FILED
SHARON K. McCRABB
DELAWARE COUNTY AUDITOR

FILED
Date 11/22/02
County Assessor

NOV 22 2002

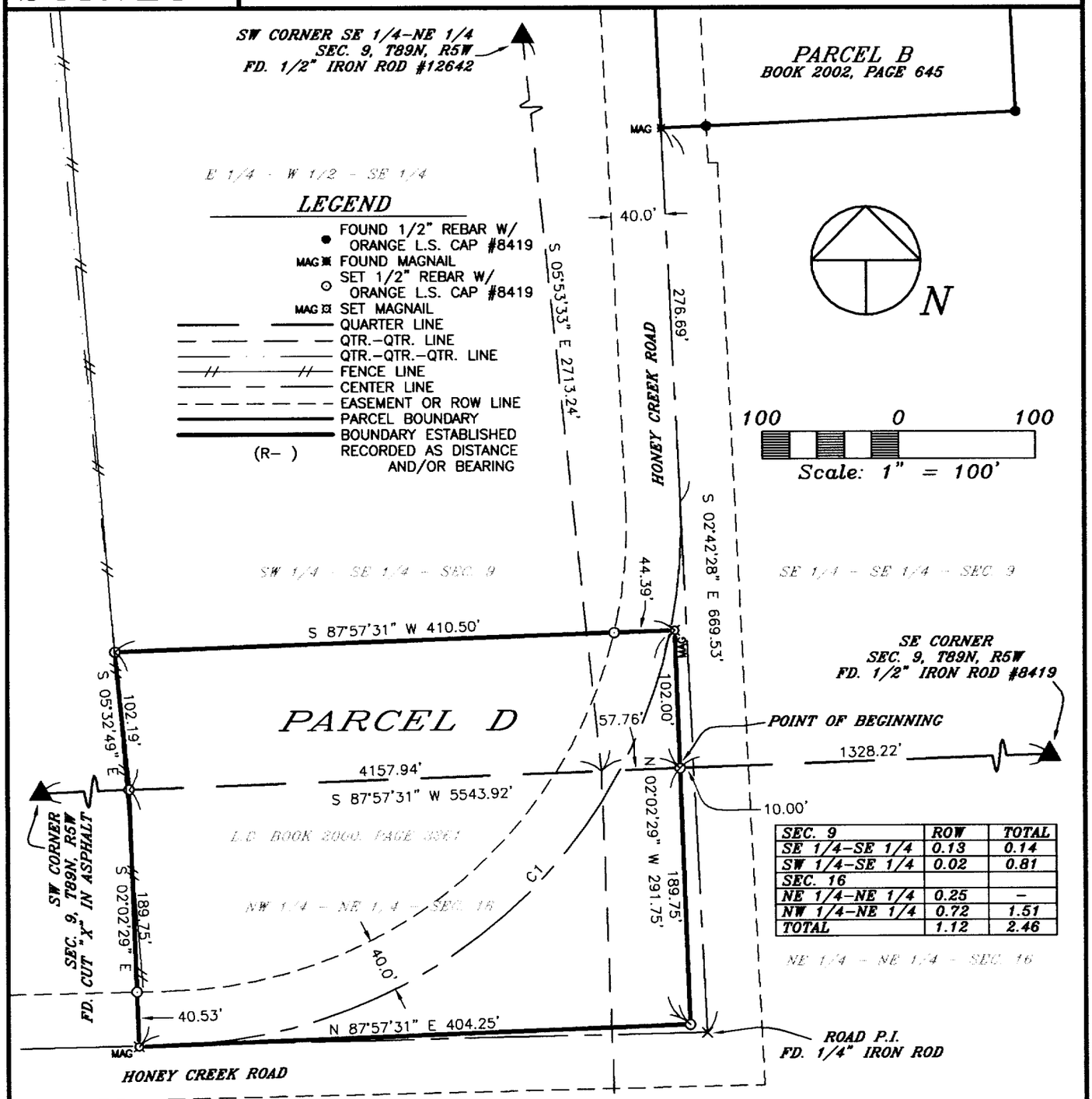
BOOK 2002 PAGE 4425
DEBORAH A. PETTIT
DELAWARE CO. RECORDER
21.00

2002 NO 22 AM 11:1
DELAWARE COUNTY IOWA
FILED

PREPARED BY: DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL D, PART OF THE SE 1/4 OF SEC. 9 & PART OF THE NE 1/4, SEC. 16, ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SEC. 9	ROW	TOTAL
SE 1/4-SE 1/4	0.13	0.14
SW 1/4-SE 1/4	0.02	0.81
SEC. 16		
NE 1/4-NE 1/4	0.25	-
NW 1/4-NE 1/4	0.72	1.51
TOTAL	1.12	2.46

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	610.67	381.90	91°37'02"	547.66	S 43°06'01" W

SURVEY REQUESTED BY: ROBERT SOPPE

SURVEYED ON: 10/24 & 11/6/2002

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

PROPRIETORS: ALICE M. SOPPE

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.

J. DAVID GIBBS, P.E., L.S. LIC. #8419 — 11/13/02 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

PROJECT NO. 02-63
SCALE: 1"=100'
DATE: 11/4/2002
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 4

BOOK 2002 PAGE 4425

LEGAL DESCRIPTION:

***PARCEL D**, PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION NINE (9), AND PART OF THE NORTHEAST QUARTER (NE ¼) OF SECTION SIXTEEN (16), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 2.46 acres, including 1.12 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Section Nine (9), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of said Section Nine (9), South 87° 57' 31" West, 1328.22 feet to the **POINT OF BEGINNING**;

THENCE North 02° 02' 29" West, 102.00 feet;

THENCE South 87° 57' 31" West, to the Westerly Line of the East One-quarter (E ¼) of the West One-half (W ½) of the Southeast Quarter (SE ¼) of said Section Nine (9), 410.50 feet;

THENCE along said Westerly Line, South 05° 32' 49" East, to the Northerly Line of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, 102.19 feet;

THENCE South 02° 02' 29" East, 189.75 feet;

THENCE North 87° 57' 31" East, 404.25 feet;

THENCE North 02° 02' 29" West, 189.75 feet to the **POINT OF BEGINNING**;

Containing a total of 2.46 acres, including 1.12 acres of public road right of way, and subject to easements of record.

The Southerly Line of Section Nine (9), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 87° 57' 31" West.

RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, a Final Plat is located on the premises described as:

Parcel D , Part of the SW ¼ of the SE ¼ of Section 9, and Part of the NW ¼ of the NE ¼ of Section 16, T89N, R5W of the Fifth P.M., Delaware County, Iowa

WHEREAS, said plat is located on the fringes of the two mile radius of the current city limits; nd

WHEREAS, the proposed division is for a single lot; and

WHEREAS, it is unlikely that the city limits will extend to include this parcel in the near future; and

WHEREAS, the owner of the property, Alice M. Soppe has requested the City waive their right to review this property division; and

NOW, THEREFORE, BE IT RESOLVED by the Planning & Zoning Commission of the City of Manchester, Iowa that the Planning & Zoning Commission of the City of Manchester, Iowa hereby waives it's right to review the plat of Parcel D, Part of the SW ¼ of the SE ¼ of Section 9, and Part of the NW ¼ of the NE ¼ of Section 16, T89N, R5W of the Fifth P.M., Delaware County, Iowa, and that the Mayor and City Clerk are hereby authorized and directed to certify this resolution and affix the same to said plat as provided by law.

PASSED AND APPROVED this 13th day of November, 2002

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

Dan Stelken, Chairperson

Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 15th day of November, 2002, before me Julie A. Swanson, a Notary Public in and for the State of Iowa, personally appeared Dan Stelken 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 & Zoning Commission of City of Manchester, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, passed by the Planning & Zoning Commission of the City of Manchester, Iowa on the 13th day of November, 2002, and that Dan Stelken and Laura Thomas acknowledged 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. Swanson, Notary Public

NOTARIAL SEAL
JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-05

R-167-2002
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, a Final Plat is located on the premises described as:

Parcel D, Part of the SW ¼ of the SE ¼ of Section 9, and Part of the NW ¼ of the NE ¼ of Section 16, T89N, R5W of the Fifth P.M., Delaware County, Iowa

WHEREAS, said plat is located on the fringes of the two mile radius of the current city limits; and

WHEREAS, the proposed division is for a single lot; and

WHEREAS, it is unlikely that the city limits will extend to include this parcel, and

WHEREAS, the owner of the property, Alice M. Soppe has requested the City waive their right to review this property division; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Manchester, Iowa that the City Council of the City of Manchester, Iowa hereby waives it's right to review the plat of Parcel D, Part of the SW ¼ of the SE ¼ of Section 9, and Part of the NW ¼ of the NE ¼ of Section 16, T89N, R5W of the Fifth P.M., Delaware County, Iowa, and that the Mayor and City Clerk are hereby authorized and directed to certify this resolution and affix the same to said plat as provided by law.

PASSED AND APPROVED this 18th day of November, 2002.

CITY OF MANCHESTER, IOWA

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 20th day of November, 2002, before me, Julie A. Swanson, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Rempe, 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in resolution R-167-2002 passed by the City Council of the City of Manchester, Iowa on the 18th day of November, 2002, and that Milt L. Kramer and Erin Rempe acknowledged 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. Swanson, Notary Public

JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-05