FILED
APR 15 2009
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

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CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2009 Page 1468

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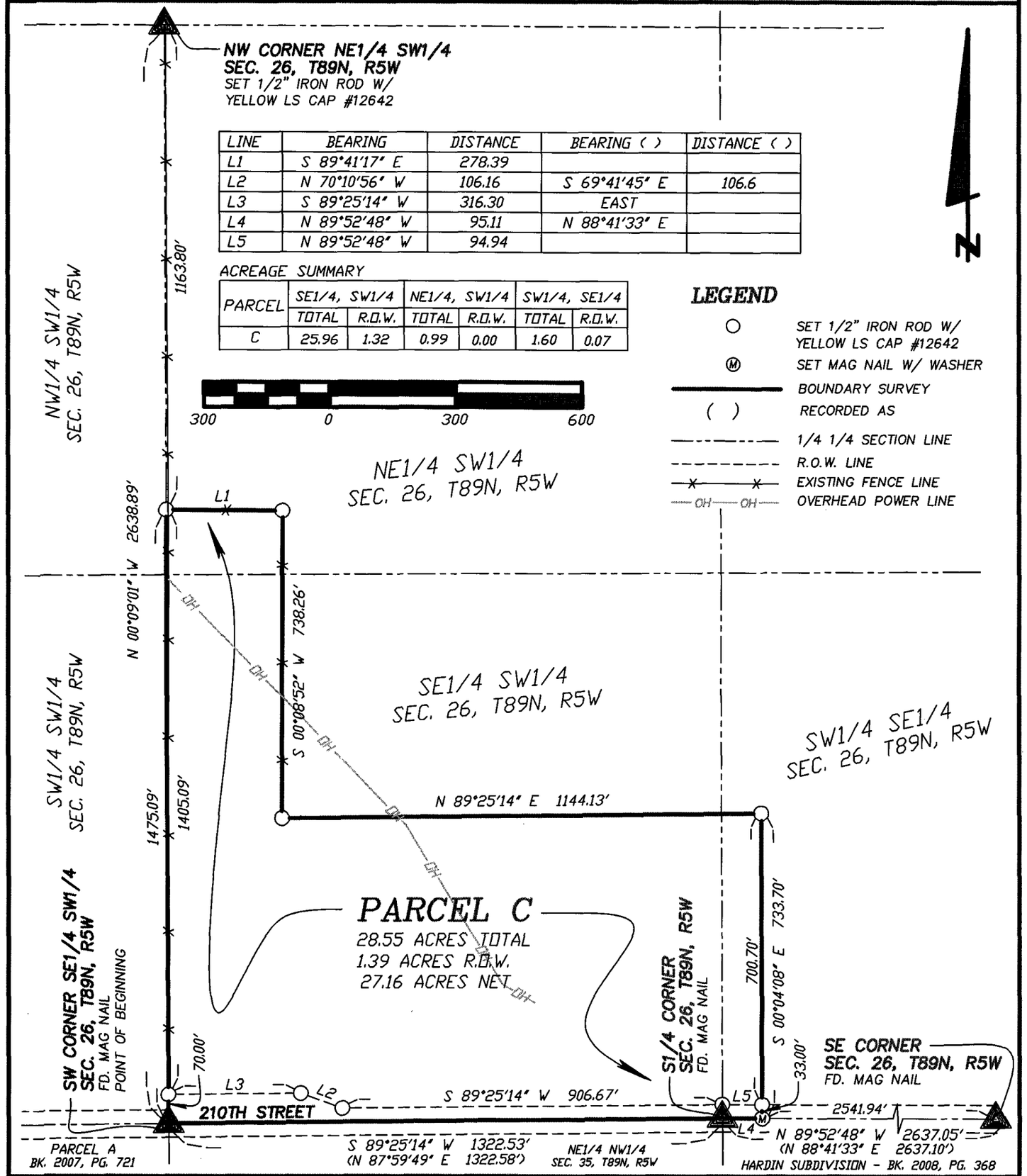
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ENV: N

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL C PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4), PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4), ALL IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LINE	BEARING	DISTANCE	BEARING ( )	DISTANCE ( )
L1	S 89°41'17" E	278.39		
L2	N 70°10'56" W	106.16	S 69°41'45" E	106.6
L3	S 89°25'14" W	316.30	EAST	
L4	N 89°52'48" W	95.11	N 88°41'33" E	
L5	N 89°52'48" W	94.94		

ACREAGE SUMMARY

PARCEL	SE1/4, SW1/4		NE1/4, SW1/4		SW1/4, SE1/4	
	TOTAL	R.O.W.	TOTAL	R.O.W.	TOTAL	R.O.W.
C	25.96	1.32	0.99	0.00	1.60	0.07

LEGEND

- ○ SET 1/2" IRON ROD W/ YELLOW LS CAP #12642
- Ⓜ SET MAG NAIL W/ WASHER
- BOUNDARY SURVEY
- ( ) RECORDED AS
- 1/4 1/4 SECTION LINE
- R.O.W. LINE
- EXISTING FENCE LINE
- OH OH OVERHEAD POWER LINE

DATE OF SURVEY: 3/11/2009 | SCALE: 1" = 300' | SHEET 1 OF 2

PROPRIETORS: 1/3 INTEREST: WAYNE A. & DOROTHY A. BRUNKAN, TRUSTEES OF BRUNKAN FAMILY TRUST, 1/3 INTEREST: BERYL J. BRUNKAN, 1/3 INTEREST: ROBERT L. LEDENBACH, LARRY R. LEDENBACH, JAMES D. LEDENBACH

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010

William H. Burger 3/24/09
WILLIAM H. BURGER #12642 DATE

NO. OF SHEETS COVERED BY THIS SEAL 1

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

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LEGAL DESCRIPTION

PARCEL C Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), and part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) all in Section Twenty-six (26), Township Eighty-nine North (T89N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 28.55 acres including 1.39 acres of public road right of way and **subject to easements of record and not of record** and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-six (26), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-09'-01" West 1475.09 feet along the West line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and along the West line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-six (26);

Thence South 89°-41'-17" East 278.39 feet;

Thence South 00°-08'-52" West 738.26 feet;

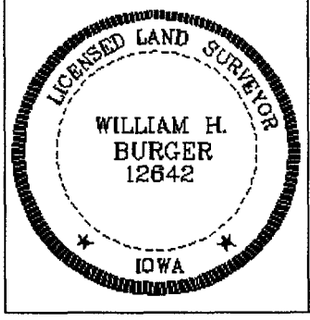
Thence North 89°-25'-14" East 1144.13 feet;

Thence South 00°-04'-08" East 733.70 feet to the South line of the said Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-six (26);

Thence North 89°-52'-48" West 95.11 feet along said South line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-six (26) to the South Quarter (S1/4) corner of Section Twenty-six (26);

Thence South 89°-25'-14" West 1322.53 feet along the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-six (26) to the **POINT OF BEGINNING** containing a total of 28.55 acres including 1.39 acres of public road right of way and **subject to easements of record and not of record;**

The West line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 00°-09'-01" West.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and 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;

My license renewal date is December 31, 2010

William H Burger 3/24/09

William H. Burger Date Reg. No. 12642

Sheet No. covered by this seal

R-069-2009
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

> Parcel C, of the SE ¼-SW ¼, NE ¼ -SW ¼, and SW ¼ -SE ¼ of Section 26, T89N, R5W of the Fifth P.M., Delaware County, Iowa

WHEREAS, said plat is located within the two mile radius of the current city limits, and

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

WHEREAS, the owner of the property, James D. Ledenbach, as Trustee of the Beryl J. Brunkan et al Family Trust, has requested the City waive their right to review this property division, and

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the City Council that the City waive it's right to review the Plat;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Manchester, Iowa that the City Council hereby waives it's right to review the plat of Parcel C, 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 April, 2009

CITY OF MANCHESTER

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

On this 14th day of April, 2009, before me, Laura K. Thomas, 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-069-2009 passed by the City Council of the City of Manchester, Iowa on the 13th day of April, 2009, 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.

Laura K. Thomas

Laura K. Thomas, Notary Public

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
5-26-11