FILED
AUG 19 2009
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
AUG 19 2009
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2009 Page 3276
Document 2009 3276 Type 06 002 Pages 6
Date 8/19/2009 Time 3:02:33PM
Rec Amt ~~$34.00~~ #32.00 AH.

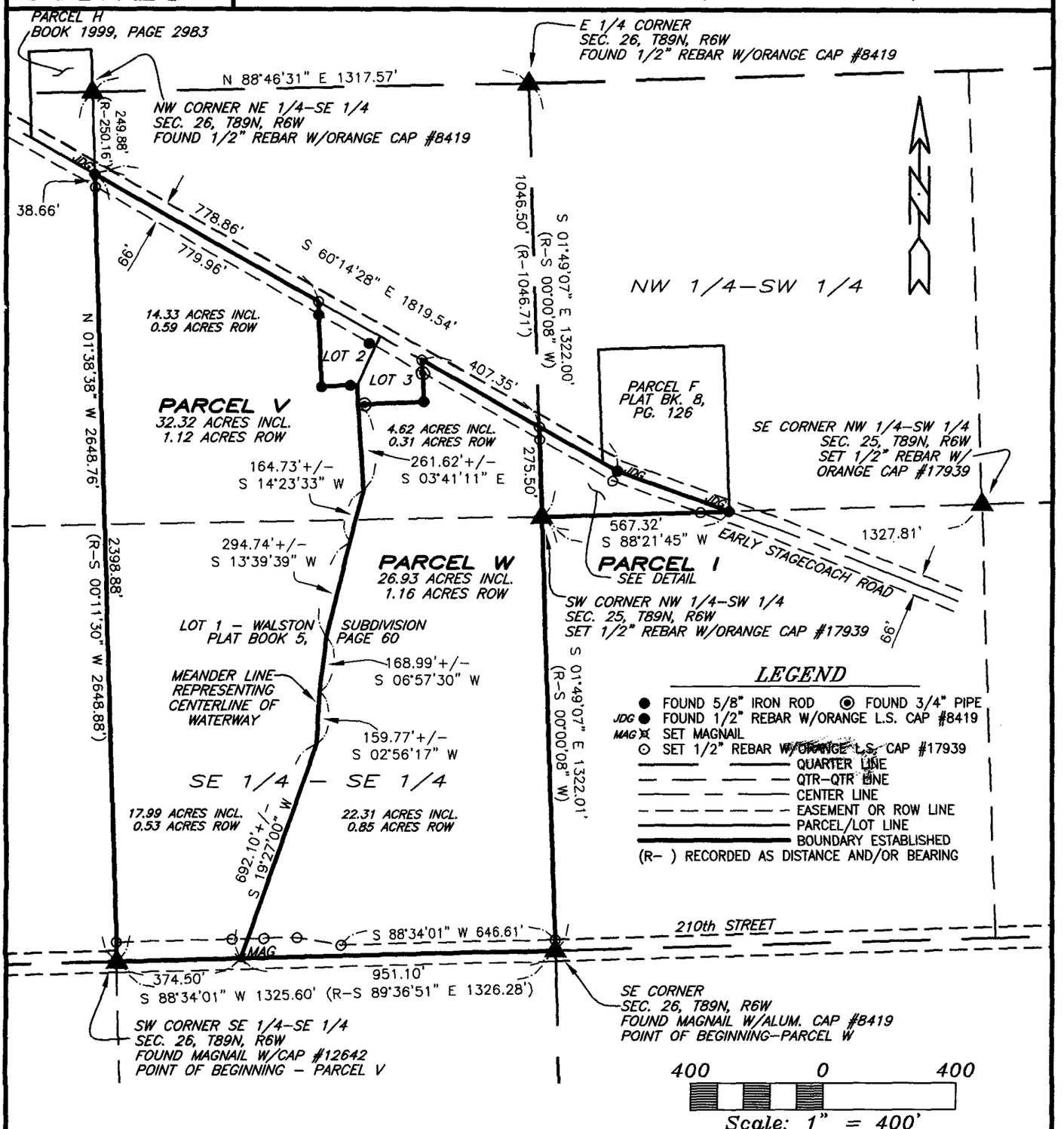
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

(5) CHG

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL V & W; BOTH A PART OF LOT 1 OF WALSTON SUBDIVISION, SEC. 26
PARCEL I; PART OF THE NW 1/4 - SW 1/4, SEC. 25
ALL IN T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: TOM HANSON, ATTORNEY FOR KATHLEEN WALSTON ESTATE
SURVEYED ON: 6/22, 6/24, 7/8/2009

PROPRIETORS: PARCEL I - SUSAN K. ZIEGENBUSCH
PARCEL V & W-SUSAN K. ZIEGENBUSCH & DENNIS D. WALSTON

PROJECT NO. 09-26

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.

8-17-09

RANDALL L. RATTENBORG L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009

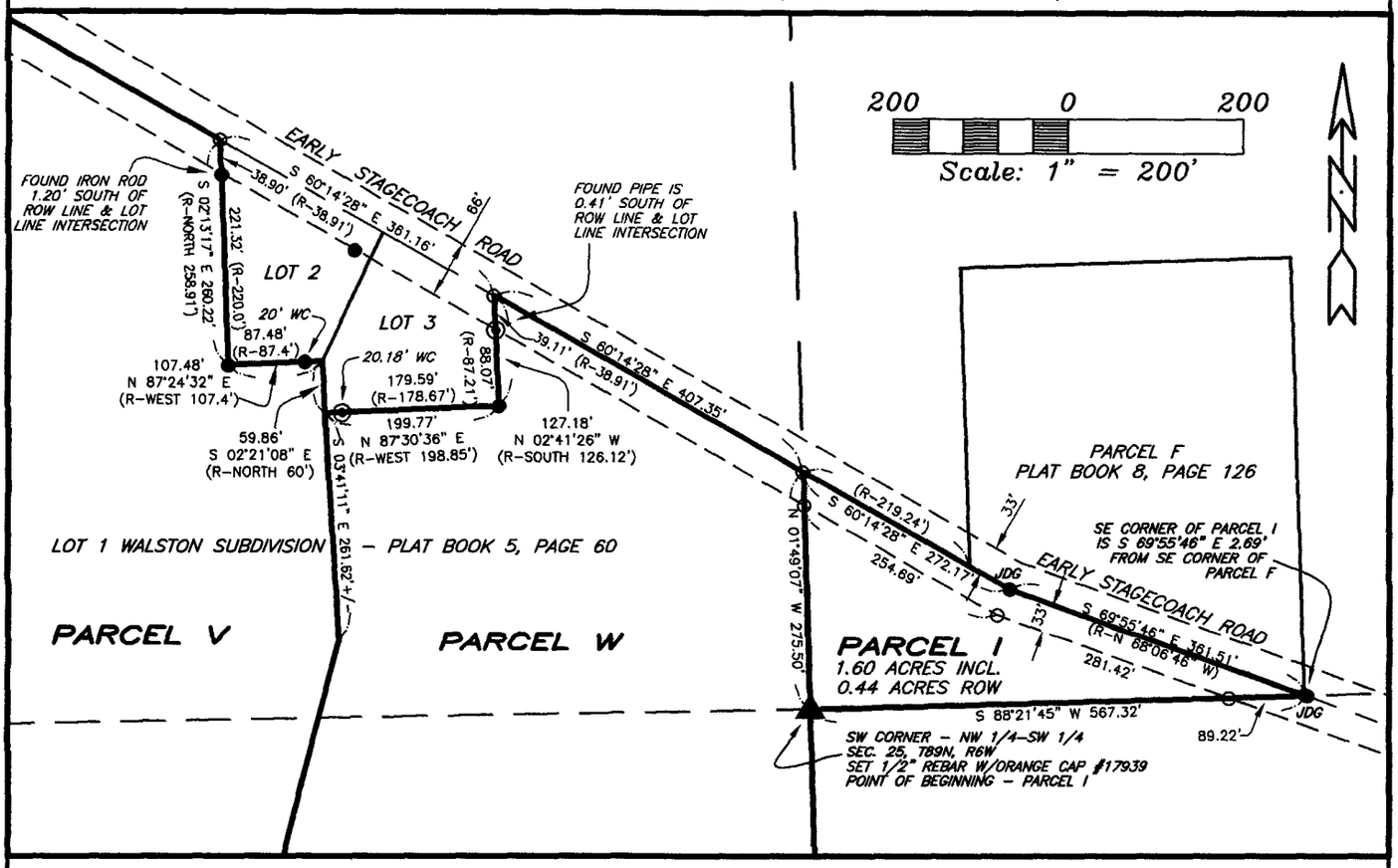
LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

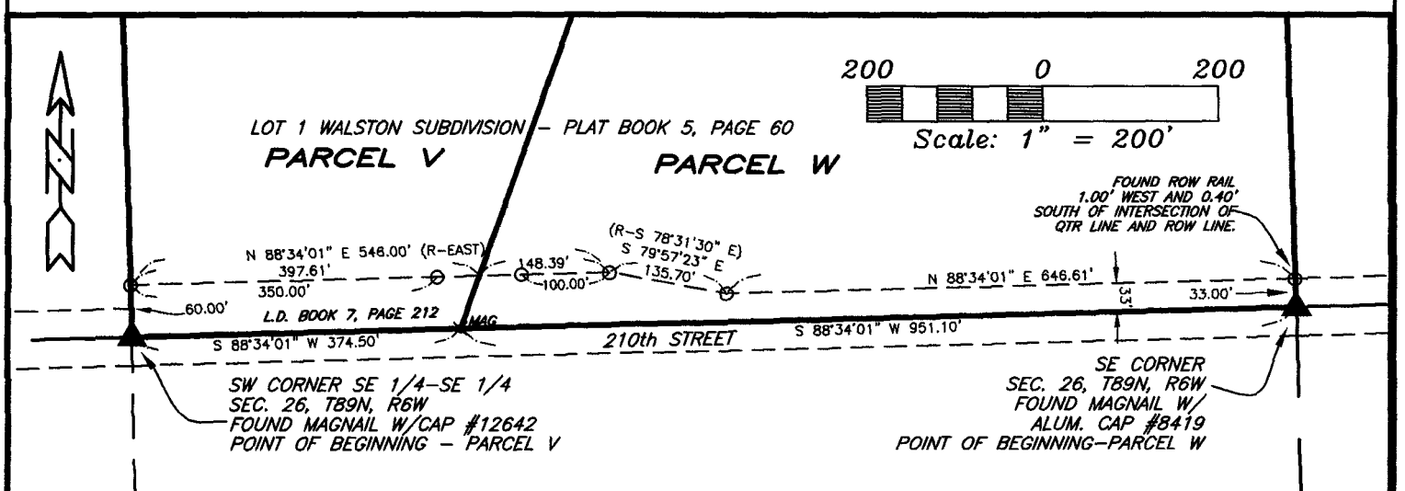
PAGES OR SHEETS COVERED BY THIS SEAL: 1-5

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

SCALE: 1"=400'
DATE: 7/16/2009
DRAWN BY: RLR
CHECKED BY: JDG
GPS: 26
REVISED
SHEET 1 OF 6

PARCEL V & W; BOTH A PART OF LOT 1 OF WALSTON SUBDIVISION, SEC. 26
PARCEL I; PART OF THE NW 1/4 – SW 1/4, SEC. 25
ALL IN T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA





LEGEND

- ● FOUND 5/8" IRON ROD ⊙ FOUND 3/4" PIPE
- JDG ● FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
- MAG ⊠ SET MAGNAIL
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- ——— QUARTER LINE
- — — — QTR–QTR LINE
- ——— CENTER LINE
- – – – – – EASEMENT OR ROW LINE
- ——— PARCEL/LOT LINE
- ▬▬▬ BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

GIBBS ENGINEERING & SURVEYING

105 West Main, Manchester, Iowa 52057 (563) 927–2434 www.gibbseng.com

DETAIL PAGE
SHEET 2 – SCALE 1" = 200'

LEGAL DESCRIPTION:

***PARCEL V**, PART OF LOT 1 OF WALSTON SUBDIVISION IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 32.32 acres, more or less, 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:

BEGINNING at the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian Delaware County, Iowa, also being the Southwest Corner of Lot 1 of Walston Subdivision, as recorded in Plat Book 5, Page 60 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), being the Westerly Line of said Lot 1, North 01° 38' 38" West, to the Northwest Corner of said Lot 1, being on the centerline of Early Stagecoach Road, 2398.88 feet;

THENCE along the Northerly Line of said Lot 1 and the centerline of Early Stagecoach Road, South 60° 14' 28" East, to the Northwest Corner of Lot 2 of said Walston Subdivision, 778.86 feet;

THENCE continuing along the Northerly Line of said Lot 1 and the Westerly Line of said Lot 2, South 02° 13' 17" East, to the Southwest Corner of said Lot 2, 260.22 feet;

THENCE continuing along the Northerly Line of said Lot 1 and the Southerly Line of said Lot 2, North 87° 24' 32" East, to the Southeast Corner of said Lot 2 and a corner on the Westerly Line of Lot 3 of said Walston Subdivision, 107.48 feet;

THENCE along the Westerly Line of said Lot 3, South 02° 21' 08" East, to the Southwest Corner of said Lot 3, 59.86 feet;

THENCE along the centerline of a waterway represented by a meander line being defined as follows

South 03° 41' 11" East, 261.62 feet, more or less;
Thence South 14° 23' 33" West, 164.73 feet, more or less;
Thence South 13° 39' 39" West, 294.74 feet, more or less;
Thence South 06° 57' 30" West, 168.99 feet, more or less;
Thence South 02° 56' 17" West, 159.77 feet, more or less;
Thence South 19° 27' 00" West, 692.10 feet, more or less, to the Southerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), being the Southerly Line of Lot 1 of said Walston Subdivision;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), being the Southerly Line of said Lot 1, South 88° 34' 01" West, 374.50 feet to the **POINT OF BEGINNING**;

Containing a total of 32.32 acres, more or less, including 1.12 acres of public road right of way, and subject to easements of record.

The Westerly Line of Lot 1 of Walston Subdivision, as recorded in Plat Book 5, Page 60, being the Westerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian Delaware County, Iowa is assumed to bear North 01° 38' 38" West.

LEGAL DESCRIPTION:

***PARCEL W**, PART OF LOT 1 OF WALSTON SUBDIVISION IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 26.93 acres, more or less, including 1.16 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Southeast Corner of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Southeast Corner of Lot 1 of Walston Subdivision, as recorded in Plat Book 5, Page 60 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26) and the Southerly Line of said Lot 1, South 88° 34' 01" West, to the centerline of a waterway, 951.10 feet;

THENCE along the centerline of a waterway represented by a meander line being defined as follows

North 19° 27' 00" East, 692.10 feet, more or less;
Thence North 02° 56' 17" East, 159.77 feet, more or less;
Thence North 06° 57' 30" East, 168.99 feet, more or less;
Thence North 13° 39' 39" East, 294.74 feet, more or less;
Thence North 14° 23' 33" East, 164.73 feet, more or less;
Thence North 03° 41' 11" West, 261.62 feet, more or less, to the Southwest Corner of Lot 3 of said Walston Subdivision;

THENCE along the Southerly Line of said Lot 3 and the Northerly Line of said Lot 1, North 87° 30' 36" East, to the Southeast Corner of said Lot 3, 199.77 feet;

THENCE along the Easterly Line of said Lot 3 and the Northerly Line of said Lot 1, North 02° 41' 26" West, to the centerline of Early Stagecoach Road being the Northerly Line of said Lot 1, 127.18 feet;

THENCE along the centerline of Early Stagecoach Road being the Northerly Line of said Lot 1, South 60° 14' 28" East, to the Northeast Corner of said Lot 1 being on the Easterly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), 407.35 feet;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26) and the Easterly Line of said Lot 1, South 01° 49' 07" East, to the Northeast Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), 275.50 feet;

THENCE along the Easterly Line of said Lot 1 and the Easterly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), South 01° 49' 07" East, 1322.01 feet to the **POINT OF BEGINNING**;

Containing a total of 26.93 acres, more or less, including 1.16 acres of public road right of way and subject to easements of record.

The Westerly Line of Lot 1 of Walston Subdivision, as recorded in Plat Book 5, Page 60, being the Westerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian Delaware County, Iowa is assumed to bear North 01° 38' 38" West.

LEGAL DESCRIPTION:

***PARCEL I**, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 1.60 acres, including 0.44 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, being on the Easterly Line of Lot 1 of Walston Subdivision, as recorded in Plat Book 5, Page 60 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-five (25) and the Easterly Line of said Lot 1, North 01° 49' 07" West, to the Northeast Corner of said Lot 1 and centerline of Early Stagecoach Road, 275.50 feet;

THENCE along the centerline of Early Stagecoach Road and part of the Southerly Line of Parcel F, as recorded in Plat Book 8, Page 126 in the Office of the Delaware County Recorder, South 60° 14' 28" East, 272.17 feet;

THENCE continuing along the centerline of Early Stagecoach Road and the Southerly Line of said Parcel F, South 69° 55' 46" East, to the Southerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-five (25), 361.51 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-five (25), South 88° 21' 45" West, 567.32 feet to the **POINT OF BEGINNING**;

Containing a total of 1.60 acres, including 0.44 acres, and subject to easements of record.

The Westerly Line of Lot 1 of Walston Subdivision, as recorded in Plat Book 5, Page 60, being the Westerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) and Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian Delaware County, Iowa is assumed to bear North 01° 38' 38" West.

RESOLUTION R-124-2009

RESOLUTION APPROVING FINAL PLAT

WHEREAS, a final plat of **PARCEL V AND PARCEL W, PART OF LOT 1 OF WALSTON SUBDIVISION IN SECTION 26, AND PARCEL I, PART OF THE NW ¼ OF THE SW 1/4, SECTION 25, ALL IN T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA** being within the two mile radius of the corporate limits of the City of Manchester has been filed with the City of Manchester, Delaware County, Iowa;

WHEREAS, **PARCEL V AND PARCEL W, PART OF LOT 1 OF WALSTON SUBDIVISION IN SECTION 26, AND PARCEL I, PART OF THE NW ¼ OF THE SW 1/4, SECTION 25, ALL IN T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA** falls under Section 127.23 of Chapter 127 Subdivision Regulations of the City of Manchester PLATS REQUIRED AND EXEMPTIONS ALLOWED, and is exempt from subdivision requirements;

WHEREAS, the City Manager and City Council have fully considered the same and found the same to be in accordance with the ordinances of the City of Manchester, Iowa, relating to plats and additions to cities or within a two mile radius of the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA: that the final plat for **PARCEL V AND PARCEL W, PART OF LOT 1 OF WALSTON SUBDIVISION IN SECTION 26, AND PARCEL I, PART OF THE NW ¼ OF THE SW 1/4, SECTION 25, ALL IN T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA** is hereby approved and accepted on the part of the City of Manchester, Delaware County, Iowa, in accordance with the City of Manchester Code of Ordinances.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Plat as by law provided.

Passed this 27th day of July, 2009.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

CITY OF MANCHESTER IOWA SEAL

STATE OF IOWA)
) SS.
DELAWARE COUNTY)

On this 17th day of August, 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 the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution Number R-124-2009 adopted by the City Council on the 27th day of July, 2009, and that Milt L. Kramer and Erin Rempe acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-11

Laura K. Thomas

Laura K. Thomas, Notary Public

C:\Users\erempe\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\RAHA63B2\Legal V W T (2).doc