Book 2011 Page 3097

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

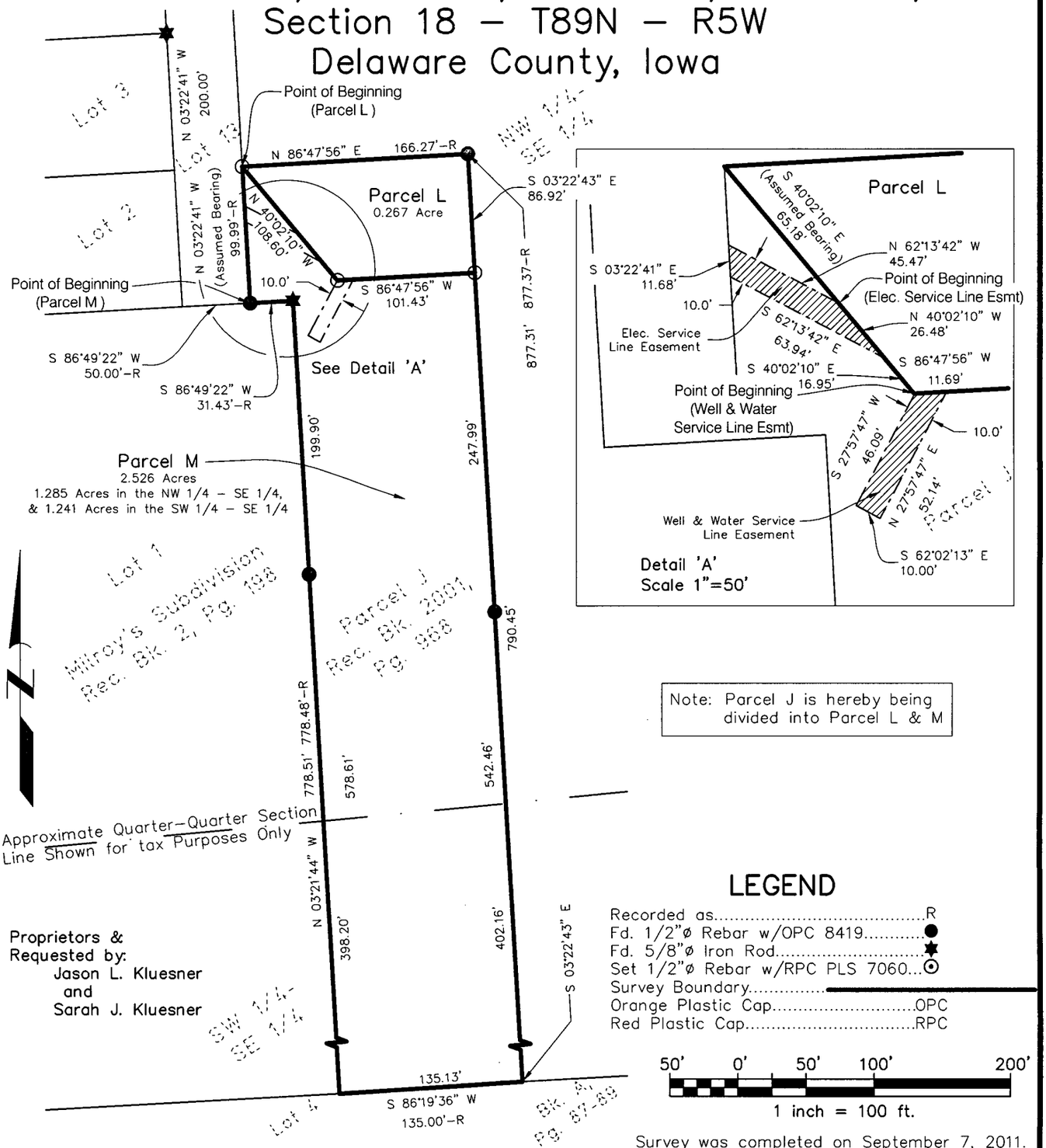
FILED
SEP 28 2011
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
SEP 28 2011
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Prepared by/Return to: TeKippe Engineering, P.C., PO Box 357, Manchester, Iowa 52057 Ph. (563)927-2060

Plat of Survey

Parcel L in the NW 1/4 – SE 1/4 and Parcel M in the NW 1/4 – SE 1/4 & SW 1/4 – SE 1/4 Section 18 – T89N – R5W Delaware County, Iowa



Note: Parcel J is hereby being divided into Parcel L & M

Proprietors & Requested by:
Jason L. Kluesner
and
Sarah J. Kluesner

LEGEND

Recorded as	R
Fd. 1/2"ø Rebar w/OPC 8419	●
Fd. 5/8"ø Iron Rod	★
Set 1/2"ø Rebar w/RPC PLS 7060	⊙
Survey Boundary	
Orange Plastic Cap	OPC
Red Plastic Cap	RPC

50' 0' 50' 100' 200'

1 inch = 100 ft.

Survey was completed on September 7, 2011.

PROF. ENGINEER & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

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.

Lyle G. TeKippe, P.E. & P.L.S. — 9-28-11 Date
License Number 7060
My license renewal date is December 31, 2012.
Sheets covered by this seal: Sheets P1

TeKIPPE ENGINEERING, P.C.
West Union
563-422-5131
Manchester 563-927-2060
Cedar Rapids 319-294-6909
www.tekippe.com

M:\Projects\2011\112088LS\Dwg\112088LS-LM.dwg
Field Book: Manchester No. 2 Pages: 2-3
Project No. 112088LS Sheet P1

PROF. ENGINEER & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

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.

Lyle G. TeKippe, P.E. & L.S. 9-28-11
Date
License Number 7060
My license renewal date is December 31, 2012.
Pages covered by this seal: SD-1 through SD-3

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Lyle G. TeKippe this 28th day of September, 2011.

JULIE S. AANES
Iowa Notarial Seal
Commission Number: 747797
My Commission Expires: 07-10-2013

Julie S. Aanes
Notary Public

SURVEY AND PLAT OF:

Survey Description:

Parcel L (being part of Parcel J as recorded in Book 2001, Page 968, on file in the Delaware County Recorder's office, Manchester, Iowa) in the Northwest Quarter of the Southeast Quarter of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Southeast Corner of Lot 13 of Milroy's Subdivision as recorded in Book 2, Page 198, on file in the Delaware County Recorder's office, Manchester, Iowa, located in said Northwest Quarter of the Southeast Quarter;

Thence **North 03°-22'-41" West (Assumed Bearing), 99.99 feet** to the Northwest Corner of said Parcel J and the Point of Beginning;

Thence **North 86°-47'-56" East, 166.27 feet** along the North Line of said Parcel J;

Thence **South 03°-22'-43" East, 86.92 feet** along the East Line of said Parcel J;

Thence **South 86°-47'-56" West, 101.43 feet**;

Thence **North 40°-02'-10" West, 108.60 feet** to the Point of Beginning;

Containing **0.267 Acre,** subject to easements of record.
(See plat attached to this original survey description.)

AND

Parcel M (being part of Parcel J as recorded in Book 2001, Page 968, on file in the Delaware County Recorder's office, Manchester, Iowa) in the Northwest Quarter of the Southeast Quarter and in the Southwest Quarter of the Southeast Quarter of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the Southeast Corner of Lot 13 of Milroy's Subdivision as recorded in Book 2, Page 198, on file in the Delaware County Recorder's office, Manchester, Iowa, and a Westerly Corner of said Parcel J, both located in said Northwest Quarter of the Southeast Quarter;

Thence **North 03°-22'-41" West (Assumed Bearing), 99.99 feet** to the Northwest Corner of said Parcel J;

Thence **South 40°-02'-10" East, 108.60 feet**;

Thence **North 86°-47'-56" East, 101.43 feet**;

Thence **South 03°-22'-43" East, 790.45 feet** along the East Line of Parcel J;

Thence **South 86°-19'-36" West, 135.13 feet** along said Line to the Southwest Corner of said Parcel J;

Thence **North 03°-21'-44" West, 778.51 feet** along the West Line of said Parcel J;

Thence **South 86°-49'-22" West, 31.43 feet** along a Southerly Line of said Parcel J to the Point of Beginning;

Containing **2.526 Acres** subject to easements of record
(See plat attached to this original survey description.)

AND

Electric Service Line Easement in Parcel M in the Northwest Quarter of the Southeast Quarter of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northwest Corner of said Parcel M;

Thence **South 40°-02'-10" East (Assumed Bearing), 65.18 feet** along an Easterly Line of said Parcel M to the Point of Beginning;

Thence **North 62°-13'-42" West, 45.47 feet** to the Westerly Line of said Parcel M;

Thence **South 03°-22'-41" East, 11.68 feet** along said Line;

Thence **South 62°-13'-42" East, 63.94 feet** to the Easterly Line of said Parcel M;

Thence **North 40°-02'-10" West, 26.48 feet** along said Easterly Line to the Point of Beginning, subject to other easements of record.
(See plat attached to this original survey description.)

AND

Well and Water Service Line Easement in Parcel M in the Northwest Quarter of the Southeast Quarter of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northwest Corner of said Parcel M;

Thence **South 40°-02'-10" East (Assumed Bearing), 108.60 feet** along an Easterly Line of said Parcel M to the Point of Beginning;

Thence **South 27°-57'-47" West, 46.09 feet**;

Thence **South 62°-02'-13" East, 10.00 feet;**

Thence **North 27°-57'-47" East, 52.14 feet** to a North Line of said Parcel M;

Thence **South 86°-47'-56" West, 11.69 feet** along said Line to the Point of Beginning, subject to other easements of record. (See plat attached to this original survey description.)

WAIVER OF RIGHT TO REVIEW PLAT

Parcel L and Parcel M (FORMERLY PARCEL J) IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, qualifies as a Parcel Division within two miles of the corporation limits of the City of Manchester, as specified in Section 180.02 of the Manchester Code of Ordinances.

9-28-2011
Date

Timothy J. Vick, City Manager

STATE OF IOWA)
)SS
COUNTY OF DELAWARE)

On this 28 day of Sept, 2011, before me, ~~Laura K. Thomas~~ Linda Loney-Fangmann, a Notary Public in and for the State of Iowa, personally appeared Timothy J. Vick, to me personally known, and, who, being by me duly sworn, did say that he is the City Manager of the City of Manchester, Iowa, and acknowledged the execution of the instrument to be his voluntary act and deed.

~~Laura K. Thomas~~, Notary Public
Linda Loney-Fangmann

LINDA LONEY-FANGMANN
Commission Number 708684
My Comm. Exp. 2013

R-124-2011

RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL L, BEING PART OF PARCEL J IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, 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, it is unlikely that the city limits will extend to include this parcel.

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 L, BEING PART OF PARCEL J IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, 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 26th day of September, 2011.

CITY OF MANCHESTER

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

On this 27th day of September 2011, 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-124-2011 passed by the City Council of the City of Manchester, Iowa on the 26th day of September, 2011, 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
Commission Number 718135
My Commission Expires
August 26, 2014

Laura K. Thomas, Notary Public