

COUNTY: Delaware
SECTION 32, T 89° N, R 5° W
ALIQUOT PART: SW 1/4 - NW 1/4
CITY: Manchester
SURVEY: MEI-Paladin Subdivision
BLOCK: LOTS: 1, 2, 3 & 4
PROPRIETOR: Keuter Contracting, Inc.
REQUESTED BY: Max Andrews, Manchester Enterprises
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
JAN 07 2019

FILED
Delaware Co. Auditor
JAN 07 2019



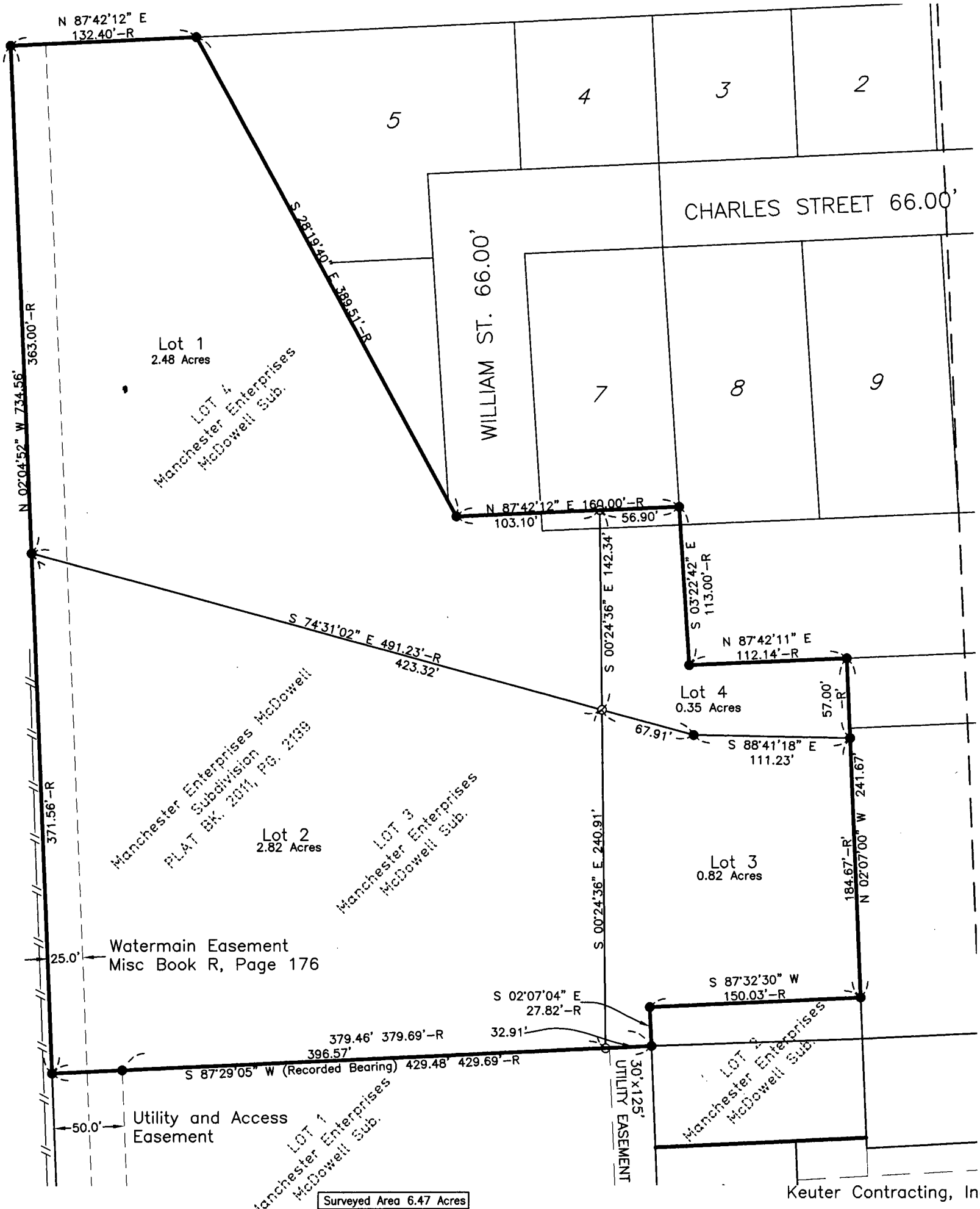
Book 2019 Page 39

Document 2019 39 Type 06 002 Pages 8.
Date 1/07/2019 Time 8:53:31AM
Rec Amt \$42.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

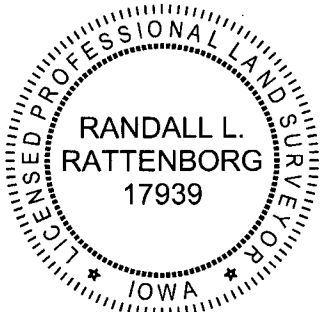
FINAL
PLAT

MEI-Paladin Subdivision; A Subdivision of Lot 3 and Lot 4 Manchester Enterprises-McDowell Subdivision in the E 1/2 of the Southwest Quarter of the Northwest Quarter, in Section 32, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa



SURVEYED ON: November 19, 2018
SURVEY REQUESTED BY: Max Andrews, Manchester Enterprises

Drawing2.dwg



SHEETS COVERED BY THIS SEAL: Shts. 1 and 2

PROPRIETORS: Keuter Contracting, Inc.

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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE 5 DECEMBER 31, 2019



BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 18-102

SCALE: 1"=80'

DATE: November 26, 2018

DRAWN BY: dm

CHECKED BY: ddk/rr

GPS BOX: Manchester

SHEET 1 OF 2

Keuter Contracting, Inc.
17938 221st St.,
Manchester, IA 52057

LEGEND

- FOUND 1/2" Ø REBAR w/ ORANGE CAP PLS 17939
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- FENCE LINE
- - - - - EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- R RECORDED



SCALE: 1" = 80'

MEI-Paladin Subdivision; A Subdivision of Lot 3 and Lot 4 Manchester Enterprises—McDowell Subdivision in the E 1/2 of the Southwest Quarter of the Northwest Quarter, in Section 32, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa more particularly described as follows:

The South Line of Lot 2, has a Record Bearing of **South 87°29'05" West.**

Containing **6.46 Acres,**
Subject to Easements of Record.



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

Phone 563-927-2434

burringtongroup.com

OWNER'S ACKNOWLEDGMENT

I 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
Karl Keuter

State of Iowa)
County of Delaware) ss:

On this 4TH day of January, 2019, before me a Notary Public in and for the State of Iowa, personally appeared Karl Keuter to me personally known who being by me duly sworn, did say he/she is the President of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the by the authority of its Board of Directors; and that as such officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntary executed.

[Signature]
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 - Paladin Subdivision, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein 12/19/18
Pam Klein, County Treasurer Date

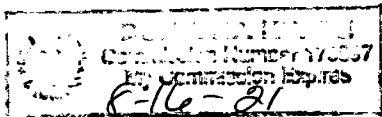
APPROVAL OF AUDITOR

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 - Paladin Subdivision, a subdivision in Delaware County, Iowa.

Carla K. Becker
Carla K. Becker, Delaware County Auditor

State of Iowa)
County of Delaware) ss:

On this 18th day of December, 2018, before me Donna M. Kunde, a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.



Donna M. Kunde
Notary Public

DELAWARE COUNTY E-911 BOARD

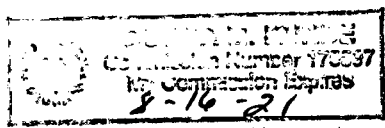
Delaware County, Iowa

The foregoing plat of MEI - Paladin 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
Michael Corkery - Coordinator
Delaware County E-911 Board

State of Iowa)
County of Delaware) ss:

On this 18 day of December, 2018, before me Donna Kunde, a Notary Public in and for the State of Iowa, personally appeared Michael Corkery, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

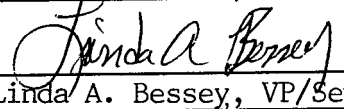


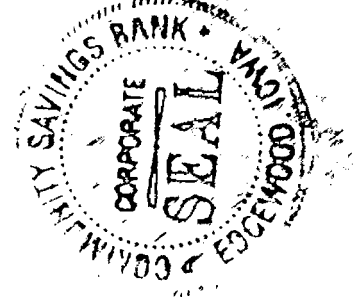
Donna M. Kunde
Notary Public

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.

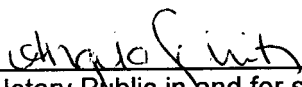

By: Brian D. Pralle, Vice President

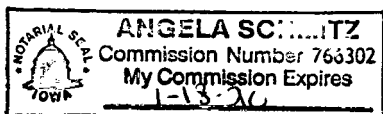

By: Linda A. Bessey, VP/Senior Mortgage Officer



State of Iowa)
County of Delaware) ss:

On this 4th day of January, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brian L. Pralle and Linda A. Bessey to me personally known, who being duly sworn, did say that they are the Vice President and VP/Sr Mortgage Officer 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 CSB by authority of its Board of Directors; and that Brian L. Pralle and Linda A. Bessey as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of CSB by it and by them voluntarily executed.


Notary Public in and for said County



ATTORNEY'S OPINION

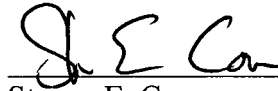
I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in MEI-Paladin Subdivision, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 11/24/18.

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 27th day of December, A.D., 2018, 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 2nd day of January, 2019.



Steven E. Carr
Attorney at Law

R-141-2018
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of **MEI-PALADIN SUBDIVISION**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated 11/26/18, 2018, 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 Final Plat of said **MEI-Paladin Subdivision**; A Subdivision of Lot 3 and Lot 4 Manchester Enterprises-McDowell Subdivision in the E 1/2 of the Southwest Quarter of the Northwest Quarter, in Section 32, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, as presented with the following 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. Access will be through the Southwest Corner of Lot 2 of MEI-Subdivision.
- c. Because of there not being any street frontage in this subdivision there will be no required sidewalks

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **MEI-PALADIN SUBDIVISION, 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 final plat as by law provided.

Passed this 17th day of December, 2018.



Milt L. Kramer
Milt L. Kramer, Mayor

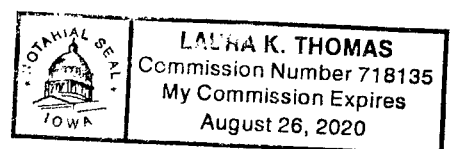
ATTEST:

Erin Learn
Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 18th day of December, 2018, 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-141-2018 adopted by the City Council on the 17th day of December, 2018, 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



PLANNING AND ZONING COMMISSION
RESOLUTION APPROVING PRELIMINARY PLAT MEI-PALADIN SUBDIVISION

WHEREAS, the Preliminary Plat of **MEI-Paladin Subdivision**; A Subdivision of Lot 3 and Lot 4 Manchester Enterprises-McDowell Subdivision in the E 1/2 of the Southwest Quarter of the Northwest Quarter, in Section 32, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated 11/26/18, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09); and

WHEREAS, the Preliminary Plat of **MEI-Paladin Subdivision**, should be approved 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. Access will be through the Southwest Corner of Lot 2 of MEI-Subdivision.
- c. Because of there not being any street frontage in this subdivision there will be no required sidewalks

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary Plat of **MEI-PALADIN SUBDIVISION**, be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this 12th day of December, 2018.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By [Signature]
David Smith, Chairperson

By [Signature]
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 12th day of December, 2018, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared David 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, as contained in Resolution adopted by the Planning and Zoning Commission on the 12th day of December, 2018, and that David 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.~~

[Signature]
Notary Public

