FILED

DEC 31 2013

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

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ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

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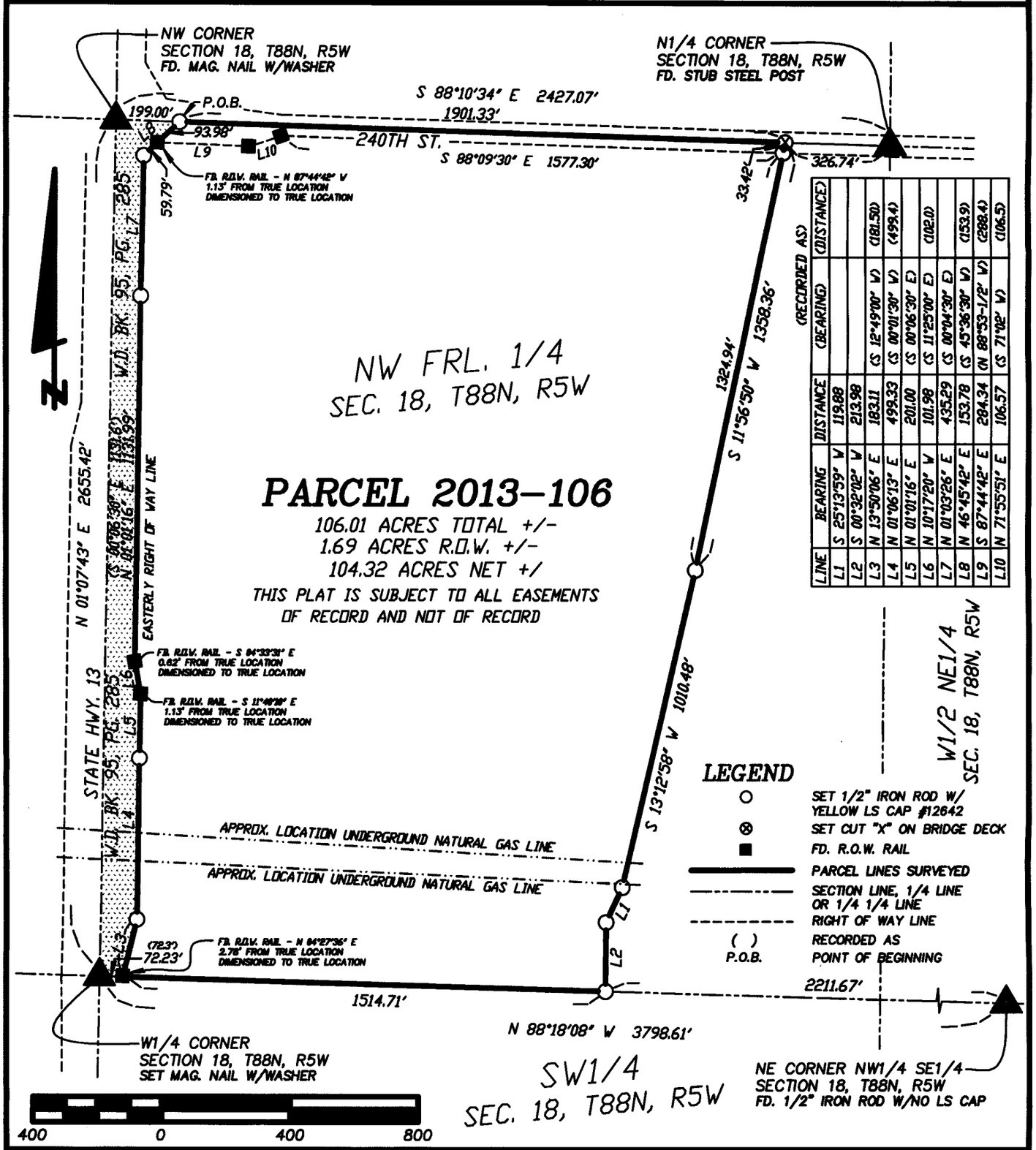
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2013–106

PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL.1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LINE	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L1	S 25°13'59" W	119.88		
L2	S 00°32'02" W	213.98		
L3	N 13°50'06" E	183.11	(S 12°49'00" W)	(181.50)
L4	N 01°06'13" E	499.33	(S 00°01'30" W)	(499.4)
L5	N 01°01'16" E	201.00	(S 00°06'30" E)	
L6	N 10°17'20" W	101.98	(S 11°25'00" E)	(102.0)
L7	N 01°03'26" E	435.29	(S 00°04'30" E)	
L8	N 46°45'42" E	153.78	(S 45°36'30" W)	(153.9)
L9	S 87°44'42" E	284.34	(N 88°53-1/2' W)	(288.4)
L10	N 71°55'51" E	106.57	(S 71°02' W)	(106.5)

DATE OF SURVEY: 10/29/2013 | SHEET 1 OF 2

PROPRIETORS AND SURVEY REQUESTED BY: STEVEN D. & BARBARA J. MOORMAN | SCALE: 1" = 400'

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014

William H. Burger 12/5/13

WILLIAM H. BURGER #12642 DATE

Wm. Burger LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2013-106 – Part of the Northwest Fractional Quarter (NW Frl.1/4) of Section Eighteen (18), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 106.01 acres more or less including 1.69 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest corner Section Eighteen (18), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 88°-10'-34" East 199.00 feet along the North line of the Northwest Fractional Quarter (NW Frl.1/4) to the **POINT OF BEGINNING**;

Thence continuing along said North line South 88°-10'-34" East 1901.33 feet;

Thence South 11°-56'-50" West 1358.36 feet;

Thence South 13°-12'-58" West 1010.48 feet;

Thence South 25°-13'-59" West 119.88 feet;

Thence South 00°-32'-02" West 213.98 feet to the South line of said Northwest Fractional Quarter (NW Frl.1/4);

Thence North 88°-18'-08" West 1514.71 feet along the South line of said Northwest Fractional Quarter (NW Frl.1/4) to the Easterly Right of Way line of State Highway 13;

Thence North 13°-50'-06" East 183.11 feet along said Easterly Right of Way line of State Highway 13;

Thence continuing along said Easterly Right of Way line of State Highway 13 North 01°-06'-13" East 499.33 feet;

Thence continuing along said Easterly Right of Way line of State Highway 13 North 01°-01'-16" East 201.00 feet;

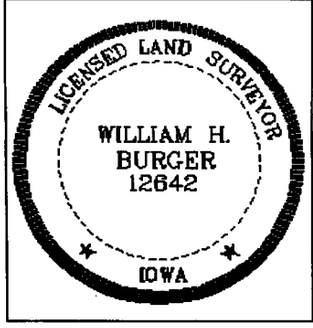
Thence continuing along said Easterly Right of Way line of State Highway 13 North 10°-17'-20" West 101.98 feet;

Thence continuing along said Easterly Right of Way line of State Highway 13 North 01°-01'-16" East 1131.99 feet;

Thence continuing along said Easterly Right of Way line of State Highway 13 North 01°-03'-26" East 435.29 feet;

Thence continuing along said Easterly Right of Way line of State Highway 13 North 46°-45'-42" East 153.78 feet to the **POINT OF BEGINNING**; containing a total of 106.01 acres more or less including 1.69 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Northwest Fractional Quarter (NW Frl.1/4) of Section Eighteen (18), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 88°-10'-34" East.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and 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;

My license renewal date is December 31, 2014

William H. Burger 12/5/13

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

CITY MANAGER DETERMINATION

Plat of Survey, Parcel 2013-106, Delaware County, Iowa qualifies as an Exemption as specified in Subdivision Regulations, Section 180.23(3) of the Manchester Code of Ordinances. All new lots and parcels within this division of property are for agricultural purposes, all lots will be greater than 35 acres, and no street, road, highway opening or widening or easement of any kind is required by these regulations. This does not require review or approval by the Planning and Zoning Commission.

12-6-2013
Date

Timothy J. Vick, City Manager

State of Iowa)
) SS
Delaware County)

On this 6th day of December, 2013, before me, Julie A Schmitz 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, 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 and that Timothy J. Vick acknowledges the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa

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

R-137-2013
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, a Plat of Survey, Parcel 2013-106, Delaware County, Iowa, affecting the premises specifically described in the Surveyor's Certificate of William H. Burger, dated November 18, 2013 has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa is described as follows:

> ***Parcel 2013-106**, part of the northwest fractional quarter (NW FRL. ¼) of Section Eighteen (18), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa*

WHEREAS, said Parcel 2013-106 is located on the fringes of the two mile radius of the current city limits, and outside the Urban Growth Area; and

WHEREAS, it is unlikely that the city limits will extend to include this parcel; and

WHEREAS, Parcel C, Delaware County, Iowa, qualifies for review by the City Manager as specified in Section 180.22 of the Manchester Code of Ordinances. Parcel Plat of Survey does not require review or approval by the Planning and Zoning Commission; 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, the 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 City Manager has recommended to the City Council that they accept the final plat of said

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Plat of Survey, Parcel 2013-106, ***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 Parcel of Survey as by law provided.

Passed this 9th day of December, A.D., 2013.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer, Mayor

ATTEST:

Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 10th day of December, 2013, 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-137-2013, adopted by the City Council on the 9th day of December, 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.

Laura K. Thomas, Notary Public.

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