FILED

DEC 20 2012

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

DEC 20 2012

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2012 Page 4420

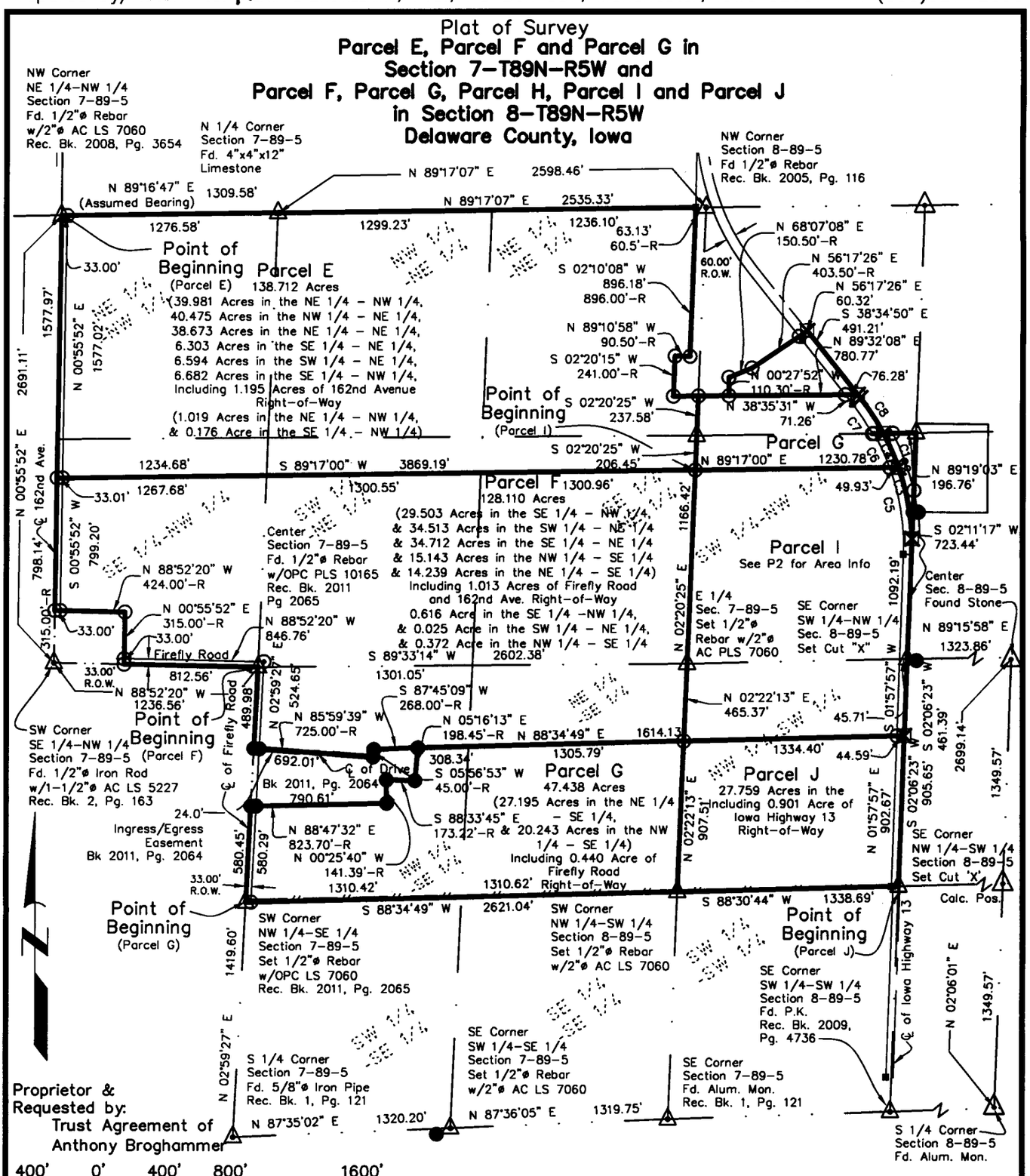
Document 2012 4420 Type 06 002 Pages 9
Date 12/20/2012 Time 3:16:14PM
Rec Amt $47.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SNV.

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

Plat of Survey
Parcel E, Parcel F and Parcel G in Section 7–T89N–R5W and Parcel F, Parcel G, Parcel H, Parcel I and Parcel J in Section 8–T89N–R5W
Delaware County, Iowa



Survey was completed on December 4, 2012.

See Sheet P2 for Legend

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.

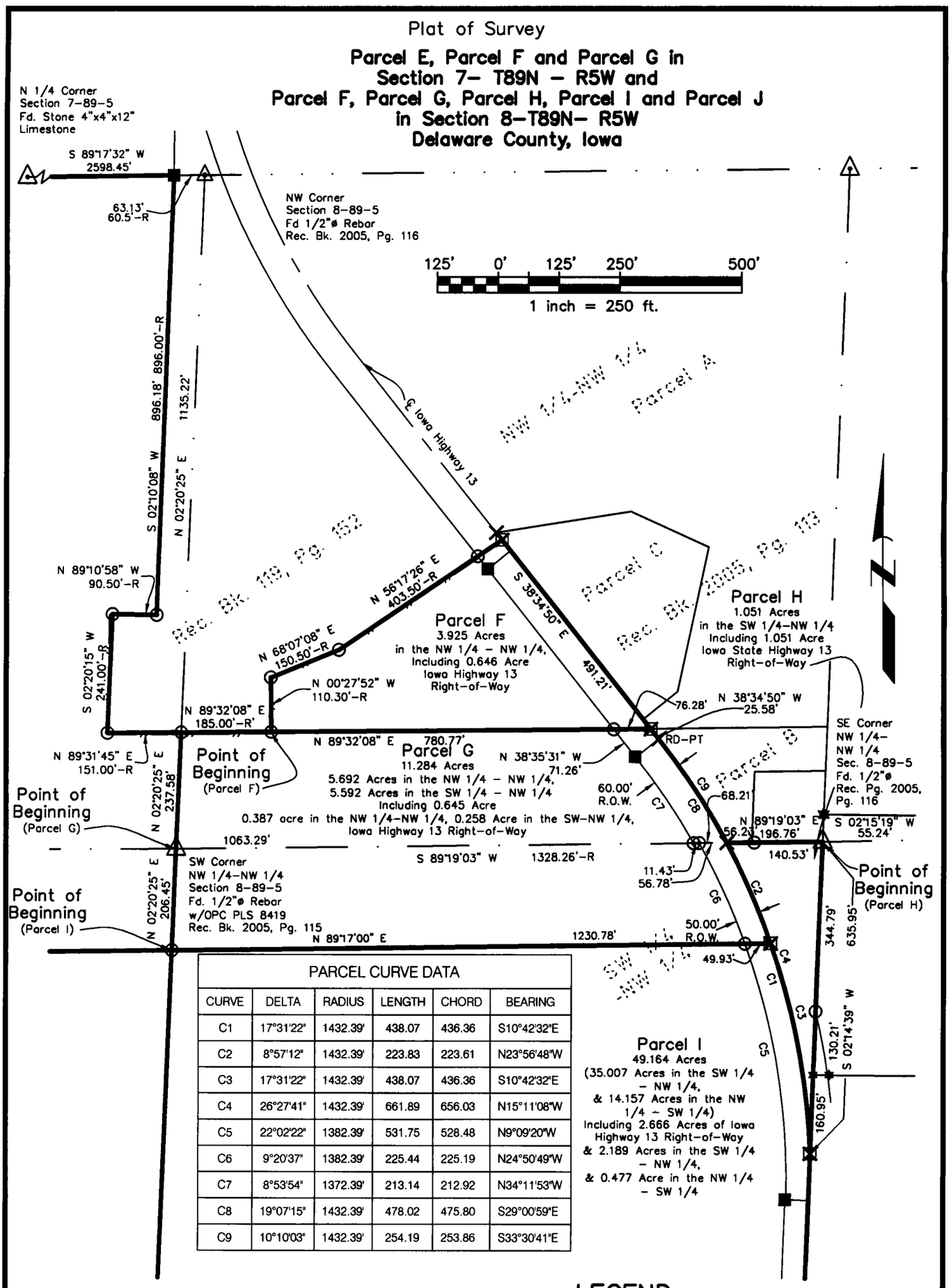
Lyle G. TeKippe, P.E. & P.L.S. — 12-19-12 Date
License Number 7060
My license renewal date is **December 31, 2012.**
Sheets covered by this seal: **Sheets P1 through P2**

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

M:\Projects\2012\122118LS\dwg\122118LS.dwg
Field Book: Del Twp. No. 1 Pages: 28–29
Project No. 122118LS Sheet P1

Plat of Survey

Parcel E, Parcel F and Parcel G in Section 7– T89N – R5W and Parcel F, Parcel G, Parcel H, Parcel I and Parcel J in Section 8–T89N– R5W Delaware County, Iowa



PARCEL CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	17°31'22"	1432.39'	438.07	436.36	S10°42'32"E
C2	8°57'12"	1432.39'	223.83	223.61	N23°56'48"W
C3	17°31'22"	1432.39'	438.07	436.36	S10°42'32"E
C4	26°27'41"	1432.39'	661.89	656.03	N15°11'08"W
C5	22°02'22"	1382.39'	531.75	528.48	N9°09'20"W
C6	9°20'37"	1382.39'	225.44	225.19	N24°50'49"W
C7	8°53'54"	1372.39'	213.14	212.92	N34°11'53"W
C8	19°07'15"	1432.39'	478.02	475.80	S29°00'59"E
C9	10°10'03"	1432.39'	254.19	253.86	S33°30'41"E

LEGEND

Survey Boundary.....
Section Line.....
1/4 Section Line.....
1/4–1/4 Section Line.....
Existing Fence.....
Orange Plastic Cap.....OPC
Red Plastic Cap.....RPC
Aluminum Cap.....AC
Calculated Position.....

Section Corner.....
Recorded as.....R
Fd. 1/2"ø Rebar w/RPC PLS 7060.....
Fd. 1/2"ø Rebar w/OPC PLS 17939.....
Fd. ROW Rail.....
Fd. Cut 'X'.....
Set Cut 'X'.....
Set 1/2"ø Rebar w/RPC PLS 7060.....

Proprietor & Requested by:
Trust Agreement of
Anthony Broghammer

Survey was completed on December 4, 2012.

TEKIPPE ENGINEERING, P.C. P.O. Box 357, Manchester, Iowa 52057

M:\Projects\2012\122118LS\dwg\122118LSPG2.dwg | Project No. 122118LS | FB: Del Twp. No. 1 Pg: 28–29 | Sheet P2

Prepared by: TeKIPPE ENGINEERING, P.C., 1919 - 210th Street, P.O. Box 357, Manchester, Iowa 52057, Ph. (563)927-2060

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. 12-19-12
Date

License Number 7060
My license renewal date is December 31, 2012.
Pages covered by this seal: SD-1 through SD-6

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 19th day of DECEMBER, 2012.

David Meyer
Iowa Notarial Seal
Commission Number: 736541
My Commission Expires: 09-08-2014

Notary Public

SURVEY AND PLAT OF:

Survey Description:

Parcel E in Section 7, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at Northwest Corner of the Northeast Quarter of the Northwest Quarter of said Section;

Thence **North 89°16'47" East (Assumed Bearing), 1,309.58 feet** along the North Line of said Section;

Thence **North 89°17'07" East, 2,535.33 feet** along the North Line of said Section;

Thence **South 02°10'08" West, 896.18 feet** to a North Line of a Parcel of Land recorded in Book 119, Page 152, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **North 89°10'58" West, 90.50 feet**;

Thence **South 02°20'15" West, 241.00 feet**;

Thence **North 89°31'45" East, 151.00 feet**, all along said Parcel to the East Line of the Northeast Quarter of the Northeast Quarter of said Section;

Thence **South 02°20'25" West, 237.58 feet** to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section;

Thence continuing **South 02°20'25" West, 206.45 feet** along the East Line of the Southeast Quarter of the Northeast Quarter of said Section;

Thence **South 89°17'00" West, 3,869.19 feet** to the Centerline of 162nd Avenue and the West Line of the Southeast Quarter of the Northwest Quarter of said Section;

Thence **North 00°55'52" East, 1,577.97 feet** along said Centerline and West Line to the Point of Beginning;

Containing **138.712 Acres**, including 1.195 Acres of 162nd Avenue Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

AND

Parcel F in Section 7, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the Center of said Section;

Thence **North 88°52'20" West, 812.56 feet** along the South Line of the Southeast Quarter of the Northwest Quarter to a Parcel of Land recorded in Book 1999, Page 242, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **North 00°55'52" East, 315.00 feet**;

Thence **North 88°52'20" West, 424.00 feet** to the Centerline of 162nd Avenue and the West Line of said Quarter-Quarter Section;

Thence **North 00°55'52" East, 798.14 feet** along said Centerline and West Line;

Thence **North 89°17'00" East, 3,869.19 feet** to the East Line of the Southeast Quarter of the Northeast Quarter of said Section;

Thence **South 02°20'25" West, 1,166.42 feet** along said East Line;

Thence **South 02°22'13" West, 465.37 feet** along the East Line of the Northeast Quarter of the Southeast Quarter of said Section;

Thence **South 88°34'49" West, 1,614.13 feet** to the Northeast Corner of Parcel D recorded in Book 2011, Page 2064, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **South 87°45'09" West, 268.00 feet**;

Thence **South 05°56'53" West, 45.00 feet**;

Thence **North 85°59'39" West, 725.00 feet**, all along the Northerly Line of said Parcel D to the Centerline of Firefly Road and the West Line of the Northwest Quarter of the Southeast Quarter of said Section;

Thence **North 02°59'27" East, 489.98 feet** along said Centerline and West Line to the Point of Beginning;

Containing **128.110 Acres**, including 1.013 Acres of Firefly Road and 162nd Avenue Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

Note: The North Line of Northeast Quarter of the Northwest Quarter of Section 7, Township 89 North, Range 5 West of the 5th P.M., is assumed as bearing **North 89°16'47" East**.

AND

Parcel G in the Southeast Quarter of Section 7, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of said Section;

Thence **North 02°59'27" East, 580.45 feet** along the West Line of said Quarter-Quarter Section and the Centerline of Firefly Road to the South Line of Parcel D, recorded in Book 2011, Page 2064, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **North 88°47'32" East, 823.70 feet**;

Thence **North 00°25'40" West, 141.39 feet**;

Thence **South 88°33'45" East, 173.22 feet**;

Thence **North 05°16'13" East, 198.45 feet**, all along the South and East Lines of said Parcel;

Thence **North 88°34'49" East, 1,614.13 feet** to the East Line of said Section;

Thence **South 02°22'13" West, 907.51 feet** along said East Line to the South Line of the Northeast Quarter of the Southeast Quarter of said Section;

Thence **South 88°34'49" West, 2,621.04 feet** along said South Line and the South Line of the Northwest Quarter of the Southeast Quarter of said Section to the Point of Beginning;

Containing **47.438 Acres**, including 0.440 Acre of Firefly Road Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

Note: The North Line of Northeast Quarter of the Northwest Quarter of Section 7, Township 89 North, Range 5 West of the 5th P.M., is assumed as bearing **North 89°16'47" East**.

AND

Parcel F in the Northwest Quarter of the Northwest Quarter of Section 8, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Southwest Corner of said Quarter-Quarter Section;

Thence **North 02°20'25" East, 237.58 feet** along the West Line of said Quarter-Quarter Section to the South Line of a Parcel of Land recorded in Book 119, Page 152, on file in the Delaware County Recorder's office, Manchester Iowa;

Thence **North 89°32'08" East, 185.00 feet** along said Line to the Point of Beginning;

Thence **North 00°27'52" West, 110.30 feet**;

Thence **North 68°07'08" East, 150.50 feet**;

Thence **North 56°17'26" East, 403.50 feet**, all along the Southerly Line of said Parcel of Land to the Centerline of Iowa Highway 13;

Thence **South 38°34'50" East, 491.21 feet** along said Centerline;

Thence **South 89°32'08" West, 780.77 feet** to the Point of Beginning;

Containing **3.925 Acres**, including 0.646 Acre of Iowa Highway 13 Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

Note: The North Line of Northeast Quarter of the Northwest Quarter of Section 7, Township 89 North, Range 5 West of the 5th P.M., is assumed as bearing **North 89°16'47" East**.

AND

Parcel G in the Northwest Quarter of Section 8, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section;

Thence **North 02°20'25" East, 237.58 feet** along the West Line of the Northwest Quarter of the Northwest Quarter of said Section;

Thence **North 89°32'08" East, 185.00 feet** along the South Line of a Parcel of Land recorded in Book 119, Page 152, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence continuing **North 89°32'08" East, 780.77 feet** to the Centerline of Iowa Highway 13;

Thence **South 38°34'50" East, 25.58 feet**;

Thence **Southeasterly 478.02 feet** along a **1,432.39 foot** radius curve concave Southwesterly (said curve having a Long Chord of **South 29°00'59" East, 475.80 feet**) along the Centerline of Iowa Highway 13;

Thence **South 89°17'00" West, 1,230.78 feet** to the West Line of the Southwest Quarter of the Northwest Quarter of said Section;

Thence **North 02°20'25" East, 206.45 feet** to the Point of Beginning;

Containing **11.284 Acres**, including 0.645 Acre of Iowa Highway 13 Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

Note: The North Line of Northeast Quarter of the Northwest Quarter of Section 7, Township 89 North, Range 5 West of the 5th P.M., is assumed as bearing **North 89°16'47" East**.

AND

Parcel H in the Southwest Quarter of the Northwest Quarter of Section 8, 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 the Northwest Quarter of the Northwest Quarter;

Thence **South 02°14'39" West, 635.95 feet** to the Centerline of Iowa Highway 13;

Thence **Northwesterly 661.89** feet along a **1,432.39 foot** radius non-tangent curve concave Southwesterly (said curve having a Long Chord of **North 15°11'08" West, 656.03 feet**) along said Centerline to the North Line of Southwest Quarter of the Northwest of said Section;

Thence **North 89°19'03" East, 196.76 feet** along said Line to the Point of Beginning;

Containing **1.051 Acres**, of Iowa Highway 13 Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

Note: The North Line of Northeast Quarter of the Northwest Quarter of Section 7, Township 89 North, Range 5 West of the 5th P.M., is assumed as bearing **North 89°16'47" East.**

AND

Parcel I in Section 8, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section;

Thence **South 02°20'25" West, 206.45 feet** along the West Line of the Southwest Quarter of the Northwest Quarter of said Section to the Point of Beginning;

Thence **North 89°17'00" East, 1,230.78 feet** to the Centerline of Iowa Highway 13;

Thence **Southeasterly 438.07 feet** along a **1,432.39 foot** radius curve concave Southwesterly (said curve having a Long Chord of **South 10°42'32" East, 436.36 feet**) along said Centerline to the East Line of said Quarter-Quarter Section;

Thence **South 02°11'17" West, 723.44 feet** along said East Line to the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section;

Thence **South 02°06'23" West, 461.39 feet** along the East Line of the Northwest Quarter of the Southwest Quarter of said Section;

Thence **South 88°34'49" West, 1,334.40 feet** to the West Line of said Quarter-Quarter Section;

Thence **North 02°22'13" East, 465.37 feet** along said West Line to the Southwest Corner of the Southwest Quarter of the Northwest Quarter of said Section;

Thence **North 02°20'25" East, 1,166.42 feet** along the West Line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning;

Containing **49.164 Acres**, including 2.666 Acres of Iowa Highway 13 Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

Note: The North Line of Northeast Quarter of the Northwest Quarter of Section 7, Township 89 North, Range 5 West of the 5th P.M., is assumed as bearing **North 89°16'47" East.**

AND

Parcel J in the Northwest Quarter of the Southwest Quarter of Section 8, 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 the Northwest Quarter of the Southwest Quarter of said Section;

Thence **South 88°30'44" West, 1,338.69 feet** along the South Line of said Quarter-Quarter Section;

Thence **North 02°22'13" East, 907.51 feet** along the West Line of said Quarter-Quarter Section;

Thence **North 88°34'39" East, 1,334.40 feet** to the East Line of said Quarter-Quarter Section;

Thence **South 02°06'23" West, 905.65 feet** along said East Line to the Point of Beginning;

Containing **27.759 Acres**, including 0.901 Acre of Iowa Highway 13 Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

Note: The North Line of Northeast Quarter of the Northwest Quarter of Section 7, Township 89 North, Range 5 West of the 5th P.M., is assumed as bearing **North 89°16'47" East**.

R-179-2012
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

Parcel G, Part of the NW 1/4 - SE 1/4 and Part of the NE 1/4 - SE 1/4 Section 7, T89N, R5W of the Fifth P.M.,
Parcel J, Part of the NW 1/4 - SW 1/4 Section 8, T89N, R5W, of the Fifth P.M.,
Parcel I, Part of the SW1/4 - NE 1/4 and Part of the NW 1/4 – SW Section 8, T89N, R5W of the Fifth P.M., all in 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, and

WHEREAS, the owner of the property, Trust Agreement of Anthony Broghammer 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 G, Part of the NW 1/4 - SE 1/4 and Part of the NE 1/4 - SE 1/4 Section 7, T89N, R5W of the Fifth P.M., Parcel J, Part of the NW 1/4 - SW 1/4 Section 8, T89N, R5W, of the Fifth P.M., Parcel I, Part of the SW1/4 - NE 1/4 and Part of the NW 1/4 – SW Section 8, T89N, R5W of the Fifth P.M., all in 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 17th day of December, 2012

Milt L. Kramer

Milt L. Kramer, Mayor

Attest:

Erin Learn

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

COUNTY OF DELAWARE)
)SS.
STATE OF IOWA)

On this 18th day of December, 2012, before me, Laura K. Thomas, 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 the authority of its City Council, as contained in Resolution Number R-179-2012 adopted by the City Council on the 17th day of December, 2012, and that Milt L. Kramer and Erin Learn acknowledge 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

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2014