Book 2014 Page 2274

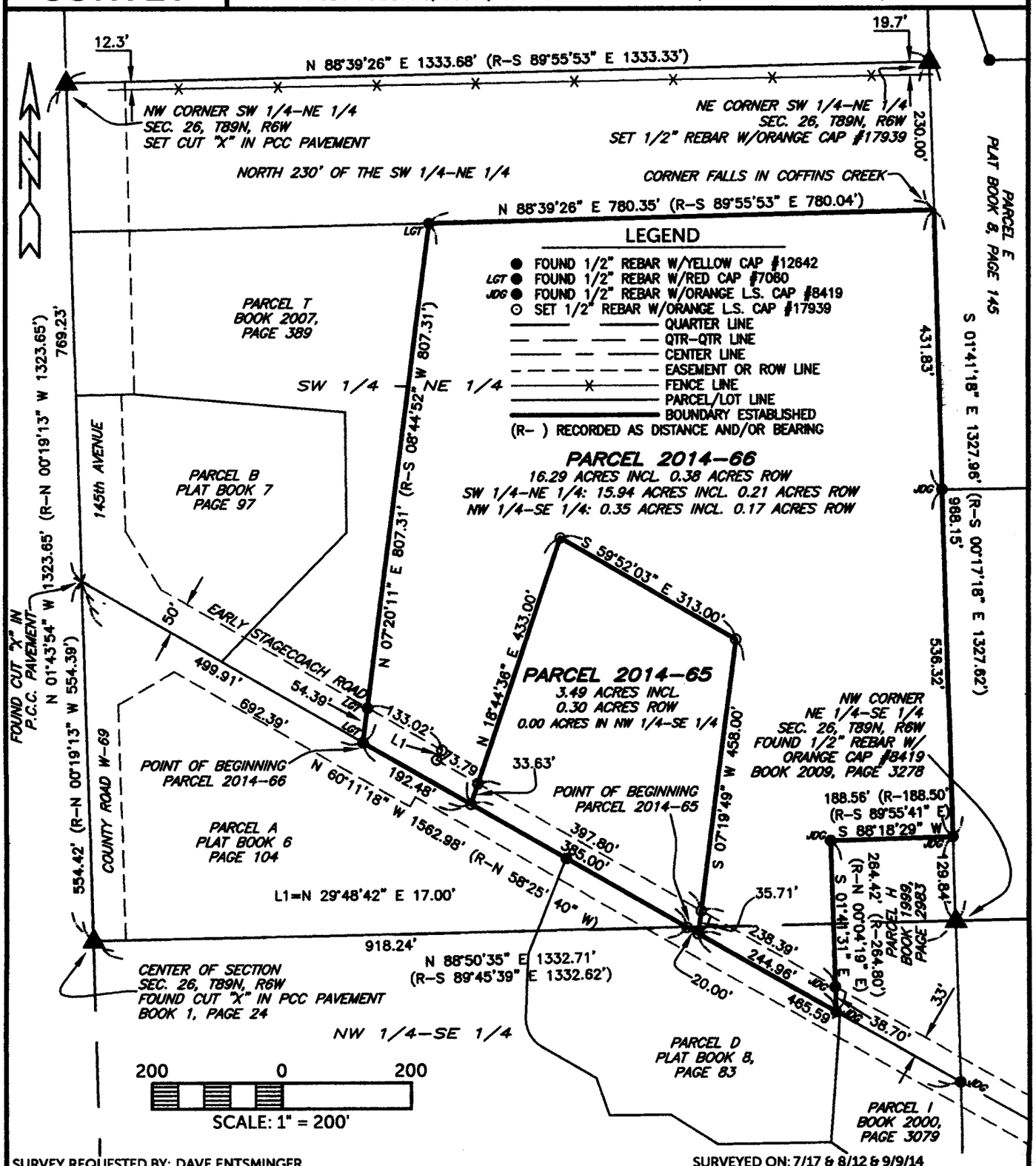
Document 2014 2274 Type 06 002 Pages 4
Date 9/12/2014 Time 12:09:51PM
Rec Amt $22.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2014-65; PART OF THE SW 1/4-NE 1/4 AND PART OF THE NW 1/4 - SE 1/4
PARCEL 2014-66; PART OF THE SW 1/4-NE 1/4 AND PART OF THE NW 1/4 - SE 1/4
ALL IN SEC. 26, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: DAVE ENTSMINGER

SURVEYED ON: 7/17 & 8/12 & 9/9/14

PROPRIETORS: GAREY L. ENTSMINGER a/k/a GAREY ENTSMINGER

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

9/12/14

RANDALL L. RATTENBORG, P.L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

SHEETS COVERED BY THIS SEAL: 1-3

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

PROJECT NO. 14-056
SCALE: 1"=200'
DATE: 8/22/2014
DRAWN BY: RLR
CHECKED BY: DDK/JAW
GPS [illegible] 26
SHEET 1 OF 4

LEGAL DESCRIPTION:

PARCEL 2014-65, PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 3.49 acres, including 0.30 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Center of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-six (26), North 88° 50' 35" East, to the intersection of the Southerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-six (26) and the centerline of Early Stagecoach Road, 918.24 feet to the **POINT OF BEGINNING**;

THENCE along the centerline of Early Stagecoach Road, North 60° 11' 18" West, 385.00 feet;

THENCE North 18° 44' 36" East, 433.00 feet;

THENCE South 59° 52' 03" East, 313.00 feet;

THENCE South 07° 19' 49" West, to the centerline of Early Stagecoach Road, 458.00 feet;

THENCE along the centerline of Early Stagecoach Road, North 60° 11' 18" West, 20.00 feet to the **POINT OF BEGINNING**;

Containing a total of 3.49 acres, including 0.30 acres of public road right of way, and subject to easements of record.

The Southerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 50' 35" East.

LEGAL DESCRIPTION:

PARCEL 2014-66, PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 16.29 acres, including 0.38 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Center of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-six (26), North 01° 43' 54" West, to the intersection of the Westerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-six (26) and the centerline of Early Stagecoach Road, 554.42 feet;

THENCE along the centerline of Early Stagecoach Road, South 60° 11' 18" East, to the Southeast Corner of Parcel T, as recorded in Book 2007, Page 389, 499.91 feet, the **POINT OF BEGINNING**;

THENCE along the Easterly Line of said Parcel T, North 07° 20' 11" East, to the Northeast Corner of said Parcel T, being on the Southerly Line of the North 230 feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-six (26), 807.31 feet;

THENCE along the Southerly Line of North 230 feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-six (26), North 88° 39' 26" East, to the Easterly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-six (26), 780.35 feet;

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-six (26), South 01° 41' 18" East, to the Northeast Corner of Parcel H, as recorded in Book 1999, Page 2983, 968.15 feet;

THENCE along the Northerly Line of said Parcel H, South 88° 18' 29" West, to the Northwest Corner of said Parcel H, 188.56 feet;

THENCE along the Westerly Line of said Parcel H, South 01° 41' 31" East, to the Southwest Corner of said Parcel H, being on the centerline of Early Stagecoach Road, 264.42 feet;

THENCE along the centerline of Early Stagecoach Road, North 60° 11' 18" West, 244.96 feet;

THENCE North 07° 19' 49" East, 458.00 feet;

THENCE North 59° 52' 03" West, 313.00 feet;

THENCE South 18° 44' 36" West, to the centerline of Early Stagecoach Road, 433.00 feet;

THENCE along the centerline of Early Stagecoach Road, North 60° 11' 18" West, 192.48 feet to the **POINT OF BEGINNING**;

Containing a total of 16.29 acres, including 0.38 acres of public road right of way, and subject to easements of record.

The Southerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 50' 35" East.

R-106-2014
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

> **PARCEL 2014-65**, Part of the SW ¼-NE ¼ and part of the NW ¼-SE ¼, and **PARCEL 2014-66**, Part of the SW ¼-NE ¼ and part of the NW ¼-SE ¼, all in Section 26, T89N, R6W 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 owner of the property, Garey Entsminger 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 2014-65**, Part of the SW ¼-NE ¼ and part of the NW ¼-SE ¼, AND **PARCEL 2014-66**, Part of the SW ¼-NE ¼ and part of the NW ¼-SE ¼, all in Section 26, T89N, R6W 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 25th day of August, 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 3rd day of September, 2014, 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in resolution R-106-2014 passed by the City Council of the City of Manchester, Iowa on the 25th day of August, 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.

Julie A. Schmitz

Julie A. Schmitz, Notary Public

NOTARIAL SEAL IOWA
JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
September 14, 2017