FILED

MAR 31 2014

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

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ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

Book 2014 Page 710

Document 2014 710 Type 06 002 Pages 3
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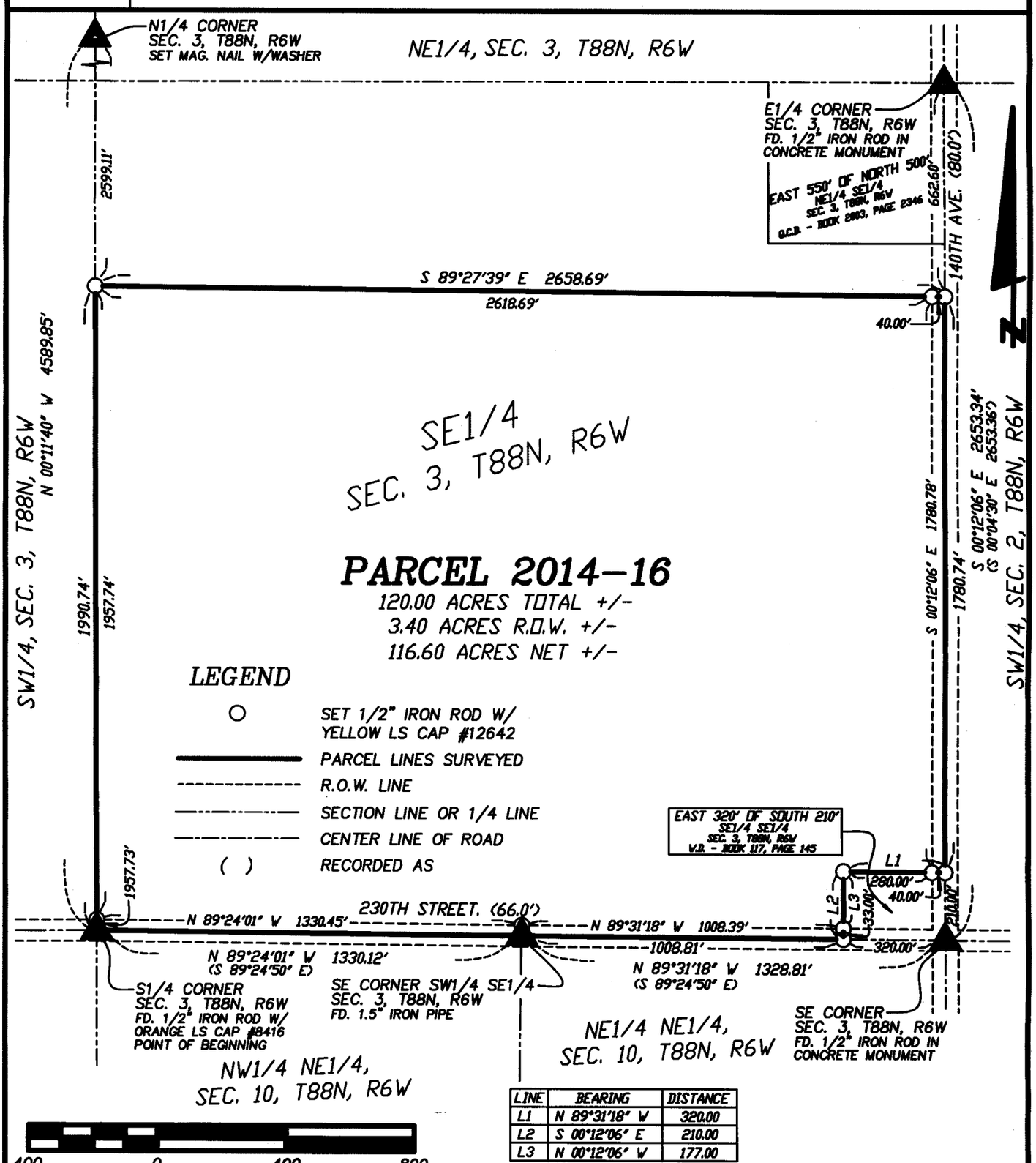
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2014–16

PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THREE (3), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LINE	BEARING	DISTANCE
L1	N 89°31'18" W	320.00
L2	S 00°12'06" E	210.00
L3	N 00°12'06" W	177.00

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 3/5/2014 | SHEET 1 OF 2

PROPRIETORS: THOMAS J. SCHERBRING & MARY L. SCHERBRING | SCALE: 1" = 400'

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 3/27/14

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2014-16 – Part of the Southeast Quarter (SE1/4) of Section Three (3), Township Eighty-eight North (T88N), Range Six West (R6W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 120.00 acres more or less including 3.40 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;

BEGINNING at the South Quarter (S1/4) corner of Section Three (3), Township Eighty-eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-11'-40" West 1990.74 feet along the West line of the Southeast Quarter (SE1/4);

Thence South 89°-27'-39" East 2658.69 feet to the East line of said Southeast Quarter (SE1/4);

Thence South 00°-12'-06' East 1780.74 feet along the East line of said Southeast Quarter (SE1/4) to the Northeast corner of the East 320 feet of the South 210 feet as described by Warranty Deed and recorded in the Office of the Delaware County Recorder in Book 117, Page 145;

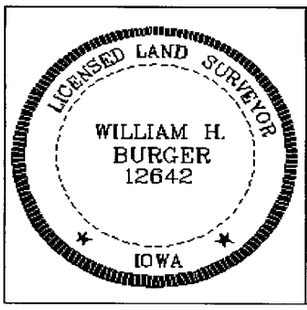
Thence North 89°-31'-18" West 320.00 feet along the North line and to the Northwest corner of said parcel of land described by Warranty Deed recorded in the Office of the Delaware County Recorder in Book 117, Page 145;

Thence South 00°-12'-06" East 210.00 feet along the West line and to the Southwest corner of said parcel of land described by Warranty Deed recorded in the Office of the Delaware County Recorder in Book 117, Page 145, said corner also being on the South line of said Southeast Quarter (SE1/4);

Thence North 89°-31'-18" West 1008.81 feet along the South line of said Southeast Quarter (SE1/4) to the Southeast corner of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4);

Thence North 89°-24'-01" West 1330.12 feet along the South line of said Southeast Quarter (SE1/4) to the **POINT OF BEGINNING**; containing a total of 120.00 acres more or less including 3.40 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 West line of the Southeast Quarter (SE1/4) of Section Three (3), Township Eighty-eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 00°-11'-40" West.



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 3/27/14

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

Manchester
IOWA
FAMILY. COMMUNITY. OPPORTUNITY.

March 31, 2014

William Burger
510 3rd Street West Court
Worthington, Iowa 52078

RE: Thomas J. Scherbring & Mary Scherbring Plat of Survey

Dear Mr. Burger,

I have had an opportunity to review the Plat of Survey prepared by you for Tom and Mary Scherbring. According to the Plat of Survey, Parcel 2014-16 will be created from the original parcel and consist of 120 total acres, including 3.40 acres of right-of-way. It is my understanding that Parcel 2014-16 will be used for agricultural purposes.

Chapter 180 SUBDIVISION REGULATIONS of the Manchester Code of Ordinances addresses the procedure for subdividing property. As Delaware County has not yet adopted a zoning ordinance, the City of Manchester has the ability to regulate subdivisions within 2 miles of the corporate boundaries. This parcel falls within the City of Manchester's jurisdiction.

Subsection 180.23 PLATS REQUIRED AND EXEMPTIONS ALLOWED provides for exemptions from the Subdivision Ordinance in certain circumstances. The proposed Plat of Survey appears to meet the requirements of an exception from the subdivision requirements under 180.23(3). This subsection reads: *A division of property where all new lots or parcels 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.*

Therefore, it is my determination that the proposed Plat of Survey meets the requirements for an exemption from the City of Manchester's Subdivision Ordinance and will not require any further action from the City of Manchester.

Please feel free to contact me by telephone at 563-927-3636 if you have any further questions.

Sincerely,

Timothy J. Vick
City Manager