COUNTY: DELAWARE
SECTION 32, T 89 N, R 5 W
ALIQUOT PART: SW 1/4-NW 1/4
CITY: MANCHESTER
SURVEY: MEI-SBD SUBDIVISION
BLOCK: LOTS: LOT 5 & LOT 6
PROPRIETOR: KEUTER CONTRACTING, INC.
REQUESTED BY: CRAIG INGAMELLS, MANCHESTER ENTERPRISES
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
SEP 24 2020

FILED
Delaware Co. Auditor
SEP 24 2020

Book 2020 Page 3334

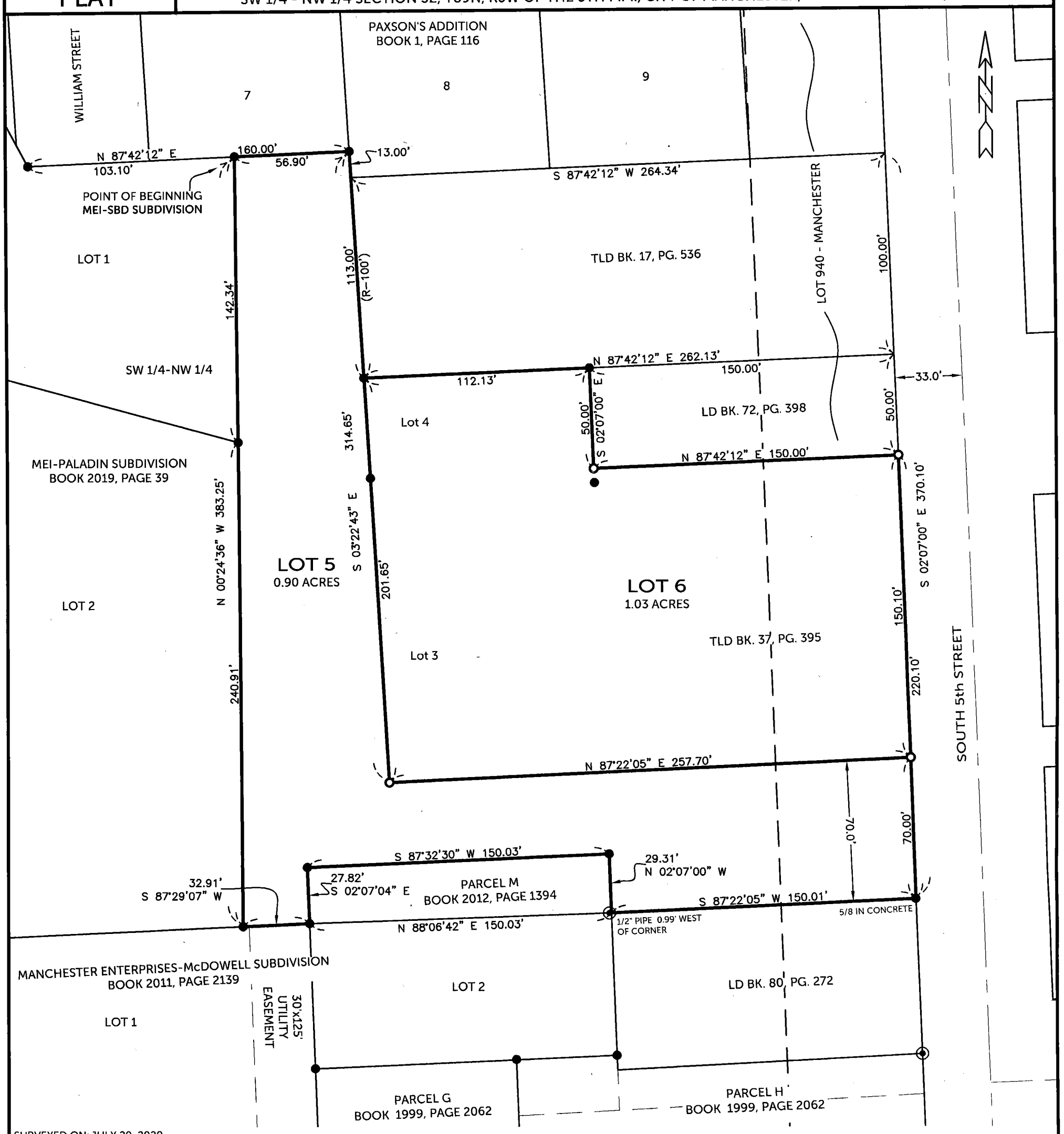
Document 2020 3334 Type 06 002 Pages 7
Date 9/24/2020 Time 3:27:48PM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

MEI-SBD SUBDIVISION

A SUBDIVISION OF LOT 3 AND LOT 4 OF MEI-PALADIN SUBDIVISION, PART OF LOT 940, MANCHESTER, AND PART OF THE SW 1/4 - NW 1/4 SECTION 32, T89N, R5W OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEYED ON: JULY 20, 2020
SURVEY REQUESTED BY: CRAIG INGAMELLS, MANCHESTER ENTERPRISES

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 and 2

PROPRIETORS: KEUTER CONTRACTING, INC.
17938 221st STREET, 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.

7/21/2020

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. 20-040
SCALE: 1"=50'
DATE: JULY 21, 2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: MANCHESTER
SHEET 1 OF 7

LEGEND

- FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- CENTERLINE
- FORMER LOT LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- R RECORDED

50 0 50

SCALE: 1" = 50'

LEGAL DESCRIPTION:

MEI-SBD SUBDIVISION, A subdivision of Lot 3 and Lot 4 of MEI-Paladin Subdivision, part of Lot 940, Manchester, and part of the SW 1/4 of the NW 1/4 all in Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W), City of Manchester, Delaware County, Iowa, containing a total of 1.93 acres, divided into two lots numbered Lot 5 and Lot 6, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of Lot 4 of MEI-Paladin Subdivision, as recorded in Book 2019, Page 39 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of said Lot 4, North 87° 42' 12" East, 56.90 feet to the Northeasterly most Corner of said Lot 4;

THENCE along the Easterly Line of said Lot 4, South 03° 22' 43" East, 113.02 feet;

THENCE continuing along the Easterly Line of said Lot 4, North 87° 42' 12" East, 112.13 feet;

THENCE continuing along the Easterly Line of said Lot 4, South 02° 07' 00" East, 50.00 feet to the Northerly Line of a Parcel recorded in TLD Book 37, Page 395 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of said Parcel, North 87° 42' 12" East, 150.00 feet to the Easterly Line of said Parcel;

THENCE along the Easterly Line of said Parcel, South 02° 07' 00" East, 220.10 feet to the Southerly Line of said Parcel;

THENCE along the Southerly Line of said Parcel, South 87° 22' 05" West, 150.01 feet to the Easterly Line of Parcel M, as recorded in Book 2012, Page 1394 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said Parcel M, North 02° 07' 00" West, 29.31 feet to the Northerly Line of said Parcel M, being the Southerly Line of Lot 3 of said MEI-Paladin Subdivision;

THENCE along the Northerly Line of said Parcel M and Southerly Line of said Lot 3, South 87° 32' 30" West, 150.03 feet to the Westerly Line of said Parcel M;

THENCE along the Westerly Line of said Parcel M and Southerly Line of said Lot 3, South 02° 07' 04" East, 27.82 feet;

THENCE continuing along the Southerly Line of said Lot 3, South 87° 29' 07" West, 32.91 feet to the Westerly Line of said Lot 3;

THENCE along the Westerly Line of said Lot 3 and Lot 4, North 00° 24' 36" West, 383.25 feet to the **POINT OF BEGINNING**;

The Westerly Line of Lot 3 and Lot 4 of MEI-Paladin Subdivision, as recorded in Book 2019, Page 39 in the Office of the Delaware County Recorder, is assumed to bear North 00° 24' 36" West.

OWNER'S ACKNOWLEDGMENT

I Karl Keuter of Keuter Contracting, 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.

Karl Keuter

State of Iowa)
)
County of Delaware) Ss:

On this 18th day of September 2020, before me, a Notary Public in and for said County, personally appeared Karl Keuter, to me personally known, who being by me duly sworn or affirmed, did say that that person is the President of said Keuter Contracting, Inc. and that said instrument was signed on behalf of said Keuter Contracting, Inc. and the said President acknowledged the execution of the instrument to be the voluntary act and deed of said Keuter Contracting, Inc. by it voluntarily executed.

Lisa M Jaeger
Notary Public in and for said State

NOTARIAL SEAL IOWA
LISA M JAEGER
Commission Number 811275
My Commission Expires
June 25, 2021

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Community Savings 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.

By: Brett W. Nagel, Chief Credit Officer

By: Steven A. Brady, President/CEO

State of Iowa)
)
County of Delaware) ss:

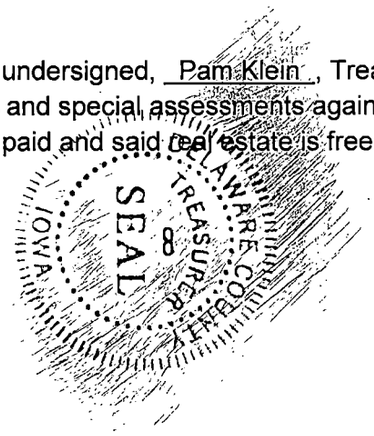
On this 14th day of September, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brett Nagel and Steven Brady to me personally known, who being duly sworn, did say that they are the Chief Credit Officer and President/CEO respectively, of Community Savings 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~~) Community Savings Bank; that said instrument was signed (and sealed) on behalf of Community Savings Bank by authority of its Board of Directors; and that Brett Nagel and Steven Brady as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Community Savings Bank by it and by them voluntarily executed.

NOTARIAL SEAL IOWA
DYLAN FOSTER
COMMISSION NO. 814662
MY COMMISSION EXPIRES
1-15-22

Notary Public in and for said County

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***MEI-SBD SUBDIVISION***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

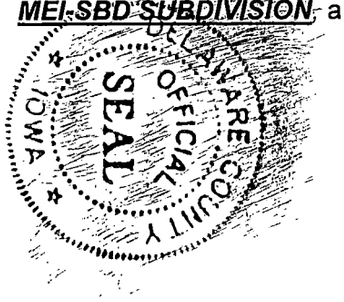


Pam Klein 9/24/2020

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 ***MEI-SBD SUBDIVISION***, a subdivision in Delaware County, Iowa.



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 MEI-SBD Subdivision, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 7/21/2020.

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 19th day of August, 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 name of Keuter Contracting, Inc. subject to the following:

1. A Mortgage in favor of Community Savings Bank dated September 23, 2015, filed September 30, 2015 in Book 2015, Page 2647.

Dated at Manchester, Iowa in said County, this 25th day of August, 2020.

Steven E. Carr
Attorney at Law

R-108-2020
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the subdivision plat of **MEI-SBD SUBDIVISION**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated July 21, 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 **MEI-SBD 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 27th day of July, 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 28th day of July, 2020, 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-108-2020 adopted by the City Council on the 27th day of July, 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

Notary Public

NOTARIAL SEAL IOWA

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