COUNTY: DELAWARE
SECTION 28, T 89 N, R 5W
ALIQUOT PART: NE 1/4 - SW 1/4
CITY: MANCHESTER
SUBDIVISION: K & L ROBINSON ESTATE SUBDIVISION
BLOCK:
LOTS: LOTS 1 & LOT 2
PROPRIETOR: KEITH ROBINSON & LINDA ROBINSON
REQUESTED BY: KEVIN ROBINSON

FILED
Delaware Co. Assessor
JUL 01 2020

FILED
Delaware Co. Auditor
JUL 01 2020

Book 2020 Page 2182

Document 2020 2182 Type 06 002 Pages 6
Date 7/01/2020 Time 3:13:39PM
Rec Amt $32.00

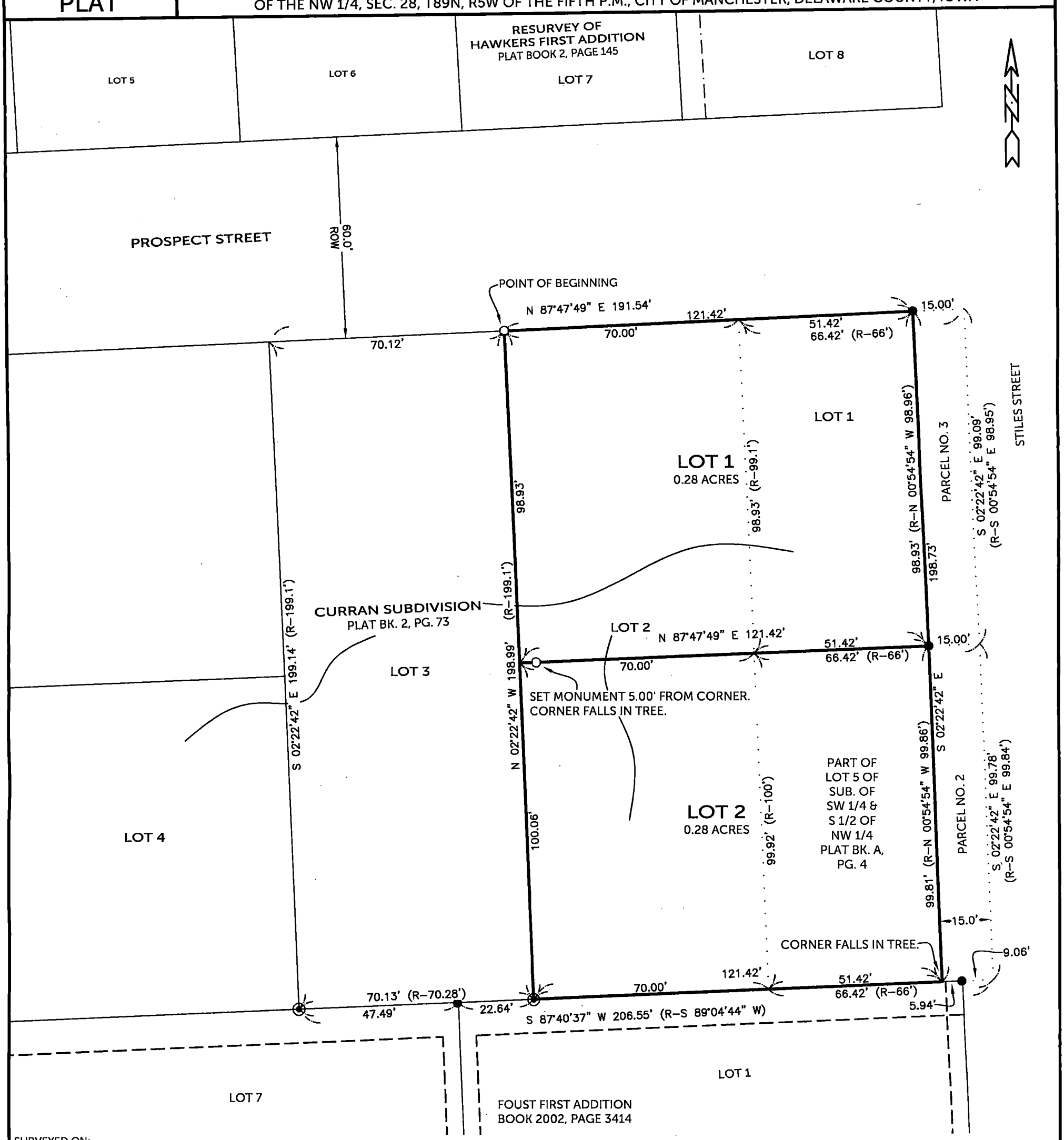
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

SUBDIVISION PLAT

K & L ROBINSON ESTATE SUBDIVISION

A SUBDIVISION OF LOT 1 AND LOT 2 OF CURRAN SUBDIVISION AND PART OF LOT 5 OF THE SUBDIVISION OF THE SW 1/4 & S 1/2 OF THE NW 1/4, SEC. 28, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEYED ON:
SURVEY REQUESTED BY: KEVIN ROBINSON

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: KEITH ROBINSON & LINDA ROBINSON
617 E. PROSPECT 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.

6/11/2020

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. 20-066
SCALE: 1"=30'
DATE: 06/11/2020
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: MANCHESTER
SHEET 1 OF 6

LEGEND

- FOUND 1/2"ø REBAR w/ RED CAP PLS 7060
- FOUND 1" I.D. IRON PIPE (UNLESS NOTED)
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- FORMER LOT LINE
- EASEMENT OR ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED

30 0 30

SCALE: 1" = 30'

LEGAL DESCRIPTION:

K & L ROBINSON ESTATE SUBDIVISION, A SUBDIVISION OF LOT 1 AND LOT 2 OF CURRAN SUBDIVISION AND PART OF LOT 5 OF THE SUBDIVISION OF THE SW 1/4 & S 1/2 OF THE NW 1/4 OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, containing a total of 0.56 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 Northwest Corner of Lot 2 of Curran Subdivision, as recorded in Plat Book 2, Page 73;

THENCE along the Northerly Line of Lot 2 and Lot 1 of said Curran Subdivision, North 87° 47' 49" East, 121.42 feet to the Westerly Line of Stiles Street;

THENCE along the Westerly Line of Stiles Street, South 02° 22' 42" East, 198.73 feet to the Northerly Line of Foust First Addition, as recorded in Book 2002, Page 3414;

THENCE along the Northerly Line of said Foust First Addition, and also the Southerly Line of Lot 2 of said Curran Subdivision, South 87° 40' 37" West, 121.42 feet to the Westerly Line of Lot 2 of said Curran Subdivision;

THENCE along the Westerly Line of Lot 2 of said Curran Subdivision, North 02° 22' 42" West, 198.99 feet to the **POINT OF BEGINNING**;

The Westerly Line of Stiles Street is assumed to bear South 02° 22' 42" East.

OWNER'S ACKNOWLEDGMENT

I Kevin Robinson of Clay County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Kevin Robinson

State of Iowa)
)
County of DELAWARE) ss:

On this 18th day of JUNE A.D. 2020, before me a Notary Public in and for said State, personally appeared KEVIN ROBINSON to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for said State

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

CERTIFICATE OF TREASURER

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

Pam Klein 7/1/2020

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 ***K & L ROBINSON ESTATE SUBDIVISION***, a subdivision in Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL IOWA

Carla K. Becker

Carla K. Becker, Delaware County Auditor

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 **K & L Robinson Estate Subdivision**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JUNE 11, 2020.

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 26th day of May, A.D., 2020, 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 names of Keith Robinson aka Keith B. Robinson and Linda Robinson aka Linda L. Robinson, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, subject to the following:

1. A mortgage in favor of GNB Bank dated September 22, 2016, filed September 27, 2016 in Book 2016, Page 2612.

Dated at Manchester, Iowa in said County, this 29th day of June, 2020.

Steven E. Carr
Attorney at Law

R-098-2020
RESOLUTION APPROVNG FINAL PLAT

WHEREAS, the subdivision plat of ***K & L ROBINSON ESTATE SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated June 11, 2020 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 conforms to the City of Manchester Zoning Ordinance (Chapter 165) and Subdivision Regulations (Chapter 170);

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;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***K & L ROBINSON ESTATE 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 22nd day of June, A.D., 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 23rd day of June, 2020, before me, Julie A. Schmitz, 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-098-2020 adopted by the City Council on the 22nd day of June, 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.

Julie A Schmitz

Notary Public

NOTARIAL SEAL IOWA

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