Recorder's Index
County: Delaware
City: City of Manchester
Subdivision: West Brook Addition – Phase 1
Lots: Lot 1, Lot 2, and Lot 3
Section & Aliquot Part: Lot 2 of Karusco South Subdivision of Part of the E1/2–NE1/4 of Sec. 31 and Part of the NW1/4 of Sec. 32, all in T89N, R5W, 5th P.M.
Proprietor(s): Wesley D. & Jamie K. Schulte
Requested by: Wesley D. Schulte
Surveyor and Return To: Roger R. Mohn, Iowa P.E. & P.L.S. No. 10165
Mohn Surveying, Inc.
1890 Great River Road, Lansing, Iowa 52151
Telephone No.: (563) 538-4067 Email: mohnsurveying@gmail.com

FILED
Delaware Co. Assessor
MAR 0 2 2020

FILED
Delaware Co. Auditor
MAR 0 2 2020

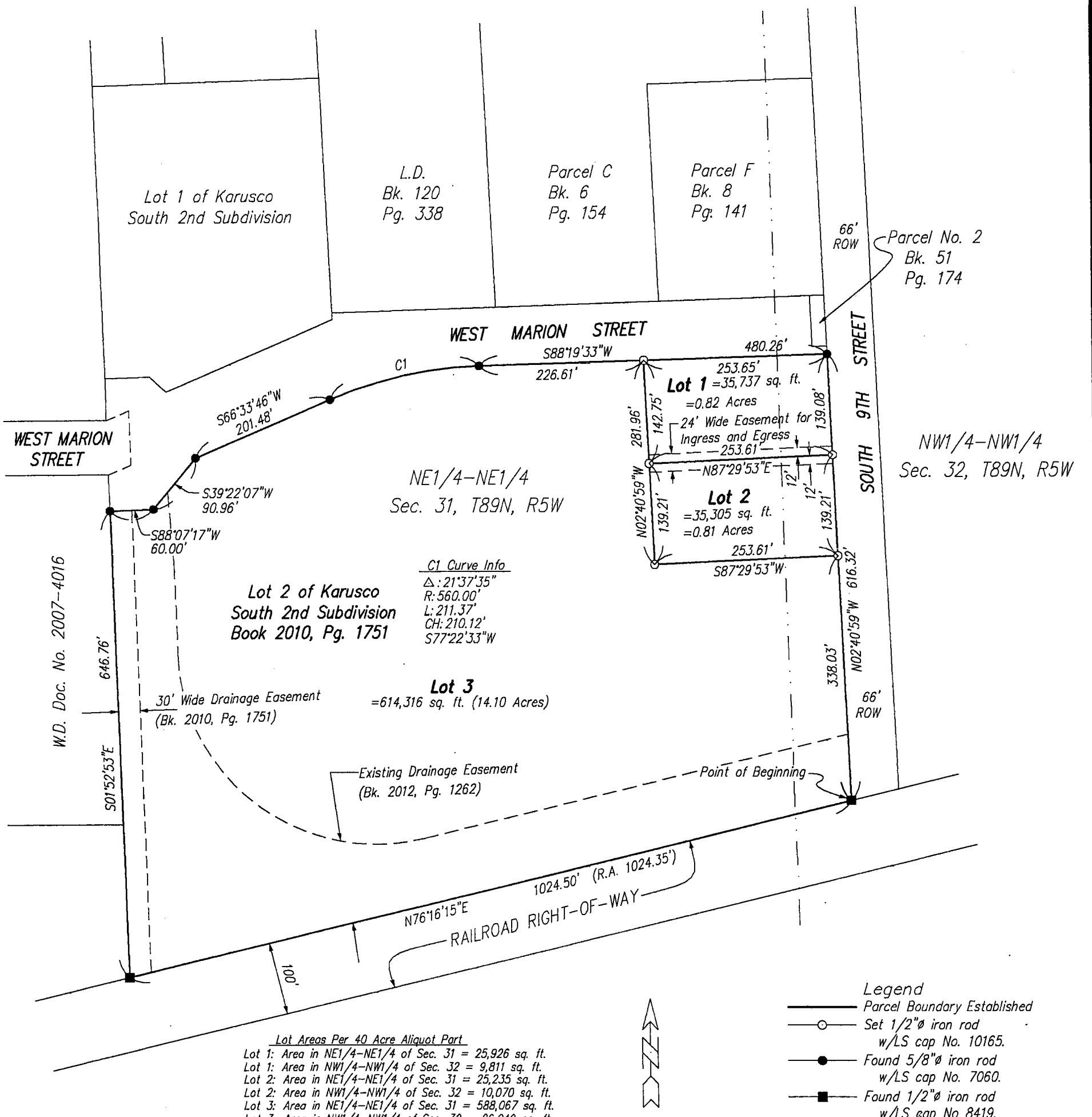
Book 2020 Page 557
Document 2020 557 Type 06 002 Pages 5
Date 3/02/2020 Time 8:51:53AM
Rec Amt $27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

• • MOHN SURVEYING, INC. • ROGER R. MOHN • 1890 GREAT RIVER ROAD • LANSING, IOWA 52151 • 563-538-4067 • •

FINAL PLAT
of
WEST BROOK ADDITION – PHASE 1

A SUBDIVISION OF LOT 2 OF KARUSCO SOUTH 2ND SUBDIVISION OF PART OF THE E1/2–NE1/4 OF SECTION 31 AND PART OF THE NW1/4 OF SECTION 32; ALL IN TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.



Lot Areas Per 40 Acre Aliquot Part
Lot 1: Area in NE1/4–NE1/4 of Sec. 31 = 25,926 sq. ft.
Lot 1: Area in NW1/4–NW1/4 of Sec. 32 = 9,811 sq. ft.
Lot 2: Area in NE1/4–NE1/4 of Sec. 31 = 25,235 sq. ft.
Lot 2: Area in NW1/4–NW1/4 of Sec. 32 = 10,070 sq. ft.
Lot 3: Area in NE1/4–NE1/4 of Sec. 31 = 588,067 sq. ft.
Lot 3: Area in NW1/4–NW1/4 of Sec. 32 = 26,249 sq. ft.

Legend
- Parcel Boundary Established
- Set 1/2"ø iron rod w/LS cap No. 10165.
- Found 5/8"ø iron rod w/LS cap No. 7060.
- Found 1/2"ø iron rod w/LS cap No 8419.
- Section Line, 1/4 Section Line, or 1/4–1/4 Section Line.
- (R.A.) Recorded As

Notes
1. All easements of record may not be shown on this plat of survey.
2. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

SEAL

LICENSED LAND SURVEYOR
Roger R. Mohn 10165
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.

Roger R. Mohn February 27, 2020
Roger R. Mohn Date
License Number 10165
My license renewal date is December 31, 2020
Pages or sheets covered by this seal: Sheet 1 of 2 through 2 of 2.

Proprietor(s):
Wesley D. & Jamie K. Schulte

Survey requested by:
Wesley D. Schulte

Sheet No. 1 of 2
Surveyed: January, 2020
February 27, 2020 Drawn By: LFG RRM
S:\Drawings\Surveys\2018\Delaware\Karusco\Karusco1.dwg

0 150 300
Scale 1" = 150'

LEGAL DESCRIPTION OF **WEST BROOK ADDITION - PHASE 1** :

A subdivision of Lot Two (2) of Karusco South 2nd Subdivision located in the East One-half of the Northeast Quarter (E1/2-NE1/4) of Section Thirty-one (31) and in the Northwest Quarter (NW1/4) of Section Thirty-two (32); all in Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa consisting of Lot One (1), Lot Two (2), and Lot Three (3) containing 35,737 square feet, 35,305 square feet, and 614,316 square feet, respectively, more or less. The exterior boundary of said West Brook Addition - Phase 1 is more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of Lot 2 of Karusco South 2nd Subdivision (Book 2010, Page 1751 of Delaware County Records) which is the Point of Beginning; thence N 02°-40'-59" W, 616.32 feet along the west right-of-way line of South Ninth Street in the City of Manchester, Iowa; thence S 88°-19'-33" W, 480.26 feet along the south right-of-way line of West Marion Street in said City of Manchester; thence 211.37 feet along the south right-of-way line of West Marion Street in said City of Manchester which is long a 560.00 foot radius curve concave southerly with a central angle of 21°-37'-35" and a long chord which bears S 77°-22'-33" W, 210.12 feet; thence S 66°-33'-46" W, 201.48 feet along the south right-of-way line of West Marion Street in said City of Manchester; thence S 39°-22'-07" W, 90.96 feet along the south right-of-way line of West Marion Street in said City of Manchester; thence S 88°-07'-17" W, 60.00 feet along the south right-of-way line of West Marion Street in said City of Manchester; thence S 01°-52'-53" E, 646.76 feet; thence N 76°-16'-15" E, 1024.50 feet along the northerly right-of-way line of a railroad to the Point of Beginning. Said described parcel contains a total of 685,358 square feet (15.734 Acres), more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

LICENSED PROFESSIONAL LAND SURVEYOR
ROGER R. MOHN 10165
IOWA

I hereby certify that this land surveying document was prepared and 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.

Roger R. Mohn February 27, 2020

Roger R. Mohn *Date*

License Number 10165

My license renewal date is December 31, 2020.

Pages or sheets covered by this seal:

Sheet No. 1 of 2 through 2 of 2.

Owner's Acknowledgment:

The attached subdivision plat represents a survey of **West Brook Addition - Phase 1** being a subdivision of Lot Two (2) of Karusco South 2nd Subdivision located in the East One-half of the Northeast Quarter (E1/2-NE1/4) of Section Thirty-one (31) and in the Northwest Quarter (NW1/4) of Section Thirty-two (32); all in Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa

I (We), Wesley D. Schulte and Jamie K. Schulte, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat of Survey, is made with my (our) free consent and in accordance with my (our) desire.

Wesley D. Schulte

Jamie K. Schulte

STATE OF IOWA, Delaware County SS.

On this 2 day of March A.D., 2020 before me, a Notary Public in and for said County, personally appeared Wesley D. Schulte and Jamie K. Schulte of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledge the same to be their voluntary act and deed.

Witness my hand and seal.

NOTARIAL SEAL IOWA
MICHELE R AFRICA
Commission Number 742822
My Commission Expires
4-14-21

Michele R. Africa

Notary Public in and for said County

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, state that I am the Delaware County Treasurer and have examined the records in our office for the lands legally described as follows:

Lot Two (2) of Karusco South 2nd Subdivision located in the East One-half of the Northeast Quarter (E1/2-NE1/4) of Section Thirty-one (31) and in the Northwest Quarter (NW1/4) of Section Thirty-two (32); all in Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa

and pursuant to Iowa Code section 354.11, the property is free from delinquent taxes and certified special assessments.

Dated: 2-21-20

Jennifer F Eschen -Deputy
Pam Klein
Delaware County Treasurer

STATE OF IOWA, Delaware County SS.
On this 21 day of Feb. A.D., 2020 before me, a Notary Public in and for said County, personally appeared Pam Klein of said County, to me personally known to be the identical person(s) whose name is affixed to the foregoing statement and did say that she is the Treasurer of Delaware County, Iowa, and acknowledge the same to be her voluntary act and deed.

Witness my hand and seal.

Michele R. Africa
Notary Public in and for said County

MICHELE R AFRICA
Commission Number 742822
My Commission Expires
9-14-21

APPROVAL OF AUDITOR

I, the undersigned, 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 West Brook Addition - Phase 1, City of Manchester, Delaware County, Iowa, a subdivision of:

Lot Two (2) of Karusco South 2nd Subdivision located in the East One-half of the Northeast Quarter (E1/2-NE1/4) of Section Thirty-one (31) and in the Northwest Quarter (NW1/4) of Section Thirty-two (32); all in Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa.

Date: March 2, 2020

Carla K. Becker

STATE OF IOWA, Delaware County SS.
On this 2nd day of March A.D., 2020 before me, a Notary Public in and for said County, personally appeared Carla K. Becker of said County, to me personally known to be the identical person(s) whose name is affixed to the foregoing statement and did say that she is the Auditor of Delaware County, Iowa, and acknowledge the same to be her voluntary act and deed.

Witness my hand and seal.

Peggy A. Hildebrand
Notary Public in and for said County

PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
December 26, 2021

R-016-2020

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT - WEST BROOK ADDITION PHASE 1

WHEREAS, the Preliminary & Final Plat of ***WEST BROOK ADDITION PHASE 1***, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Roger Mohn, dated January 13, 2020, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

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 Preliminary & Final Plat of said ***WEST BROOK ADDITION PHASE 1*** a subdivision of Lot Two (2) of Karusco South 2nd Subdivision located in the East One-half of the Northeast Quarter (E1/2-NE1/4) of Section Thirty-one (31) and in the Northwest Quarter (NW1/4) of Section Thirty-two (32); all in Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, 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. Sidewalks will be installed as the property is developed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that

said Preliminary & Final Plat of ***WEST BROOK ADDITION PHASE 1, 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 Preliminary & Final plat as by law provided.

Passed this 27th day of January, 2020.

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 28th day of January, 2020, before me, Laura 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 016-2020 adopted by the City Council on the 27th day of January, 2020, 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 Thomas, Notary Public

NOTARIAL SEAL IOWA

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

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT
WEST BROOK ADDITION PHASE 1

WHEREAS, the Preliminary & Final Plat of ***WEST BROOK ADDITION PHASE 1***, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Roger Mohn, dated January 13, 2020, 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 subdivision preliminary & 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; and

WHEREAS, the Manchester Planning & Zoning Commission is recommending to the City Council that they accept the Preliminary & Final Plat of said **WEST BROOK ADDITION PHASE 1,** a subdivision of Lot Two (2) of Karusco South 2nd Subdivision located in the East One-half of the Northeast Quarter (E1/2-NE1/4) of Section Thirty-one (31) and in the Northwest Quarter (NW1/4) of Section Thirty-two (32); all in Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, 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. Sidewalks will be installed as the property is developed.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said the Preliminary & Final Plat of ***WEST BROOK ADDITION PHASE 1***, 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 & Final plat as by law provided.

Passed this 15TH day of January, 2020.

CITY SEAL — CITY OF MANCHESTER, IOWA

Dave Smith, Chairperson

Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 15TH day of January, 2020, before me, Sarah Maurer, a Notary Public in and for the State of Iowa, personally appeared Dave 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, and that Dave 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.

Notary Public

NOTARIAL SEAL IOWA
SARAH ELIZABETH MAURER
Commission Number 779196
My Commission Expires
07-02-22