**FILED**

APR 24 2013

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

**FILED**

APR 24 2013

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2013 Page 1388

Document 2013 1388 Type 06 002 Pages 4
Date 4/24/2013 Time 12:59:14PM
Rec Amt $22.00

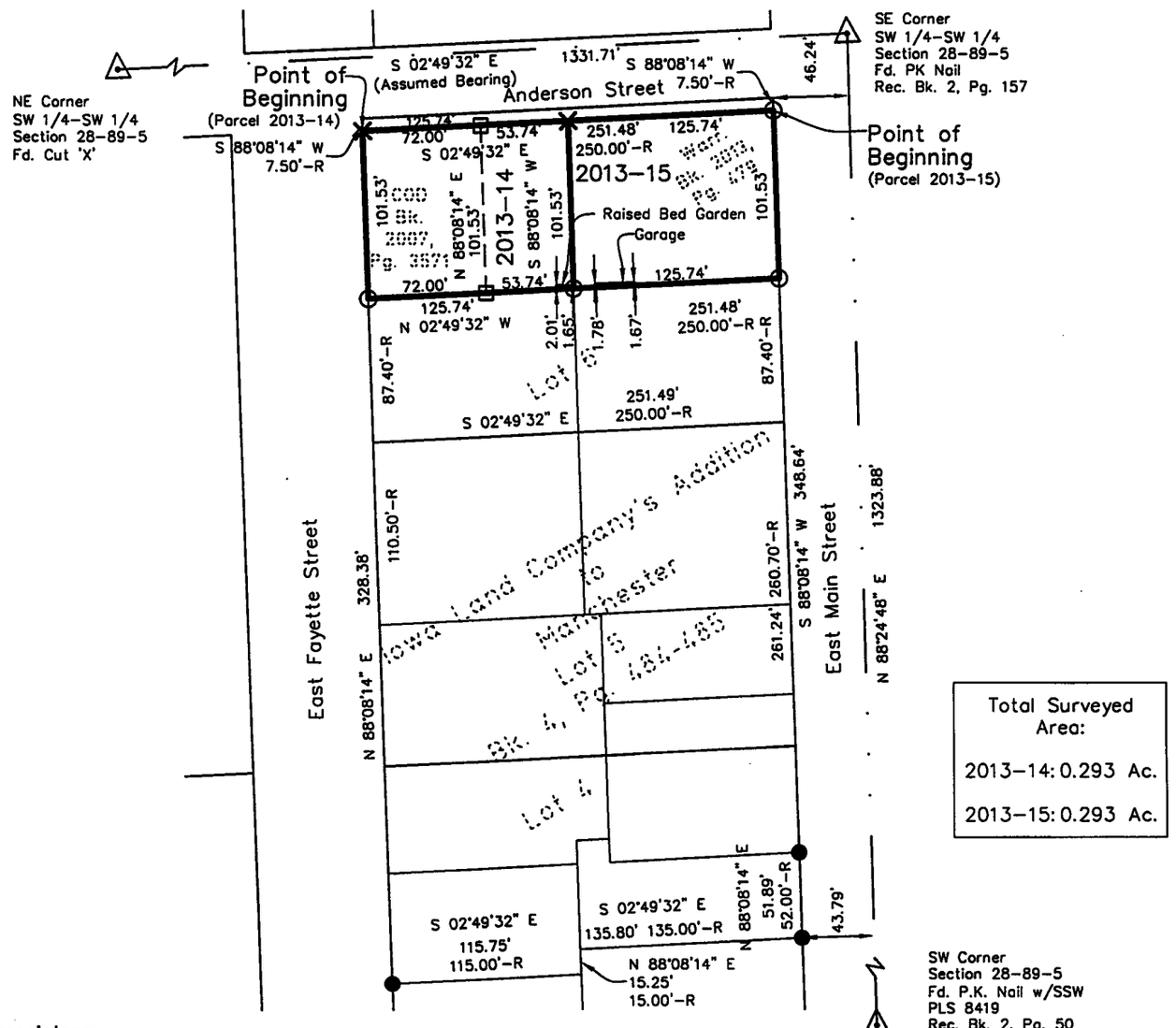
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ENV

Prepared by/Return to: FEHR GRAHAM/TeKIPPE ENGINEERING, 1919 210th St, Manchester, IA 52057 Ph. (563)927-2060

Plat of Survey

# Parcel 2013-14 and Parcel 2013-15 in Lot 6 of Iowa Land Company's Addition to Manchester, Located in the SW 1/4-SW 1/4, Section 28-T89N-R5W City of Manchester, Delaware County, Iowa




Total Surveyed Area:

2013-14: 0.293 Ac.

2013-15: 0.293 Ac.

Proprietors:
Nyle Eldon Sauer, Trustee
and
Corrine Clara Sauer, Trustee
of the Sauer Family Revocable Living Trust

Requested by:
Nyle Sauer

50' 0' 50' 100' 200'

1 inch = 100 ft.

Survey was completed on March 1, 2013.

## LEGEND

| | |
|---|---|
| Section Corner | △ |
| Recorded as | R |
| Fd. 1/2"ø Rebar | ● |
| Calculated Position | ▣ |
| Set 1/2"ø Rebar w/RPC PLS 7060 | ⊙ |
| Set Cut 'X' | ✕ |
| Survey Boundary | ——— |
| Section Line | —— . . . —— |
| 1/4-1/4 Section Line | ——— . ——— |
| Stainless Steel Washer | SSW |
| Red Plastic Cap | RPC |

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. — 4-23-13 Date
License Number 7060
My license renewal date is December 31, 2014.
Sheets covered by this seal: Sheets P1

**FEHR GRAHAM**
ENGINEERING & ENVIRONMENTAL
**TeKIPPE ENGINEERING**
*Serving Eastern Iowa Since 1980*
©2013 FEHR GRAHAM

M:\Projects\2013\13-291\Dwg\13-291.dwg
Field Book: Manchester No. 2 Pages: 2-3
Project No. 13-291 Sheet P1

Prepared by: FEHR GRAHAM / TeKIPPE ENGINEERING, 1919 - 210th Street, 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. 4-23-13
License Number 7060 Date
My license renewal date is December 31, 2014.
Pages covered by this seal: SD-1 through SD-2

State of Iowa )
ss.
County of Delaware )

Subscribed and sworn to before me by Lyle G. TeKippe this 23RD day of APRIL, 2013.

IOWA NOTARIAL SEAL
DAVID MEYER
Commission #736541
My Comm. Exp. 9/8/14

Notary Public

SURVEY AND PLAT OF:

Note Concerning Deed Descriptions:

New Parcel 2013-14 contains all of the property described in the Court Officer's Deed recorded in Book 2007, Page 3571, and the North 53.75 feet of the property described in the Warranty Deed recorded in Book 2013, Page 479, whereas new Parcel 2013-15 contains the balance of the property described in said Warranty Deed; all located in the Delaware County Recorder's office, Manchester, Iowa.

Survey Description:

**Parcel 2013-14** in Lot 6 of Iowa Land Company's Addition to Manchester, recorded in Book 4, Pages 484-485, on file in the Delaware County Recorder's office, Manchester, Iowa, located in the Southwest Quarter of the Southwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northeast Corner of said Lot 6;

Thence **South 88°08'14" West, 7.50 feet** along the North Line of said Lot to the West Line of the East 7.5 feet of said Lot and to the Point of Beginning;

Thence **South 02°49'32" East, 125.75 feet** along said West Line to the South Line of the North Half of said Lot;

Thence **South 88°08'14" West, 101.53 feet** along said South Line to the East Line of the West 87.4 feet of Lot 6 of said Addition;

Thence **North 02°49'32" West, 125.75 feet** along said East Line to the North Line of said Lot;

Thence **North 88°08'14" East, 101.53 feet** along said North Line to the Point of Beginning;

Containing **0.293 Acre**, subject to easements of record.
(See plat attached to this original survey description.)

Note: The East Line of said Quarter-Quarter Section is assumed to bear **South 02°49'32" East.**

AND

**Parcel 2013-15** in Lot 6 of Iowa Land Company's Addition to Manchester, recorded in Book 4, Pages 484-485, on file in the Delaware County Recorder's office, Manchester, Iowa, located in the Southwest Quarter of the Southwest Quarter of Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Commencing at the Southeast Corner of said Lot 6;

Thence **South 88°08'14" West, 7.50 feet** along the South Line of said Lot to the Point of Beginning;

Thence continuing **South 88°08'14" West, 101.53 feet** along said Line to the East Line of the West 87.4 feet of Lot 6 of said Addition;

Thence **North 02°49'32" West, 125.74 feet** along said East Line to the South Line of the North Half of said Lot;

Thence **North 88°08'14" East, 101.53 feet** along said South Line to the West Line of the East 7.5 feet of said Lot;

Thence **South 02°49'32" East, 125.74 feet** along said West Line to the Point of Beginning;

Containing **0.293 Acre**, subject to easements of record.
(See plat attached to this original survey description.)

R-054-2013
Resolution Approving Final Plat
Parcel 2013-14 & 2013-15 (Saurer)

WHEREAS, Final plat of *Parcel 2013-14 and Parcel 2013-15, City of Manchester, Delaware County, Iowa* Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated 4-23-13, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa, and has been acknowledged and approved by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, who have recommended acceptance; and

WHEREAS, the City Council has 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; and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09) and street standards (Section 127.17); and

WHEREAS, the minor subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code; and

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the plat of *Parcel 2013-14 and Parcel 2013-15, City of Manchester, Delaware County, Iowa.*

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said *Parcel 2013-14 and Parcel 2013-15, City of Manchester, Delaware County, Iowa*, be, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

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

Passed this 22nd day of April, A.D., 2013.

Milt L. Kramer, Mayor

ATTEST:

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

STATE OF IOWA )
) SS.
COUNTY OF DELAWARE )

On this 23rd day of April, 2013, 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 the authority of its City Council, as contained in Resolution Number R-054-2013 adopted by the City Council on the 22nd day of April, 2013, 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.

Julie A. Schmitz, Notary Public

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