. 170

LD BK. 87, PG. 236
LD BK. 91, PG. 155
PLAT BK 3, PG. 64

LD BK. 115, PG. 306

LD BK. 88, PG. 17
PLAT BOOK 3, PAGE 14

PARCEL I
BOOK 2009, PAGE 2430

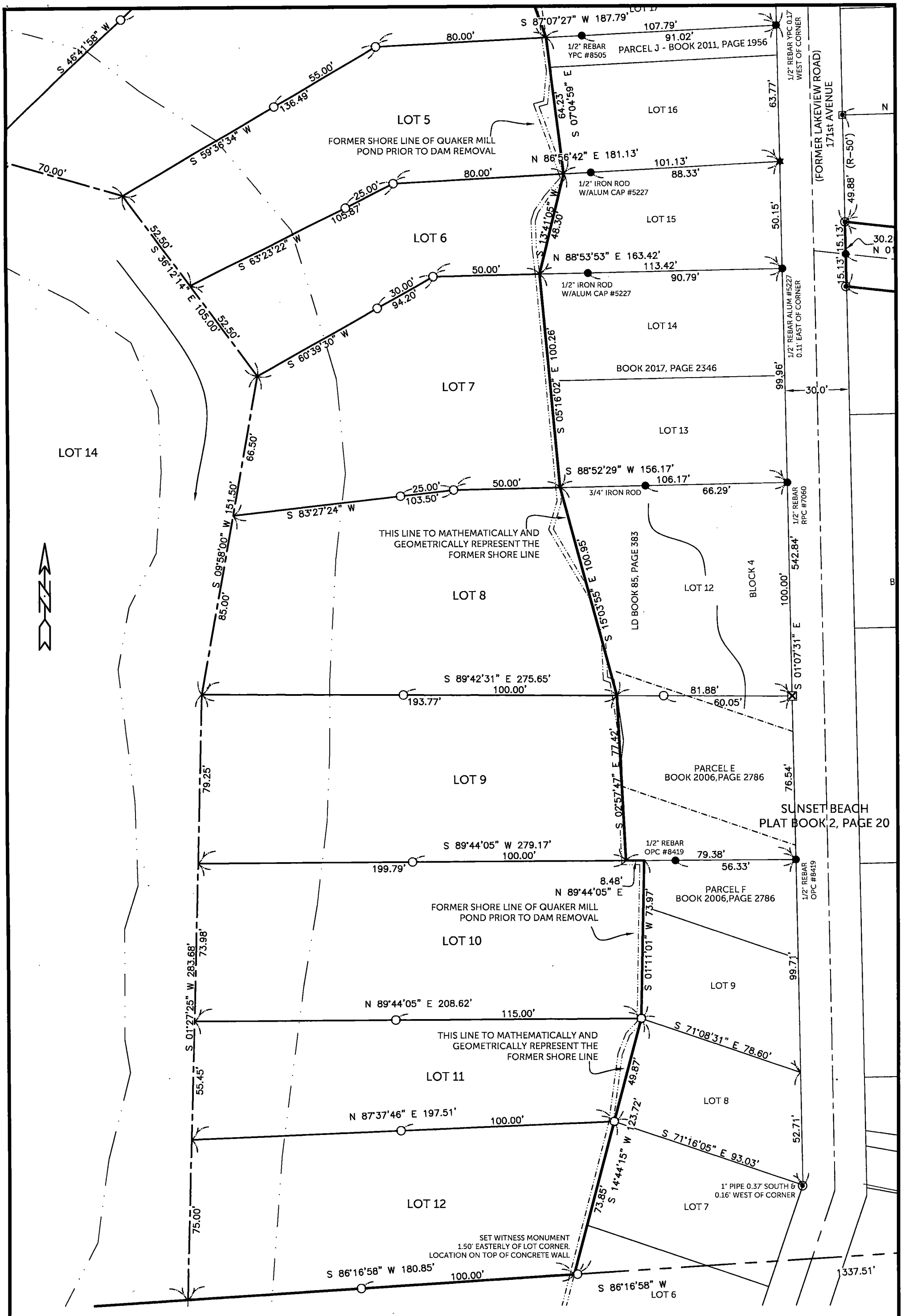
LD BK. 86, PG. 194

LOT 1
BLOCK 5

SUNSET BEACH
PLAT BOOK 2, PAGE 20

PARCEL J - BOOK 2011, PAGE 1956

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 Phone 563-927-2434 burringtongroup.com



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N

40 0 40

SCALE: 1" = 40'

LOT 1

SUNSET BEACH
PLAT BOOK 2, PAGE 20

LOT 2 - BLOCK 5

LOT 15 & 16:
A PERPETUAL RIGHT OF WAY FOR PURPOSES OF INGRESS AND EGRESS TO THE OWNERS OF REAL ESTATE ABUTTING OR ADJACENT TO THE NORTH 100 FEET OF LAKEVIEW ROAD EXTENDED NORTH FROM PLATTED LAKEVIEW ROAD.

THE INTENT OF LOT 15 IS TO CREATE A LOT OF THE 10' EASEMENT AREA GRANTED IN BOOK 2006, PAGE 1556

5/8" IRON ROD 0.75' EAST OF CORNER

30.04'

LOT 16

28.87'

S 89°06'40" W 10.00'

1.5" IRON PIPE

S 89°06'40" W 109.83' (R–110')

1/2" IRON PIPE
0.48' WEST OF CORNER

LOT 15

128.83'
98.83' (R–100')

S 01°07'31" E 71.57'

71.53'
75.32'

LD BK. 87, PG. 236
LD BK. 91, PG. 155
PLAT BK 3, PG. 64

74.82' (R–75')
149.69'

10.00'

20.00'

1" IRON PIPE 0.17' WEST OF CORNER

RAILROAD SPIKE
0.39' WEST OF CORNER

30.00'
S 88°52'29" W

1/2" REBAR
0.57' EAST OF CORNER

30.00'

3/4" PIPE 0.30' WEST OF CORNER

20.16'
285.02'

LD BK. 115, PG. 306

75.05'
379.18'

74.87' (R–75')
N 01°19'21" W

70.19'
50.03'
N 01°07'31" W

N 88°45'08" E 110.34' (R–110')

5/8" IRON ROD W/BROKEN CAP

1"PIPE 1.37' WEST OF CORNER

S 01°07'31" E

LD BK. 88, PG. 17
PLAT BOOK 3, PAGE 14

1.5" SQUARE IRON BAR

86.00'

278.78'

PARCEL I
BOOK 2009, PAGE 2430

N 00°57'58" W 149.46'

1/2" REBAR YPC 0.17' WEST OF CORNER

LD BK. 86, PG. 194

(FORMER LAKEVIEW ROAD)
171st AVENUE

63.77'

N 88°26'29" E 109.93' (R–110')

3/8" IRON ROD IN CONCRETE

1/2" REBAR

49.88' (R–50')

N 07°57'13" E
64.57' (R–64.35')

LOT 1
BLOCK 5

50.15'

1" PIPE 0.13' SOUTH OF CORNER

15.13'
15.13'

100.59' (R–102.1')

30.26'
5/8" N 01°07'31" W

S 83°40'29" E 219.58'

118.99'

S 86°27'40" W 65.91'

45.91'

20.00'

30.00'
S 03°27'05" E

LOT 13

N 83°40'29" W 218.91' (R–S 86°2 1/2' E 218.7')

30.0'

1" PIPE

189th STREET a/k/a SHADY LANE

1" PIPE 0.07' SOUTH & 0.40' WEST OF CORNER

N 83°40'29" W 218.25'

S 86°27'40" W
48.45'

1/2" REBAR ALUM #5227
0.11' EAST OF CORNER

99.96'

30.0'

LOT 1

LOT 13:
L.D. BOOK 104, PAGE 164: "A PERPETUAL RIGHT OF WAY FOR PUBLIC USE OF SHADY LANE ROAD FROM THE WEST LINE OF SUNSET VIEW ROADWAY TO THE EAST LINE OF LAKEVIEW ROAD."

LOT 34

20.0'

20.0'

LOT 33

40.0'

SUNSET VIEW ROAD

LOT 32

1.5" PIPE

LOT 31

LOT 30

BLOCK NO. 1

199.27'

LOT 29

LOT 28

1/2" IRON ROD W/ALUM CAP #5227

1/2" REBAR W/RPC #7060

S 86°27'40" W 129.82'

424.49'
S 03°27'05" E

LOT 27

LOT 26

225.22'

LOT 25

LOT 24

BURRINGTON GROUP, INC.
Civil Engineering I Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
burringtongroup.com

LEGAL DESCRIPTION:

HAWKER'S SUNSET BEACH SUBDIVISION, Part of Lot 2, Block No. 5 and part of Shady Lane in Sunset Beach in the SW ¼ of the SW ¼ of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing total of 22.147 acres, divided into sixteen lots numbered Lot 1 through Lot 16, subject to easement so record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the SW ¼ of the SW ¼ of said Section Seventeen (17), being the Westerly Line of Lot 2, Block 5 of Sunset Beach, as recorded in Plat Book 2, Page 20, North 03° 11' 08" West, 1259.46 feet to the South Line of a parcel recorded in Land Deed Book 86, Page 199 in the office of the Delaware County Recorder;

THENCE along said South Line, North 86° 51' 11" East, 987.69 feet to the center of Sunset View Road in said Sunset Beach;

THENCE along the center of said Sunset View Road, South 03° 47' 17" East, 380.65 feet;

THENCE continuing along the center of said Sunset View Road, South 03° 27' 05" East, 424.49 feet to the North Line of Shady Lane in said Sunset Beach;

THENCE along the North Line of said Shady Lane, South 86° 27' 40" West, 20.00 feet to the west line of said Sunset View Road;

THENCE along the Southerly extension of the west line of said Sunset View Road, South 03° 27' 05" East, 30.00 feet to the South Line of said Shady Lane;

THENCE along the South Line of said Shady Lane, South 86° 27' 40" West, 48.45 feet;

THENCE continuing along the South Line of said Shady Lane, North 83° 40' 29" West, 218.25 feet to the Easterly Line of Lakeview Road in said Sunset Beach;

THENCE along the Easterly Line of said Lakeview Road, North 01° 07' 31" West, 30.26 feet to the North Line of said Shady Lane;

THENCE along the North Line of said Shady Lane, South 83° 40' 29" East, 100.59 feet to the East Line of Lot 1, Block 5 of said Sunset Beach;

THENCE along the East Line of said Lot 1, Block 5, North 07° 57' 13" East, 64.57 feet to the Northeast Corner of said Lot 1, Block 5;

THENCE North 00° 57' 58" West, 149.46 feet along the East Line of parcels recorded as 110 feet deep;

THENCE continuing the East Line of parcels recorded as 110 feet deep, North 01° 19' 21" West, 149.69 feet to the North Line of a parcel recorded in Land Deed Book 87, Page 236
;

THENCE along said North Line, South 89° 06' 40" West, 109.93 feet to the Northerly Extension of the East Line of said Lakeview Road;

THENCE along the Northerly Extension of the East Line of said Lakeview Road, South 01° 07' 31" East, 71.53 feet to the North Line of said Lakeview Road;

THENCE along the North Line of said Lakeview Road, South 88° 52' 29" West, 30.00 feet to a Northerly Extension of the Westerly Line of said Lakeview Road;

THENCE along the Northerly Extension of the Westerly Line of said Lakeview Road, North 01° 07' 31" West, 98.83 feet to the Northerly Line of a parcel recorded in Land Deed Book 87, Page 170;

THENCE along said Northerly Line, South 85° 53' 08" West, 139.96 to a line representing the former shore line;

THENCE along said line representing the former shore line, being the Westerly Line of Block 4 of said Sunset Beach, South 01° 22' 36" East, 128.81 feet;

THENCE continuing along said line representing the former shore line, being the Westerly Line of said Block 4, South 04° 10' 37" East, 70.09 feet;

THENCE continuing along said line representing the former shore line, being the Westerly Line of said Block 4, South 19° 46' 15" East, 86.77 feet;

THENCE continuing along said line representing the former shore line, being the Westerly Line of said Block 4, South 07° 04' 59" East, 64.23 feet;

THENCE continuing along said line representing the former shore line, being the Westerly Line of said Block 4, South 13° 41' 05" West, 48.30 feet;

THENCE continuing along said line representing the former shore line, being the Westerly Line of said Block 4, South 05° 16' 02" East, 100.26 feet;

THENCE continuing along said line representing the former shore line, being the Westerly Line of said Block 4, South 15° 04' 21" East, 101.06 feet;

THENCE continuing along said line representing the former shore line, being the Westerly Line of said Block 4, South 02° 56' 12" East, 77.31 feet;

THENCE continuing along said line representing the former shore line, being the Westerly Line of said Block 4, North 89° 44' 05" East, 8.48 feet;

THENCE continuing along said line representing the former shore line, being the Westerly Line of said Block 4, South 01° 11' 01" West, 73.97 feet;

THENCE continuing along said line representing the former shore line, being the Westerly Line of said Block 4, South 14° 44' 15" West, 123.72 feet to the Southerly Line of the SW ¼ of the SW ¼ of said Section Seventeen (17);

THENCE along the Southerly Line of the SW ¼ of the SW ¼ of said Section Seventeen (17), South 86° 16' 58" West, 556.01 feet to the POINT OF BEGINNING;

The Southerly Line of the SW ¼ of the SW ¼ of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 86° 16' 58" West.

OWNER'S ACKNOWLEDGMENT

I Marcia J. Hawker 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.

Marcia J. Hawker

Marcia J. Hawker

State of Iowa)
)
County of Delaware) ss:

On this 12th day of November A.D. 2019, before me a Notary Public in and for said State, personally appeared Marcia J. Hawker 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 M. Kunde

Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175697
My Commission Expires
8-16-21

CERTIFICATE OF TREASURER

I, the undersigned, ~~Carolyn A. Wilson~~ Pamela A Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **HAWKER'S SUNSET BEACH 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~~, County Treasurer Date 11-14-19

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 **HAWKER'S SUNSET BEACH SUBDIVISION**, a subdivision in Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL IOWA

Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **HAWKER'S SUNSET BEACH 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

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 JULY 26, 2019.

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 16th day of October, A.D., 2019, at the hour of 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 Marcia J. Hawker.

Dated at Delaware, Iowa, in said County, this 25 day of October, 2019.

Thomas J. Hanson, ICIS PIN No: AT0003249
Hanson Law Office
401 E Main Street
Manchester, Iowa 52057
Telephone: 563-927-5920
Fax: 563-927-4841
Email: tom@hansonlawia.com

PLANNING & ZONING COMMISSION RESOLUTION
PRELIMINARY & FINAL PLAT HAWKER'S SUNSET BEACH SUBDIVISION

WHEREAS, the preliminary & final subdivision plat of **HAWKER'S SUNSET BEACH SUBDIVISION,** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JULY 26, 2019, 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 & final 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 is recommending to the City Council that they accept the preliminary & final subdivision plat of **HAWKER'S SUNSET BEACH 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. In the future, if this area was annexed into the City of Manchester, zoning would be residential.
c. Part of Lot 1, Lots 2 through 12, and Lot 14 are in the currently mapped flood plain.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said preliminary & final of **HAWKER'S SUNSET BEACH 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 Chairperson and Secretary are hereby directed to certify this approval and affix the same to said Preliminary plat as by law provided.

Passed this 16th day of October, A.D., 2019.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Dave Smith, Chairperson

ATTEST:

Laura K. Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 16th day of October, 2019, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared Dave Smith and Laura K. 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, and that Dave Smith 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.

Notary Public.

JULIE A. SCHMITZ
Commission Number 224151
My Comm. Exp. OCT 12, 2020

R-120-2019

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT
(HAWKER'S SUNSET BEACH SUBDIVISION)

WHEREAS, the preliminary & final subdivision plat of **HAWKER'S SUNSET BEACH SUBDIVISION**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JULY 26, 2019, 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 & final 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 preliminary & final subdivision plat of **HAWKER'S SUNSET BEACH 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. In the future, if this area was annexed into the City of Manchester, zoning would be residential.
c. Part of Lot 1, Lots 2 through 12, and Lot 14 are in the currently mapped flood plain.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said preliminary & final subdivision plat of **HAWKER'S SUNSET BEACH 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 28th day of October, A.D., 2019.

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 29th day of October, 2019, 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-120-2019 adopted by the City Council on the 28th day of October, 2019, 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