Book 2014 Page 1022

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MAY 06 2014
ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

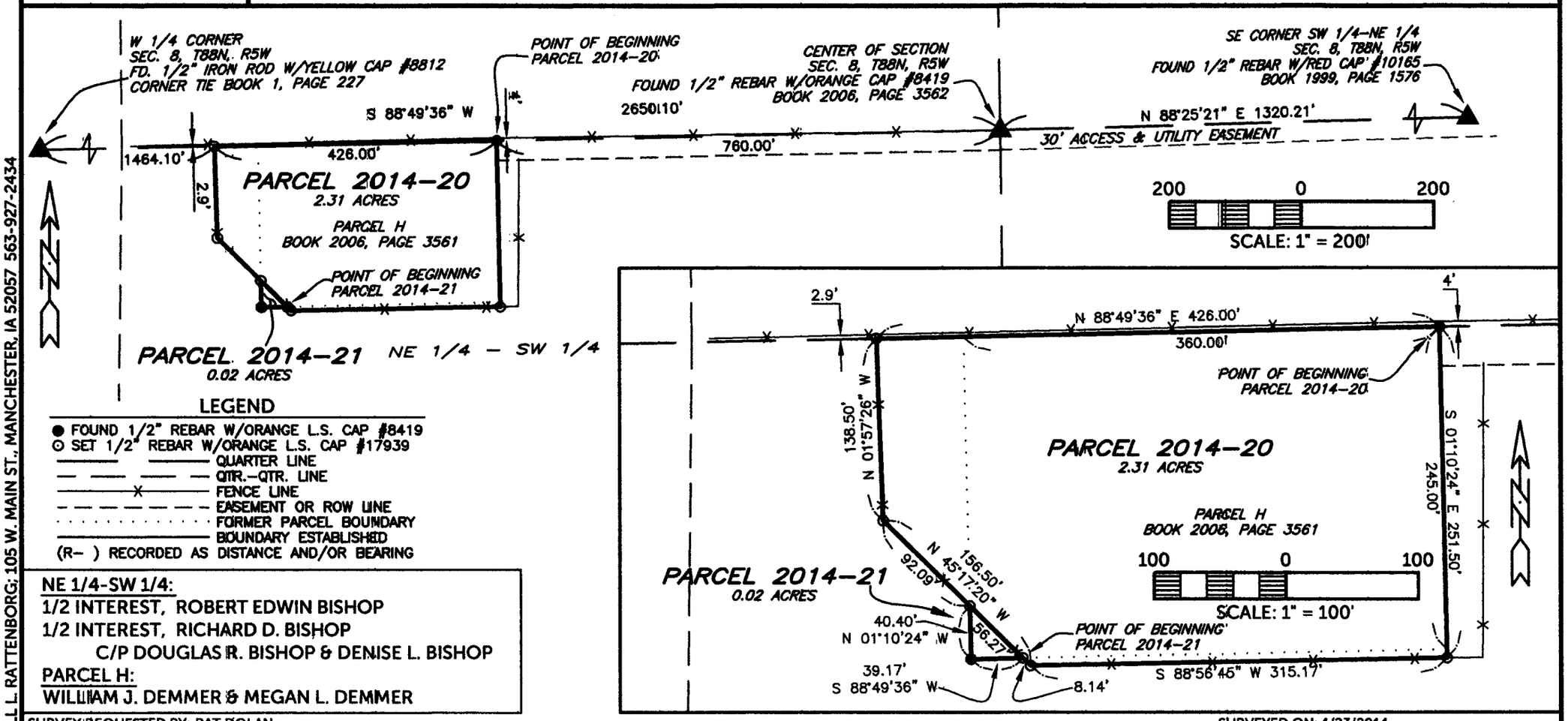
FILED
MAY 06 2014
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2014-20, PART OF THE NE 1/4 - SW 1/4
PARCEL 2014-21, PART OF THE NE 1/4 - SW 1/4
ALL IN SEC. 8, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ● FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- FORMER PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

NE 1/4-SW 1/4:
1/2 INTEREST, ROBERT EDWIN BISHOP
1/2 INTEREST, RICHARD D. BISHOP
C/P DOUGLAS R. BISHOP & DENISE L. BISHOP

PARCEL H:
WILLIAM J. DEMMER & MEGAN L. DEMMER

SURVEY REQUESTED BY: PAT DOLAN

SURVEYED ON: 4/23/2014

PROJECT NO. 14-020
SCALE: 1"=200'
DATE: 4/24/2014
DRAWN BY: RLR
CHECKED BY: DDK/JAW
GPS BOX: 38
SHEET 1 OF 3

PROPRIETORS:
SEE ABOVE

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

5/5/14

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

SHEETS COVERED BY THIS SEAL: 1-2

LEGAL DESCRIPTION:

***PARCEL 2014-20**; PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 2.31 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Center of Section Eight (8), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of the said Section Eight (8), South 88° 49' 36" West, to the Northeast Corner of Parcel H, as recorded in Book 2006, page 3561, 760.00 feet to the **POINT OF BEGINNING**;

THENCE along the Easterly Line of said Parcel H, South 01° 10' 24" East, 251.50 feet;

THENCE South 88° 56' 45" West, 315.17 feet;

THENCE North 45° 17' 20" West, 156.50 feet;

THENCE North 01° 57' 26" West, to the Northerly Line of the Southwest Quarter (SW 1/4) of the said Section Eight (8), 138.50 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of the said Section Eight (8), North 88° 49' 36" East, 426.00 feet to the **POINT OF BEGINNING**;

Containing a total of 2.31 acres and subject to easements of record.

The Northerly Line of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 49' 36" West.

LEGAL DESCRIPTION:

***PARCEL 2014-21**; PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.02 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Center of Section Eight (8), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of the said Section Eight (8), South 88° 49' 36" West, to the Northeast Corner of Parcel H, as recorded in Book 2006, page 3561, 760.00 feet;

THENCE along the Easterly Line of said Parcel H, South 01° 10' 24" East, 251.50 feet;

THENCE South 88° 56' 45" West, 315.17 feet;

THENCE North 45° 17' 20" West, 8.14 feet to the Southerly Line of said Parcel H, the **POINT OF BEGINNING**;

THENCE along the Southerly Line of said Parcel H, South 88° 49' 36" West, to the Southwest Corner of said Parcel H, 39.17 feet;

THENCE along the Westerly Line of said Parcel H, North 01°10' 24" West, 40.40 feet;

THENCE South 45° 17' 20" East, 56.27 feet to the **POINT OF BEGINNING**;

Containing a total of 0.02 acres and subject to easements of record.

The Northerly Line of the Southwest Quarter (SW 1/4) of Section Eight (8), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 49' 36" West.

R-051-2014
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

Parcel 2014-20, Part of the NE ¼-SW ¼ and Parcel 2014-21, Part of the NE ¼-SW ¼, Section 8, T88N, R5W of the Fifth P.M., 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 owners of the property, Robert Edwin Bishop, Richard D. Bishop with c/p Douglas R. Bishop & Denise L. Bishop, and Patrick Dolan & Mindy Dolan 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 2014-20, Part of the NE ¼-SW ¼ and Parcel 2014-21, Part of the NE ¼-SW ¼, Section 8, T88N, R5W of the Fifth P.M., 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 28th day of April, 2014

CITY OF MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 2nd day of May, 2014, 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in resolution R-051-2014 passed by the City Council of the City of Manchester, Iowa on the 28th day of April, 2014, and that Milt L. Kramer and Erin Learn acknowledged 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