Book 2015 Page 896

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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

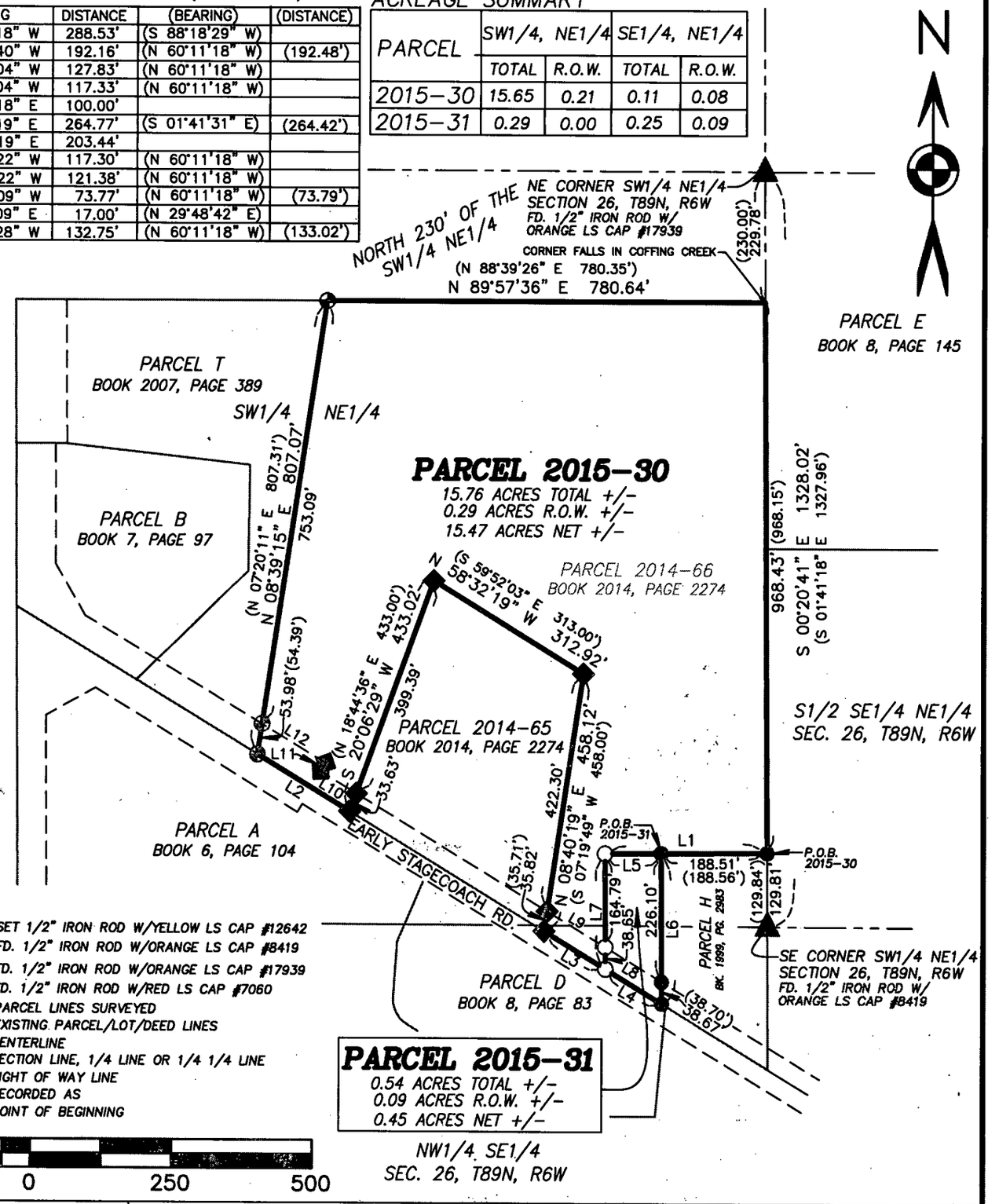
PARCEL 2015–30 PART OF PARCEL 2014–66 OF THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION TWENTY–SIX (26), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2015–31 PART OF PARCEL 2014–66 OF THE SW1/4 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4, SECTION TWENTY–SIX (26), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LINE	BEARING	DISTANCE	(RECORDED AS) (BEARING)	(DISTANCE)
L1	S 89°40'18" W	288.53'	(S 88°18'29" W)	
L2	N 58°52'40" W	192.16'	(N 60°11'18" W)	(192.48')
L3	N 58°49'04" W	127.83'	(N 60°11'18" W)	
L4	N 58°49'04" W	117.33'	(N 60°11'18" W)	
L5	N 89°40'18" E	100.00'		
L6	S 00°21'19" E	264.77'	(S 01°41'31" E)	(264.42')
L7	S 00°21'19" E	203.44'		
L8	N 58°47'22" W	117.30'	(N 60°11'18" W)	
L9	N 58°47'22" W	121.38'	(N 60°11'18" W)	
L10	N 58°45'09" W	73.77'	(N 60°11'18" W)	(73.79')
L11	N 31°10'09" E	17.00'	(N 29°48'42" E)	
L12	N 59°01'28" W	132.75'	(N 60°11'18" W)	(133.02')

ACREAGE SUMMARY

PARCEL	SW1/4, NE1/4		SE1/4, NE1/4	
	TOTAL	R.O.W.	TOTAL	R.O.W.
2015–30	15.65	0.21	0.11	0.08
2015–31	0.29	0.00	0.25	0.09



LEGEND

- ○ SET 1/2" IRON ROD W/YELLOW LS CAP #12642
- ● FD. 1/2" IRON ROD W/ORANGE LS CAP #8419
- ◆ FD. 1/2" IRON ROD W/ORANGE LS CAP #17939
- ⊕ FD. 1/2" IRON ROD W/RED LS CAP #7060
- PARCEL LINES SURVEYED
- EXISTING PARCEL/LOT/DEED LINES
- CENTERLINE
- SECTION LINE, 1/4 LINE OR 1/4 1/4 LINE
- RIGHT OF WAY LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 3/30/2015

DEED HOLDER: GAREY L. ENTSMINGER
CONTRACT BUYER: DAVID L. & CONNIE L. ENTSMINGER

SHEET 1

SCALE: 1" = 250'

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, 2016

William H Burger 4/17/15

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2015-30 - Part of Parcel 2014-66 of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Book 2014, Page 2274; containing a total of 15.76 acres more or less including 0.29 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 Southeast corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-20'-41" West 129.81 feet along the East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Twenty-six (26) to the **POINT OF BEGINNING**, said corner also being the Northeast corner of Parcel H as recorded in the Office of the Delaware County Recorder in Book 1999, Page 2983;

Thence South 89°-40'-18" West 288.53 feet along the North line of said Parcel H;

Thence South 00°-21'-19" East 203.44 feet to the centerline of Early Stage Coach Road;

Thence North 58°-49'-04" West 127.83 feet along said centerline to the Southeast corner of Parcel 2014-65 as recorded in the Office of the Delaware County Recorder in Book 2014, Page 2274;

Thence North 08°-40'-19" East 458.12 feet along the East line and to the Northeast corner of said Parcel 2014-65;

Thence North 58°-32'-19" West 312.92 feet along the North line and to the Northwest corner of said Parcel 2014-65;

Thence South 20°-06'-29" West 433.02 feet along the West line and to the Southwest corner of said Parcel 2014-65, said corner also being on the centerline of said Early Stagecoach Road;

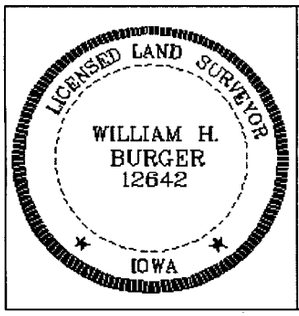
Thence North 58°-52'-40" West 192.16 feet along said centerline to the Southeast corner of Parcel T as recorded in the Office of the Delaware County Recorder in Book 2007, Page 389;

Thence North 08°-39'-15" East 807.07 feet along the East line and to the Northeast corner of said Parcel T;

Thence North 89°-57'-36" East 780.64 feet to the East line of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Twenty-six (26);

Thence South 00°-20'-41" East 968.43 feet along the East line of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) to the **POINT OF BEGINNING**; containing a total of 15.76 acres more or less including 0.29 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 East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-20'-41" 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, 2016

William H Burger 4/17/15

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2015-31 - Part of Parcel 2014-66 of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Book 2014, Page 2274; containing a total of 0.54 acres more or less including 0.09 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 Southeast corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-20'-41" West 129.81 feet along the East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Twenty-six (26) to the Northeast corner of Parcel H as recorded in the Office of the Delaware County Recorder in Book 1999, Page 2983;

Thence South 89°-40'-18" West 188.51 feet along the North line and to the Northwest corner of said Parcel H, said corner also being the **POINT OF BEGINNING**;

Thence South 00°-21'-19" East 264.77 feet to the centerline of Early Stage Coach Road;

Thence North 58°-49'-04" West 117.33 feet along said centerline of Early Stage Coach Road;

Thence North 00°-21'-19" West 203.44 feet;

Thence North 89°-40'-18" East 100.00 feet to the **POINT OF BEGINNING**; containing a total of 0.54 acres more or less including 0.09 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 East line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-20'-41" East.

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

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, 2016

William H Burger 4/17/15

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal

R-047-2015
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, Parcel 2015-30 and Parcel 2015-31, Part of Parcel 2014-66 of the SW1/4 of the NE ¼ and the NW ¼ of the SE ¼, Section Twenty-Six (26), Township Eighty-Nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, and

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 2015-30 and Parcel 2015-31, Part of Parcel 2014-66 of the SW1/4 of the NE ¼ and the NW ¼ of the SE ¼, Section Twenty-Six (26), Township Eighty-Nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, 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 this 13th day of April, 2015.

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
Delaware County)

On this 14th day of April, 2015, 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-047-2015 adopted by the City Council on the 13th day of April 2015, 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

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2017