

RECORDER'S INDEX

LOCATION: BEING A SUBDIVISION OF LOT 8 OF GOOD NEIGHBOR SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

REQUESTOR: GOOD NEIGHBOR HOME a/k/a GOOD NEIGHBOR SOCIETY

PROPRIETOR: GOOD NEIGHBOR HOME a/k/a GOOD NEIGHBOR SOCIETY

SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER  
P.O. BOX 128 FARLEY, IOWA 52046  
Ph#563-744-3631 daves@yousq.net

FILED  
Delaware Co. Assessor  
FEB 21 2019

Book 2019 Page 373  
Document 2019 373 Type 06 002 Pages 10  
Date 2/21/2019 Time 3:50:33PM  
Rec Amt \$52.00

FILED  
Delaware Co. Auditor  
FEB 21 2019

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

FINAL PLAT

GOOD NEIGHBOR SUBDIVISION PLAT 2,  
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

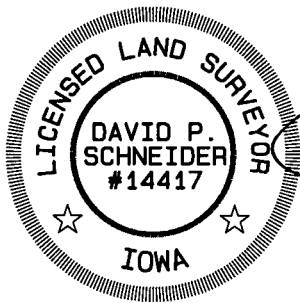
BEING A SUBDIVISION OF LOT 8 OF GOOD NEIGHBOR SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

SURVEY DESCRIPTION -

GOOD NEIGHBOR SUBDIVISION PLAT 2, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA:

BEING A SUBDIVISION OF LOT 8 OF GOOD NEIGHBOR SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

TOTAL AREA  
28.376 ACRES



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.

David P. Schneider P.L.S. #14417 Date: 2/12/2019  
My license renewal date is December 31, 2019.  
Pages or sheets covered by this seal: SHEETS 1, 2, 3 & 4

SCHNEIDER  
Land Surveying  
&  
Planning, Inc.  
P.O. Box 128  
Farley, Iowa 52046  
Ph# 563-744-3631  
Email: daves@yousq.net

Project: 1969FP2  
Survey Date: 12/18/2018  
Sheet: 1 of 4



# DETAIL A

LOT 20  
27.422 ACRES

LOT 9  
0.114 ACRES

SEE SHEET 4

MATCH LINE

NEIGHBOR DRIVE (49')

S01°01'17"E 1325.57'  
REC. AS: S00°58'45"W 1325.66'

W1/2, SE1/4, SW1/4  
SEC. 28, T89N, R5W  
EXCEPT THE E80'  
OF THE S312'

S89°27'28"W 150.01'  
REC. AS: S90°00'00"W 150'

THE WEST 150' OF THE SOUTH 330'  
OF THE EAST 330' OF  
SW1/4, SE1/4, SEC. 28, T89N, R5W

PUBLIC UTILITY EASEMENT  
(BOOK 2017, PAGE 1294)

ACCESS AND PUBLIC UTILITY EASEMENT  
(49.0' WIDE)  
(BOOK 2017, PAGE 1294)

N01°03'33"W 377.50'

GOOD NEIGHBOR SUBDIVISION  
(BOOK 2017, PAGE 1294)

NOT A PART OF THIS PLAT

S01°01'17"E 377.50'

GRAPHIC SCALE 1"=40'

0 40 80 120

## LEGEND

- SET 1/2" REBAR w/  
YELLOW CAP #14417
- ✕ SET MAG NAIL
- FOUND MAG NAIL
- FOUND 1/2" REBAR  
w/ ORANGE CAP #8419
- FOUND 1/2" REBAR w/  
YELLOW CAP #14417
- ▲ FOUND 5/8" REBAR
- ◆ FOUND 1/2" REBAR  
w/ RED CAP #7060

RIGHT OF WAY LINE

REC. AS: N88°32'07"W 150'  
(N90°00'00"E)  
S89°27'40"W 150.01'

EAST MAIN STREET (66')

REC. AS: N88°32'07"W 185.10'  
(N90°00'00"E)

SE CORNER  
SW1/4, SE1/4,  
SEC. 28, T89N, R5W  
FOUND MAG NAIL  
w/ WASHER

FINAL PLAT

## GOOD NEIGHBOR SUBDIVISION PLAT 2, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

BEING A SUBDIVISION OF LOT 8 OF GOOD NEIGHBOR SUBDIVISION, CITY OF  
MANCHESTER, DELAWARE COUNTY, IOWA, BEING PART OF THE SOUTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH,  
RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

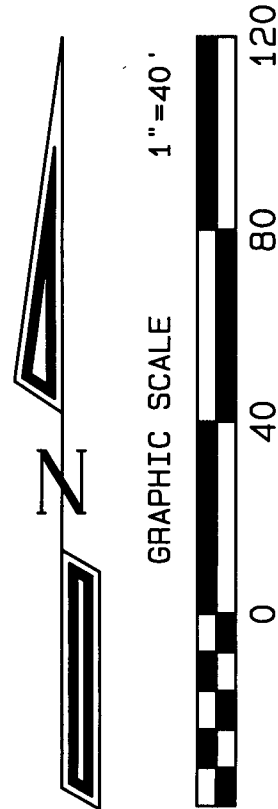
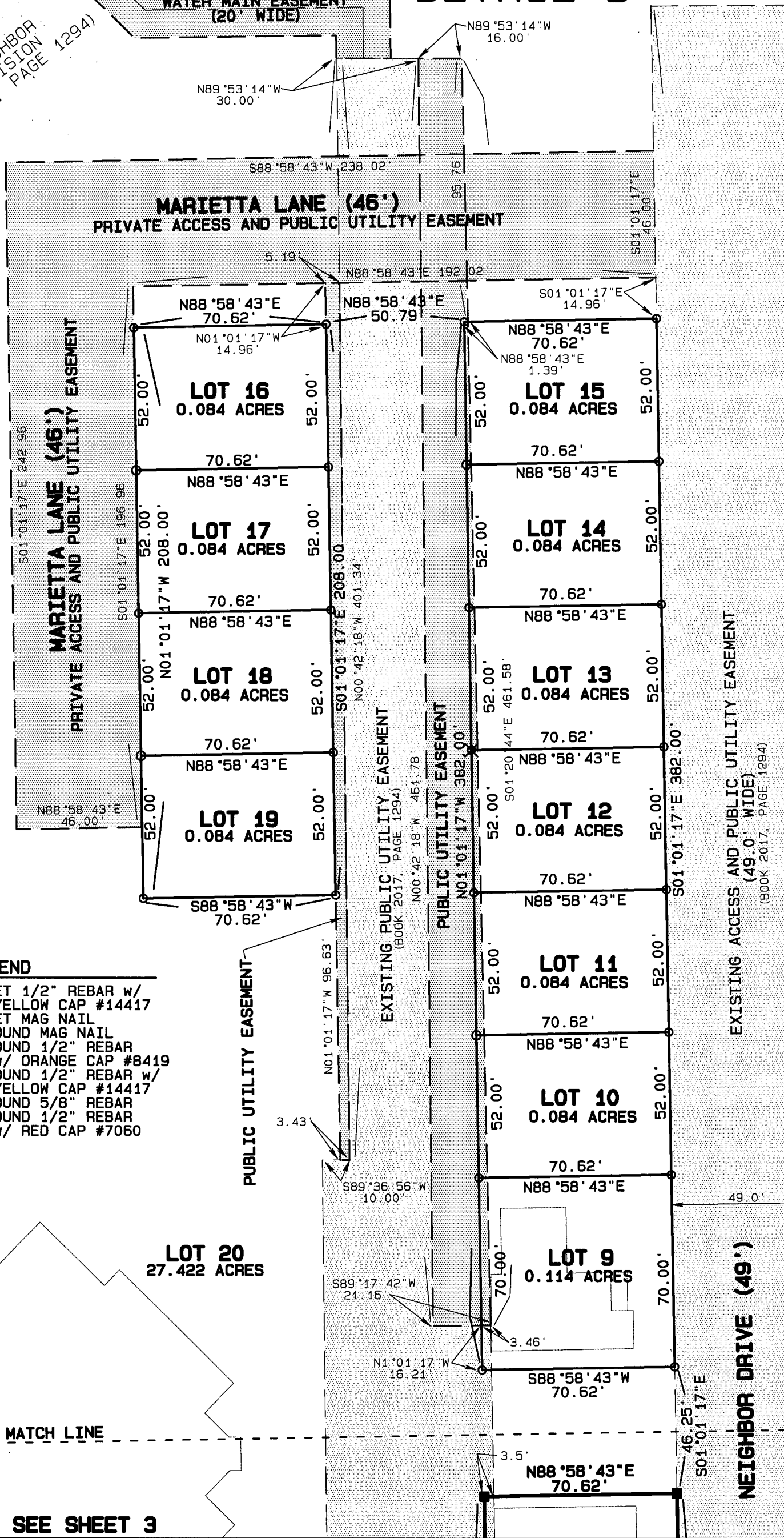
**SCHNEIDER**  
Land Surveying  
&  
Planning, Inc.

P.O. Box 128  
Farley, Iowa 52046  
Ph# 563-744-3631  
Email: daves@youusq.net

Project: 1969FP2DETAIL  
Survey Date: 12/18/2018  
Sheet: 3 of 4

# DETAIL B

LOT 8,  
GOOD NEIGHBOR  
SUBDIVISION  
(BOOK 2017, PAGE 1294)



W1/2, SE1/4, SW1/4  
SEC. 28, T89N, R5W  
EXCEPT THE E80'  
OF THE S312'

S01°01'17"E 1325.57'  
REC. AS: S00°58'45"W 1325.66'

**FINAL PLAT**  
**GOOD NEIGHBOR SUBDIVISION PLAT 2,**  
**CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.**  
BEING A SUBDIVISION OF LOT 8 OF GOOD NEIGHBOR SUBDIVISION, CITY OF  
MANCHESTER, DELAWARE COUNTY, IOWA, BEING PART OF THE SOUTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH,  
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Sheet: 4 of 4

**OWNER'S CONSENT**

Manchester Iowa

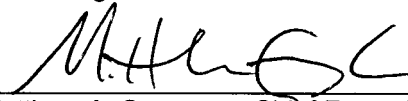
February 6, 2019

The foregoing plat of **Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate.

**DEDICATION:**

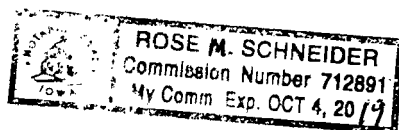
The undersigned owner of the land described in the foregoing surveyor's certificate have caused, said tract to be surveyed and subdivided in the manner shown on the above plat, which shall hereafter be known as **Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa**. All public utility easements shown on the above plat are further hereby granted to the City of Manchester, Iowa, for the purpose of installing and maintaining public utilities or other facilities, in, under or over said easements. IN WITNESS WHEREOF, we have set our hands this 6<sup>th</sup> day of February, 2019.

Good Neighbor Home a/k/a Good Neighbor Society

  
Matthew A. Carpenter, Chief Executive Officer

State of Iowa                     )  
                                              ) ss:  
County of Delaware         )

On this 6<sup>th</sup> day of February, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Matthew A. Carpenter, Chief Executive Officer of the Good Neighbor Home a/k/a Good Neighbor Society to me personally known, who being by me duly sworn, did say that he is the Chief Executive Officer of the corporation executing the within and foregoing instrument; ~~that the seal affixed thereto is the seal of the corporation;~~ <sup>D.P.S.</sup> that the instrument was signed ~~and sealed~~ on behalf of the corporation by authority of Matthew A. Carpenter as Chief Executive Officer acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by him voluntarily executed.



  
Notary Public in the State of Iowa  
My Commission Expires Oct. 4, 2019

**MORTGAGE HOLDERS ACKNOWLEDGMENT**

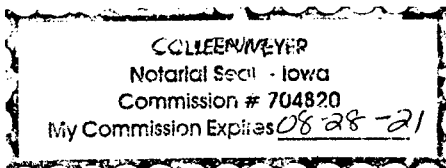
The undersigned **GNB Bank f/k/a First State Bank**, State of Iowa, do hereby certify that the attached plat of **Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa**, is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

**GNB Bank f/k/a First State Bank**

Market President 

State of Iowa                     )  
                                              ) ss:  
County of Delaware         )

On this 6<sup>th</sup> day of February, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Dave Smith to me personally known, did say that he is the Market President of the corporation executing the within and foregoing instrument; and that Dave Smith as officer acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.



  
Notary Public in the State of Iowa  
My Commission Expires 8-28-21

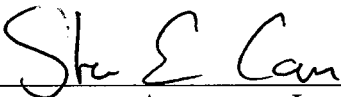
### ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa have examined the abstract of title to the land included within **Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa**, said abstract has been prepared in its entirety by the Delaware County Abstract Title Company, and was last certified to by said company on the 24th day of January, 2019, 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 certification to be in Good Neighbor Society subject to the following:

1. An Open-End Real Estate Mortgage in favor of First State Bank filed September 22, 2008 in Book 2008, Page 2958.
2. An Open-End Real Estate Mortgage in favor of First State Bank filed January 20, 2010 in Book 2010, Page 210.
3. An Open-End Real Estate Mortgage in favor of First State Bank filed August 16, 2010 in Book 2010, Page 2478.
4. A Mortgage in favor of GNB Bank filed April 29, 2016 in Book 2016, Page 1077.

Dated this 28<sup>th</sup> day of January, 2019.

  
\_\_\_\_\_  
Signature      Attorney at Law

Name: Steven E. Carr  
Address: 117 South Franklin Street  
Manchester, Iowa 52057  
Phone Number: (563) 927-4164

**PLANNING AND ZONING COMMISSION RESOLUTION APPROVING FINAL PLAT  
GOOD NEIGHBOR SUBDIVISION PLAT 2**

WHEREAS, the final plat of **Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa**, affecting premises described Lot 8 in Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa being in the Southwest Quarter of the Southeast Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, has been filed with the Planning & Zoning Commission 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;

WHEREAS, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); and

WHEREAS, the Final Plat of **Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa** 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. The City of Manchester accepts the dedication of the public utility easements as illustrated on the attached plat.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Final Plat of **Good Neighbor Subdivision Plat 2**, 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 6<sup>th</sup> day of February, 2019.

PLANNING & ZONING COMMISSION  
CITY OF MANCHESTER, IOWA

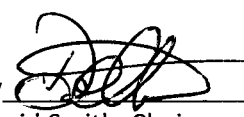


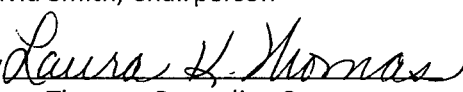
STATE OF IOWA

COUNTY OF DELAWARE

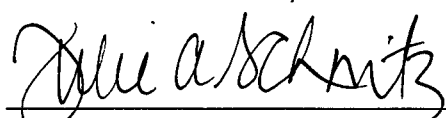
) ss:

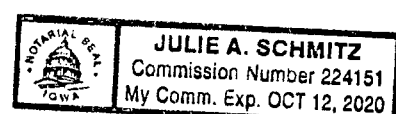
)

By   
David Smith, Chairperson

By   
Laura Thomas, Recording Secretary

On this 6<sup>th</sup> day of February, 2019, 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 6<sup>th</sup> day of February 2019, 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.

  
Julie A. Schmitz Notary Public



Resolution R-022-2019  
RESOLUTION APPROVING PRELIMINARY PLAT

WHEREAS, the Preliminary plat of **Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa**, affecting premises described Lot 8 in Good Neighbor Subdivision, City of Manchester, Delaware County, Iowa being in the Southwest Quarter of the Southeast Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, 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;

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the Subdivision Plat of **Good Neighbor Subdivision Plat 2, 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. The City of Manchester accepts the dedication of the public utility easements as illustrated on the attached plat.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **Good Neighbor Subdivision Plat 2, City of Manchester, 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 11<sup>th</sup> day of February, 2019.



Milt L. Kramer  
Milt L. Kramer, Mayor

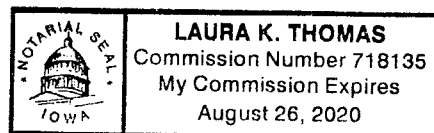
ATTEST:

*Erin Learn*  
Erin Learn, City Clerk

State of Iowa )  
 ) ss:  
County of Delaware )

On this 12<sup>th</sup> day of February, 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-022-2019 adopted by the City Council on the 11<sup>th</sup> day of February, 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 H Thomas  
Notary Public in the State of Iowa



DELAWARE COUNTY AUDITOR

Delaware, Iowa

February 6, 2019

The forgoing plat was entered of record in the office of the Delaware County Auditor this 6<sup>th</sup> day of February, 2019. We approve of the subdivision name or title to be recorded.

Deanna A. Haddad  
County Auditor of Delaware County, Iowa  
Deputy Auditor

DELAWARE COUNTY E-911 BOARD

Delaware, Iowa

Feb 21, 2019

The foregoing plat of **Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa**, has been examined and approved s 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.

Mike Conley  
Coordinator for the Delaware County E-911 Board

DELAWARE COUNTY TREASURER

Delaware, Iowa

February 6, 2019

I the undersigned, Michelle Appica, Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa**, have been paid and said real estate is free and clear of all taxes as of this date.

Michelle Appica  
County Treasurer of Delaware County, Iowa  
Deputy Treasurer

