COUNTY: DELAWARE
SECTION 31, T 89 N, R 5 W
ALIQUOT PART: NE 1/4 - NE 1/4
CITY: MANCHESTER
SURVEY: HOTEL SUBDIVISION
BLOCK: LOTS: LOT 1, LOT 2
PROPRIETOR: JILL N JIYA L.L.C.
REQUESTED BY: NAAYAN PATEL
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
MAR 11 2020

FILED
Delaware Co. Auditor
MAR 11 2020

Book 2020 Page 654

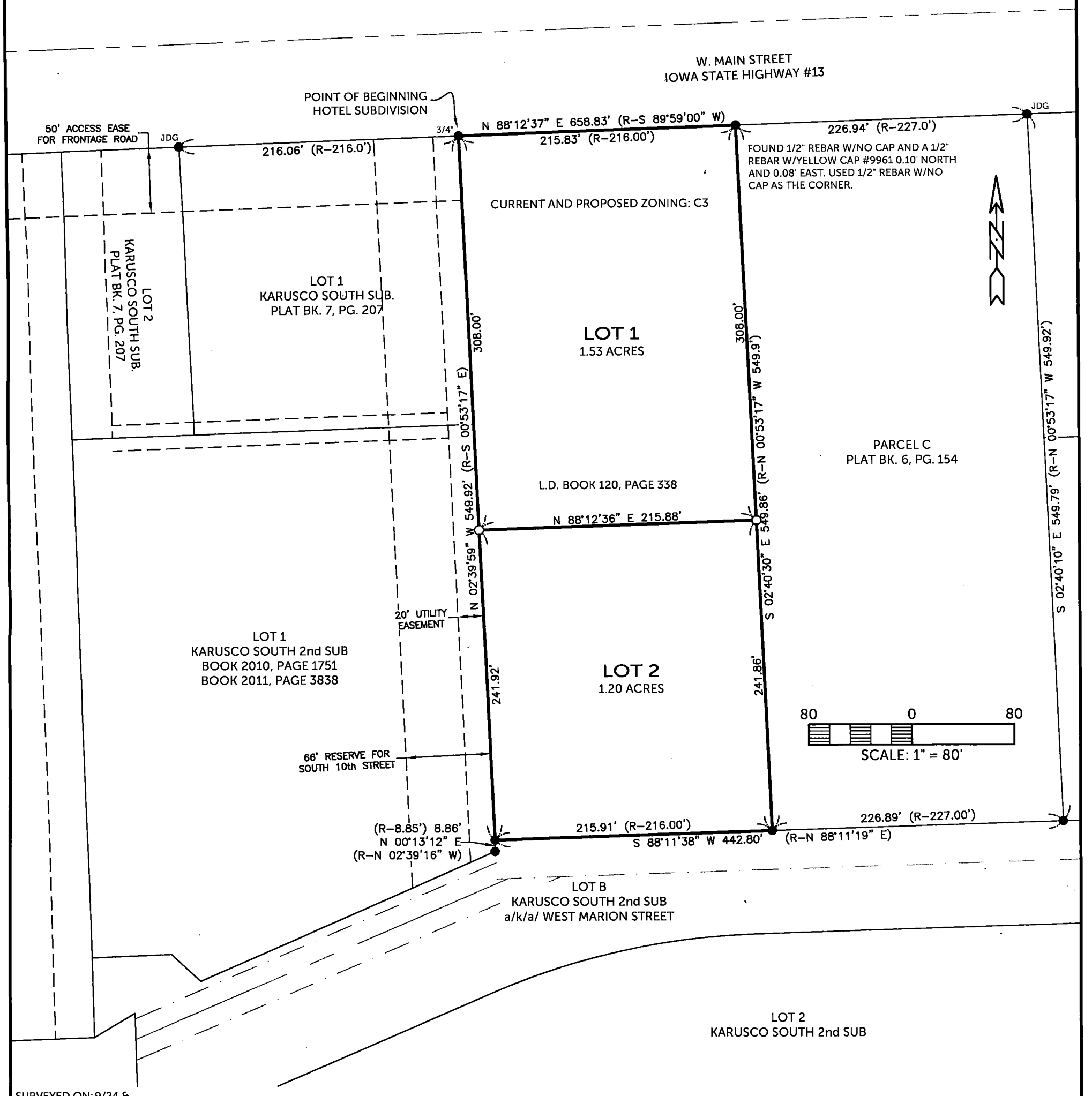
Document 2020 654 Type 06 002 Pages 7
Date 3/11/2020 Time 1:24:09PM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

HOTEL SUBDIVISION

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, T89N, R5W OF THE FIFTH P.M.,
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEYED ON: 9/24 &
SURVEY REQUESTED BY: NAAYAN PATEL

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

LEGEND

- ▲ SECTION CORNER
- ● FOUND 1/2" REBAR w/ RED CAP PLS 7060 (UNLESS NOTED)
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- QUARTER LINE
- QTR.–QTR. LINE
- DRAINAGE EASEMENT
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT BOUNDARY
- BOUNDARY ESTABLISHED
- JDG FOUND 1/2" REBAR w/ ORANGE CAP PLS 8419
- R RECORDED

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: JILL N JIYA L.L.C.
1020 W. MAIN STREET, MANCHESTER, IOWA 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.

11/06/2019
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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

PROJECT NO. 19-083
SCALE: 1" = 80'
DATE: 11/06/2019
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: MANCHESTER
SHEET 1 OF 7

LEGAL DESCRIPTION:

HOTEL SUBDIVISION, Part of the NE 1/4 of the NE 1/4 of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing a total of 2.73 acres, divided into two (2) lots numbered Lot 1 and Lot 2, subject to easements of record, and more particularly described by metes and bounds as follows,

BEGINNING at the Northeast Corner of Lot 1 of Karusco South Subdivision, as recorded in Plat Book 7, Page 207, being on the South Right of Way Line of Iowa State Highway #13;

THENCE along the South Right of Way Line of Iowa State Highway #13, North 88° 12' 37" East, 215.83 feet to the Westerly Line of Parcel C, as recorded in Plat Book 6, Page 154;

THENCE along the Westerly Line of said Parcel C, South 02° 40' 30" East, 549.86 feet to the Northerly Line of Lot B of Karusco South 2nd Subdivision (a/k/a West Marion Street), as recorded in Book 2011, Page 3838;

THENCE along the Northerly Line of said Lot B, South 88° 11' 38" West, 215.91 feet to the Easterly Line of Lot 1 of said Karusco South 2nd Subdivision;

THENCE along the Easterly Line of said Lot 1 of Karusco South 2nd Subdivision and Easterly Line of said Lot 1 of Karusco South Subdivision, North 02° 39' 59" West, 549.92 feet to the **POINT OF BEGINNING**;

The Westerly Line of Parcel C, as recorded in Plat Book 6, Page 154 is assumed to bear South 02° 40' 50" East.

R-125-2019
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the subdivision plat of ***HOTEL SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated NOVEMBER 6, 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 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 subdivision plat of ***HOTEL SUBDIVISION***, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***HOTEL 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 12th day of November, 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 13th day of November, 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-125-2019 adopted by the City Council on the 12th day of November, 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

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***HOTEL 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 IOWA SEAL

Pam Klein 3/11/2020

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 ***HOTEL SUBDIVISION***, a subdivision in Delaware County, Iowa.

OFFICIAL SEAL IOWA

Carla K. Becker 3/11/2020

Carla K. Becker, Delaware County Auditor

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 Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated NOVEMBER 6, 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 22nd day of January, A.D., 2020, 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 Jill N Jiya, L.L.C. Title is subject to a Deed of Trust to Citizens State Bank dated December 6, 2019 and filed January 21, 2020 in Book 2020, Page 174 of the records of the Delaware County Recorder.

Dated at Delaware, Iowa, in said County, this 23 day of January, 2020.

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

MORTGAGE HOLDERS ACKNOWLEDGMENT

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

Audrey G. Savage

By:

CITIZENS STATE BANK ★ VMC ★ CORPORATE SEAL ★ MONTICELLO, IOWA

State of Iowa)
) ss:
County of Jones)

On this 11th day of MARCH, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Audrey G. Savage to me personally known, who being duly sworn, did say that he is the President of Citizens State Bank executing the within and foregoing instrument to which this is attached, that the seal affixed hereto is the seal of the Citizens State Bank; that said instrument was signed on behalf of Citizens State Bank by authority of its Board of Directors; and that Audrey G. Savage as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Citizens State Bank, by it and by them voluntarily executed.

Phillip C Larabee
Notary Public in and for said County

PHILLIP C. LARABEE
Commission Number 161637
My Commission Expires

NOTARIAL SEAL IOWA

PHILLIP C. LARABEE
Commission Number 161637
My Commission Expires
03/05/2021

OWNER'S ACKNOWLEDGMENT

I NAAYAN RAMESH PATEL 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.

Naayan Ramesh Patel

State of Iowa)
)
County of Delaware) Ss:

On this 13th day of NOVEMBER ,2019, before me, a Notary Public in and for said County, personally appeared NAAYAN RAMESH PATEL, to me personally known, who being by me duly sworn or affirmed, did say that that person is (Title) PRESIDENT of said Jill N Jiya L.L.C. and that said instrument was signed on behalf of said Jill N Jiya L.L.C. by authority of its managers and the said PRESIDENT (Title) acknowledged the execution of said instrument to be the voluntary act and deed of said Jill N Jiya L.L.C. by it voluntarily executed.

Notary Public in and for said County

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2020