Book 2012 Page 4196

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FILED
DEC 06 2012
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
DEC 06 2012
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

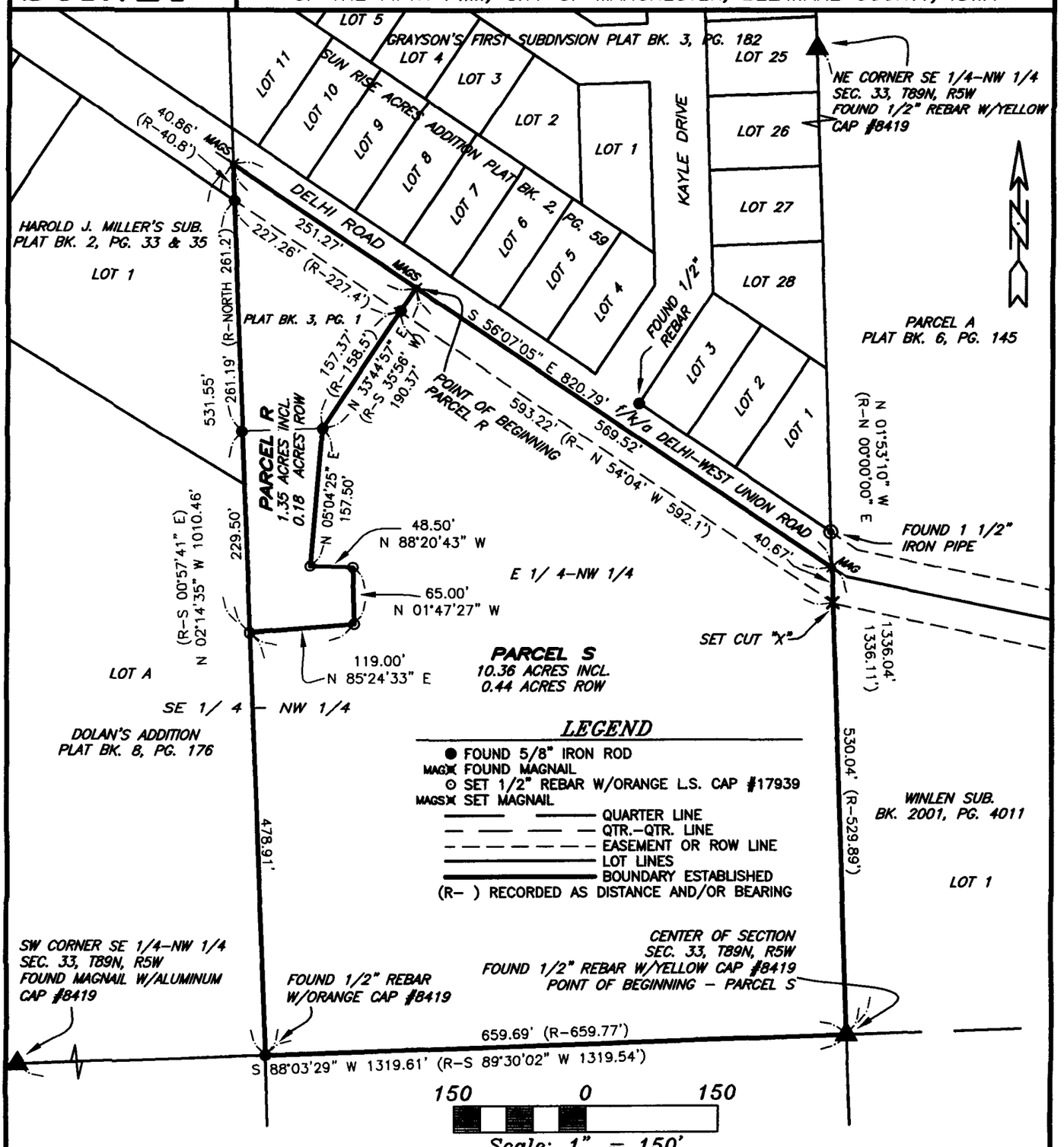
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

chg

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

PLAT OF SURVEY

PARCEL R, PART OF THE SE 1/4-NW 1/4
PARCEL S, PART OF THE SE 1/4-NW 1/4, ALL IN SEC. 33, T89N, R5W, OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGEND

- ● FOUND 5/8" IRON ROD
- MAG✕ FOUND MAGNAIL
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- MAGS✕ SET MAGNAIL
- QUARTER LINE
- QTR.-QTR. LINE
- EASEMENT OR ROW LINE
- LOT LINES
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: JIM VERMAZEN/CARL JOHNSON

SURVEYED ON: 10/8 & 10/29/2012

PROPRIETORS: *PARCEL S – JOHN VERMAZEN & BEULAH VERMAZEN*
PARCEL R – JOHN VERMAZEN & BEULAH VERMAZEN, MICHAEL J. TEGELER

PROJECT NO. 12-64

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.

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

RANDALL L. RATTENBORG L.S. LIC. #17939 DATE 12/6/12

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

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

SCALE: 1"=200'
DATE: 10/26/2012
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 4

LEGAL DESCRIPTION:

***PARCEL R**, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing a total of 1.35 acres, including 0.18 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 Center of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being on the Westerly Line of Winlen Subdivision, as recorded in Book 2001, Page 4011;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section thirty-three (33), and along the Westerly Line of said Winlen Subdivision, North 01° 53' 10" East, to the centerline of Delhi Road (f/k/a Delhi - West Union Road) 530.04 feet;

THENCE along the centerline of said Delhi Road, North 56° 07' 05" West, 569.52 feet to the **POINT OF BEGINNING**;

THENCE South 33° 44' 57" West, 190.37 feet;

THENCE South 05° 04' 25" West, 157.50 feet;

THENCE South 88° 20' 43" East, 48.50 feet;

THENCE South 01° 47' 27" East, 65.00 feet;

THENCE South 85° 24' 33' West, to the Westerly Line of the East One-Quarter (E ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-three (33), being the Easterly Line of Dolan's Addition, as recorded in Plat Book 8, Page 176, 119.00 feet;

THENCE along said Westerly Line of the East One-Quarter (E ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-three (33), being the Easterly Line of said Dolan's Addition, North 02° 14' 35" West, to the centerline of said Delhi Road, 531.55 feet;

THENCE along the centerline of said Delhi Road, South 56° 07' 05" East, 251.27 feet to the **POINT OF BEGINNING**;

Containing a total of 1.35 acres, including 0.18 acres of public road right of way, and subject to easements of record.

The Westerly Line of the East One-Quarter (E ¼) of the Northwest Quarter (NW ¼) of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa being the Easterly Line of Dolan's Addition, as recorded in Plat Book 8, Page 176, is assumed to bear North 02° 14' 35" West.

LEGAL DESCRIPTION:

***PARCEL S**, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing a total of 10.36 acres, including 0.44 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 Center of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being on the Westerly Line of Winlen Subdivision, as recorded in Book 2001, Page 4011;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-three (33), South 88° 03' 29" West, to the Westerly Line of the East One-Quarter (E ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-three (33), being the Southeast Corner of Dolan's Addition, as recorded in Plat Book 8, Page 176, 659.69 feet;

THENCE along said Westerly Line of the East One-Quarter (E ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-three (33), being the Easterly Line of said Dolan's Addition, North 02° 14' 35" West, 478.91 feet;

THENCE North 85° 24' 33" East, 119.00 feet;

THENCE North 01° 47' 27" West, 65.00 feet;

THENCE North 88° 20' 43" West, 48.50 feet;

THENCE North 05° 04' 25" East, 157.50 feet;

THENCE North 33° 44' 57" East, to the centerline of Delhi Road (f/k/a Delhi – West Union Road), 190.37 feet;

THENCE along the centerline of said Delhi Road, South 56° 07' 05" East, to the Easterly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-three (33), 569.52 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty-three (33), South 01° 53' 10" East, 530.04 feet, to the **POINT OF BEGINNING**;

Containing a total of 10.36 acres, including 0.44 acres of public road right of way, and subject to easements of record.

The Westerly Line of the East One-Quarter (E ¼) of the Northwest Quarter (NW ¼) of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa being the Easterly Line of Dolan's Addition, as recorded in Plat Book 8, Page 176, is assumed to bear North 02° 14' 35" West.

R-160-2012
RESOLUTION APPROVING EXEMPTION

WHEREAS, a Plat of Survey of ***PARCEL R***, *PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼),* and *PARCEL S, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼), ALL IN SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* being within the corporate limits of the City of Manchester has been filed with the City of Manchester, Delaware County, Iowa;

WHEREAS, Michael J. Tegeler, the owner of a portion of **PARCEL R** desires to add additional property to his current legal description;

WHEREAS, this survey of Parcel R and Parcel S falls under Chapter 180.23 (6. Adjustment of boundary lines...) of the Subdivision Ordinance 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 Plat of Survey of the ***PARCEL R***, *PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼),* and ***PARCEL S***, *PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼), ALL IN SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* is hereby approved as an exception to the Subdivision Ordinance 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 13th day of November, 2012.

Milt L. Kramer, Mayor

ATTEST:

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

STATE OF IOWA)
) SS.
DELAWARE COUNTY)

On this 14th day of November, 2012, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer 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 authority of its City Council, as contained in Resolution Number R-160-2012 adopted by the City Council on the 13th day of November, 2012, and that Milt L. Kramer and Erin Learn acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Julie A. Schmitz, Notary Public

NOTARIAL SEAL IOWA
JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
September 14, 2014