

CITY: MANCHESTER
SURVEY: GOOD NEIGHBOR HOME SUBDIVISION PLAT 3
BLOCK: LOTS: 20-24 & LOT C
PROPRIETOR:
GOOD NEIGHBOR HOME a/k/a GOOD NEIGHBOR SOCI
REQUESTED BY: JESSIE TIBBOTT, GOOD NEIGHBOR SOC
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURLINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURLINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Auditor
AUG 01 2022

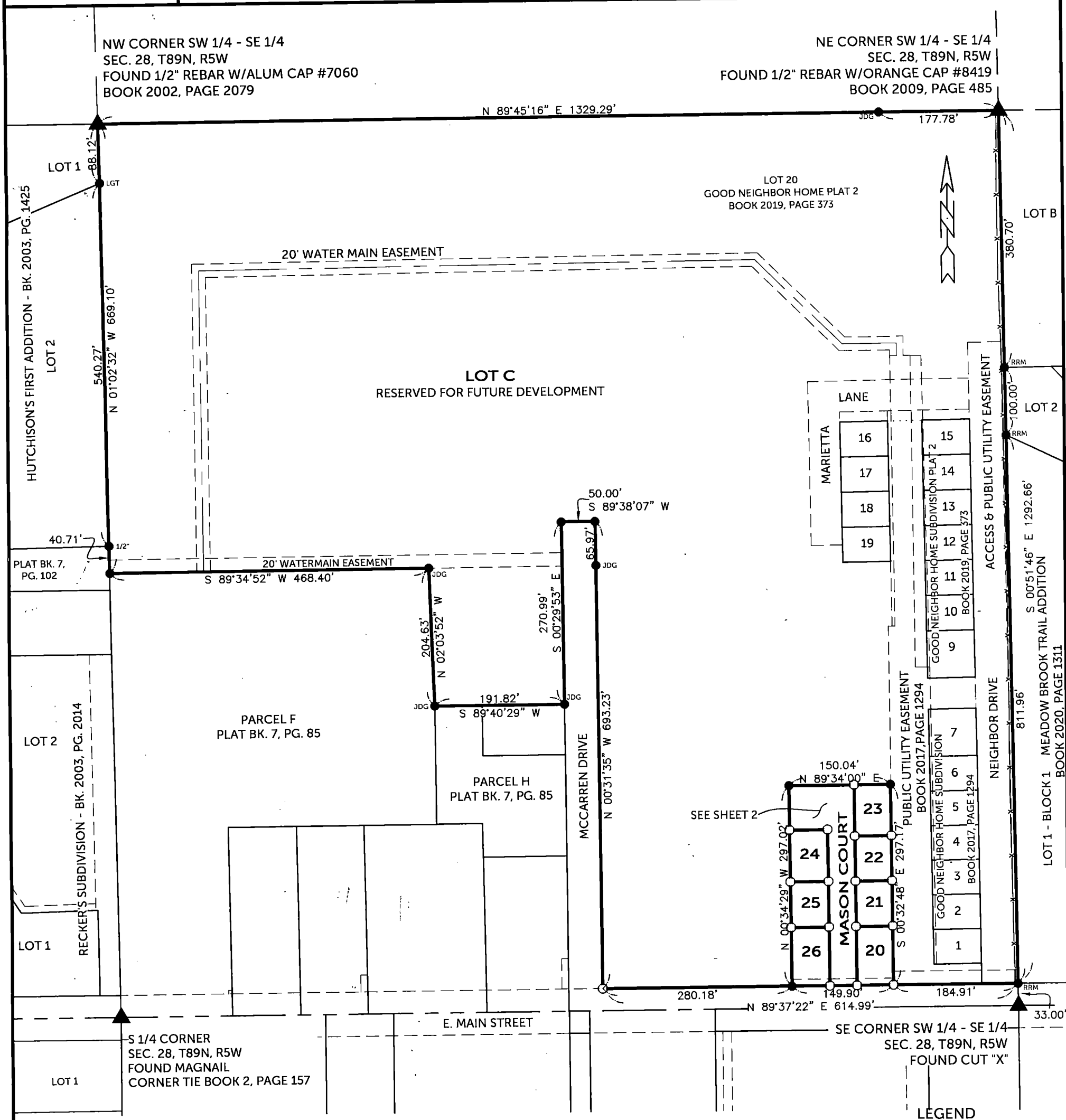
Document 2022 2302 Type 06 002 Pages 9
Date 8/01/2022 Time 3:46:10PM
Rec Amt \$47.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**FINAL
PLAT**

GOOD NEIGHBOR HOME SUBDIVISION PLAT 3

A SUBDIVISION OF LOT 20 OF GOOD NEIGHBOR HOME SUBDIVISION PLAT 2, AND PART OF THE SW 1/4 OF THE SE 1/4 SECTION 28, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEYED ON: 7/21/2022
SURVEY REQUESTED BY: JESSIE TIBBOTT, GOOD NEIGHBOR SOCIETY

Q:\Civil3D_Survey\Manchester\Manchester IaRCS 2022.dwg

PROPRIETORS: **GOOD NEIGHBOR HOME a/k/a GOOD NEIGHBOR SOCIETY**
105 McCARREN DRIVE, 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.

PROJECT NO. 21-154

SCALE: 1" = 150'

DATE: 6/28/2022

DRAWN BY: RLR

CHECKED BY: DM/DDK

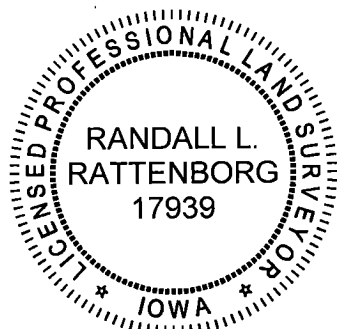
GPS BOX: MANCHESTER

SHEET 1 OF 9

▲ SECTION CORNER

JDG ●	FD. 1/2"	REBAR w/ORANGE CAP 8419
LGT ●	FD. 1/2"	REBAR w/RED CAP 7060
RRM ●	FD. 1/2"	REBAR w/ALUM CAP 10165
●	FD. 1/2"	REBAR w/YELLOW CAP 14417
○	SET 1/2"	REBAR w/ORANGE CAP 17939

SECTION LINE
QUARTER LINE
QTR. - QTR. LINE
FENCE LINE
CENTER LINE
EASEMENT OR ROW LINE
PARCEL BOUNDARY
BOUNDARY ESTABLISHED
R- RECORDED AS



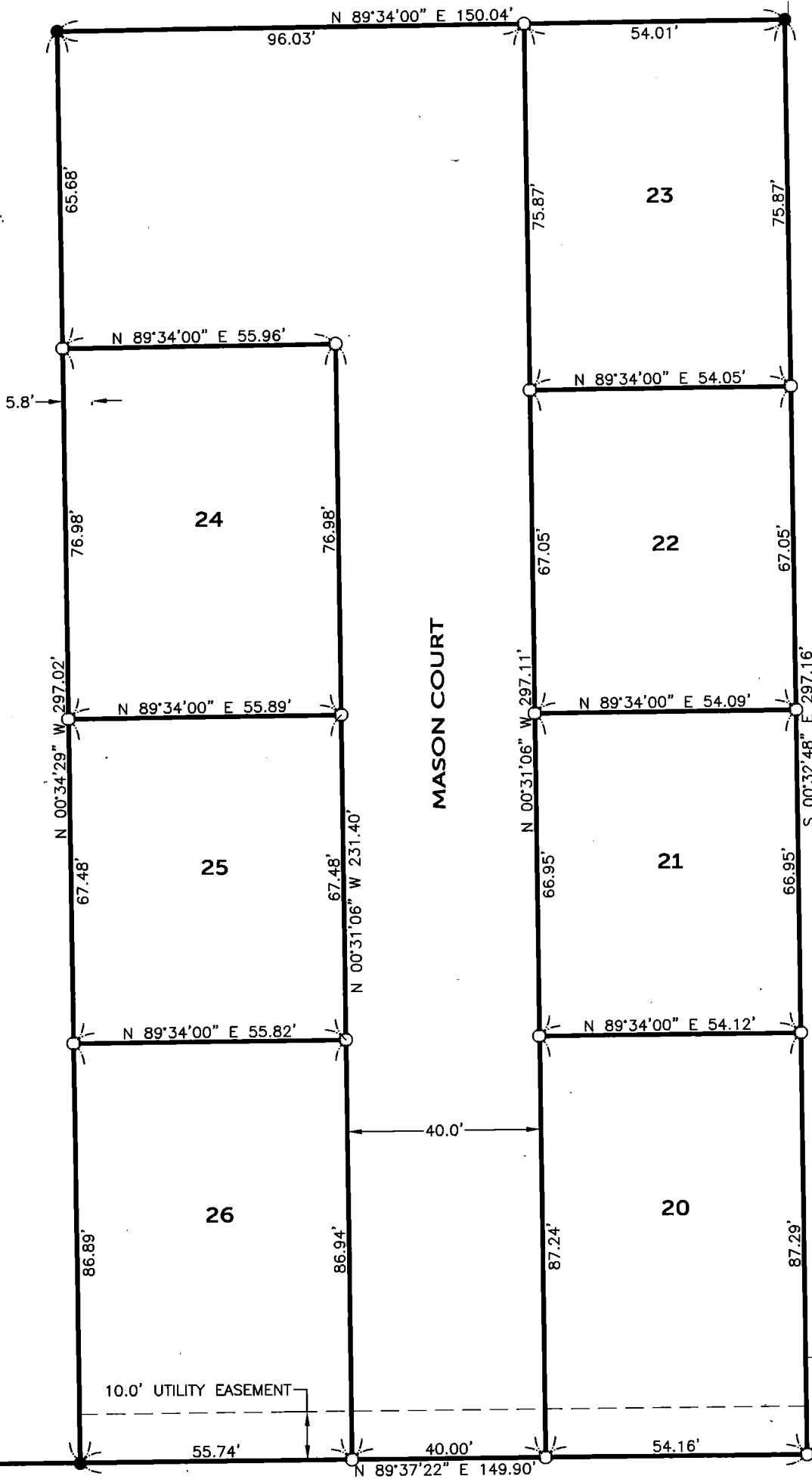
SHEETS COVERED BY THIS SEAL: SHEETS 1-3

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

GOOD NEIGHBOR HOME SUBDIVISION PLAT 3

A SUBDIVISION OF LOT 20 OF GOOD NEIGHBOR HOME SUBDIVISION PLAT 2, SECTION 28, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LOT C
RESERVED FOR FUTURE DEVELOPMENT



LOT	S.F.	ACRES
LOT 20	4725	0.11
LOT 21	3636	0.08
LOT 22	3611	0.08
LOT 23	4111	0.09
LOT 24	4305	0.10
LOT 25	3769	0.09
LOT 26	4852	0.11
MASON COURT	15582	0.36
LOT C	1262612	28.99
TOTAL	1307203	30.01

PUBLIC UTILITY EASEMENT
BOOK 2017, PAGE 1294

GOOD NEIGHBOR HOME
SUBDIVISION
BOOK 2017, PAGE 1294

4

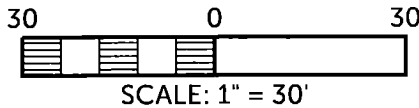
3

2

1

20' PUBLIC UTILITY EASEMENT

E. MAIN STREET



LEGEND

- ▲ SECTION CORNER
- JDG ● FD. 1/2" REBAR w/ORANGE CAP 8419
- LGT ● FD. 1/2" REBAR w/RED CAP 7060
- RRM ● FD. 1/2" REBAR w/ALUM CAP 10165
- FD. 1/2" REBAR w/YELLOW CAP 14417
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- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R- RECORDED AS

LEGAL DESCRIPTION:

GOOD NEIGHBOR HOME SUBDIVISION PLAT 3

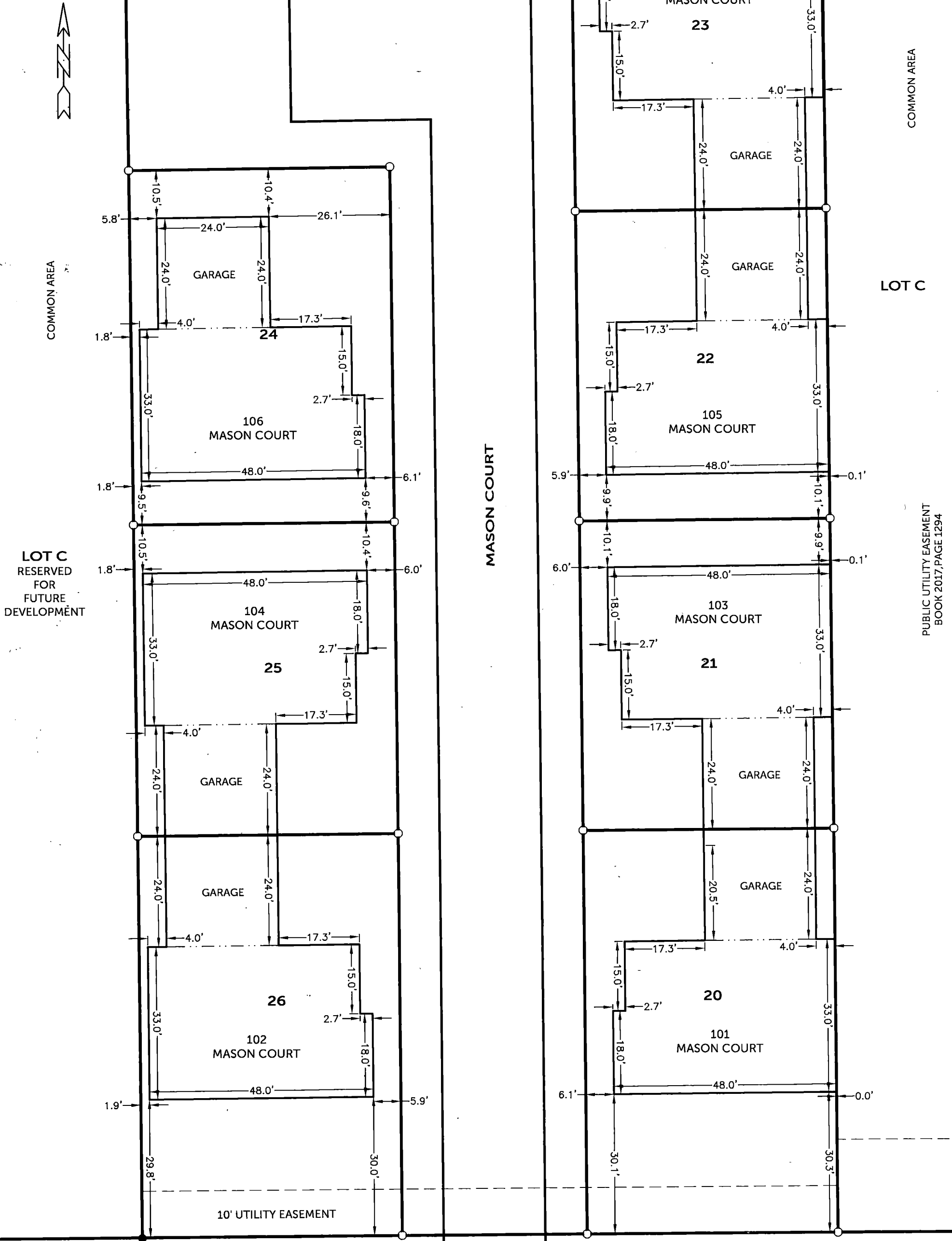
A SUBDIVISION OF LOT 20 OF GOOD NEIGHBOR HOME SUBDIVISION PLAT 2, as recorded in Book 2019, Page 373 in the SW 1/4 of the SE 1/4, Section 28, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa

AND

That part of the SW 1/4 of the SE 1/4 of Section 28, Township 89 North, Range 5 West of the 5th P.M., Manchester, Delaware County, Iowa, described as commencing at a point 990 feet East of the SW corner of said SW 1/4 of the SE 1/4, and running thence North 330 feet, thence East 150 feet, thence South 330 feet, thence West 150 feet to the Point of Beginning.

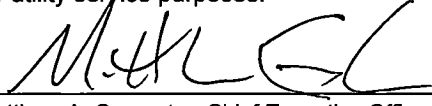
EXHIBIT A - SITE DEVELOPMENT PLAN

NOTE:
BUILDINGS SHOWN ARE DESIGN LOCATIONS.
LOCATIONS MAY VARY DURING CONSTRUCTION.
SEE SHEET 2 FOR LOT DIENSIONS



OWNER'S ACKNOWLEDGMENT & DEDICATION

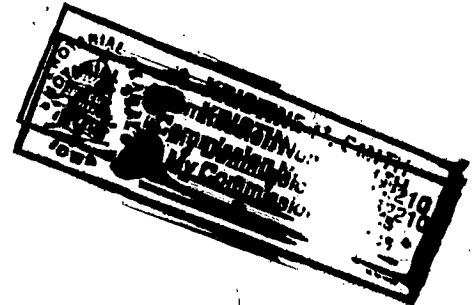
I, Matthew A. Carpenter, Chief Executive Officer of the Good Neighbor Home a/k/a Good Neighbor Society of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with the free consent, and in accordance with our desires of the board of directors of said corporation. Also, on behalf of the Good Neighbor Home a/k/a Good Neighbor Society Cooperative also dedicate the utility easements to the City of Manchester for utility service purposes.


Matthew A. Carpenter, Chief Executive Officer

State of Iowa)
)
County of Delaware) ss:

On this 13 day of July, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Matthew A. Carpenter, to me personally known, who being duly sworn, did say they are the Chief Executive Officer of the Good Neighbor Home a/k/a Good Neighbor Society 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) Good Neighbor Home a/k/a Good Neighbor Society that said instrument was signed (and sealed) on behalf of the Good Neighbor Home a/k/a Good Neighbor Society by authority of its Board of Directors; and that Matthew A. Carpenter, Chief Executive Officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Good Neighbor Home a/k/a Good Neighbor Society, by it and by them voluntarily executed.


Notary Public for State of Iowa



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 3, 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 21st day of July, 2022, at the hour of 8:00 o'clock A.M. for Lot Twenty (20) of Good Neighbor Subdivision Plat 2, City of Manchester, Delaware County, Iowa according to plat recorded in Book 2019, Page 373; and the 6th day of July, 2022, at the hour of 8:00 o'clock A.M. for that part of the Southwest Quarter (SW¹/₄) of the Southeast Quarter (SE¹/₄) of Section Twenty Eight (28), Township Eighty Nine (89) North, Range (5), West of the Fifth Principal Meridian described as commencing at a point nine hundred ninety (990) feet East of the Southwest corner of said Southwest Quarter (SW¹/₄) of the Southeast Quarter (SE¹/₄), and running thence North three hundred thirty (330) feet, thence East one hundred fifty (150) feet, thence South three hundred thirty (330) feet, thence West one hundred fifty (150) feet to the point of beginning.

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.
5. A Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Financing Statement in favor of GNB Bank and CenterState Bank, N.A. D/B/A ARC Fixed Rate Provider.

Dated this 26th day of July, 2022.



Signature Attorney at Law

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

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for GNB Bank, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat Good Neighbor Home Subdivision Plat 3, is made with our free consent and in accordance with our desire as mortgage holder.

GNB Bank

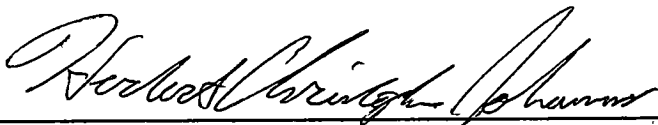


By: Dave Smith, Market President

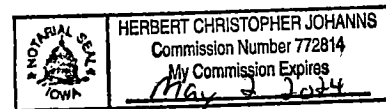
State of Iowa)

County of Delaware) Ss:

On this 1st day of August, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dave Smith to me personally known, who being duly sworn, did say that he is the Market President respectively, of the corporation, a corporation organized and existing under the laws of the United States, that the seal affixed to the instrument is the seal of the corporation; that said instrument was signed and sealed on behalf of GNB Bank by authority of its Board of Directors; and acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Notary Public in and for said County



**PLANNING AND ZONING COMMISSION RESOLUTION APPROVING
FINAL PLAT GOOD NEIGHBOR HOME SUBDIVISION PLAT 3**

WHEREAS, the Final Plat of **GOOD NEIGHBOR HOME SUBDIVISION PLAT 3**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated June 29, 2022, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

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 HOME SUBDIVISION PLAT 3**, 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.

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 HOME SUBDIVISION PLAT 3**, 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 7th day of July, 2022.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA



By David Smith
David Smith, Chairperson

By Laura K. Thomas
Laura K. Thomas, Recording Secretary

STATE OF IOWA

) SS:

COUNTY OF DELAWARE

On this 7th day of July, 2022, 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 7th day of July, 2022, 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.


Notary Public



R-089-2022

RESOLUTION APPROVING FINAL PLAT (GOOD NEIGHBOR HOME SUBDIVISION PLAT 3)

WHEREAS, the Final Plat of GOOD NEIGHBOR HOME SUBDIVISION PLAT 3, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated June 29, 2022, 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 GOOD NEIGHBOR HOME SUBDIVISION PLAT 3, 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said GOOD NEIGHBOR HOME SUBDIVISION PLAT 3, City of Manchester, 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 11th day of July, 2022.





Connie Behnken, Mayor

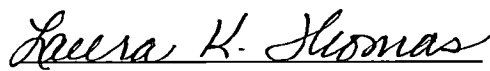
ATTEST:



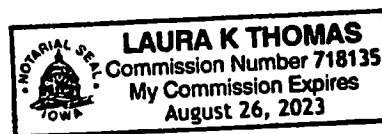
Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 12th day of July, 2022, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Connie Behnken 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 089-2022 adopted by the City Council on the 11th day of July, 2022, and that Connie Behnken 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.

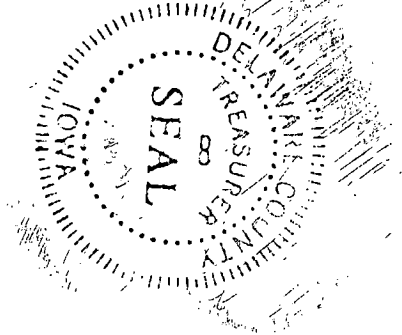


Laura K. Thomas, Notary Public



CERTIFICATE OF TREASURER

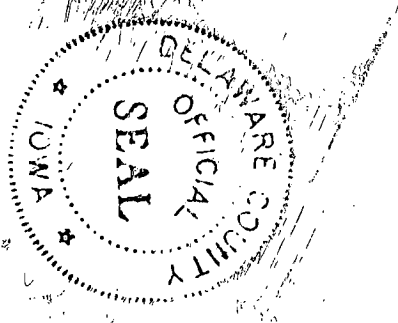
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against GOOD NEIGHBOR HOME SUBDIVISION PLAT 3, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jerry Eichen - Deputy 8-1-22
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 GOOD NEIGHBOR HOME SUBDIVISION PLAT 3, a subdivision in Delaware County, Iowa.



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