FILED
JUN 16 2015
DELAWARE
COUNTY ASSESSOR

FILED
JUN 16 2015
DELAWARE
COUNTY AUDITOR

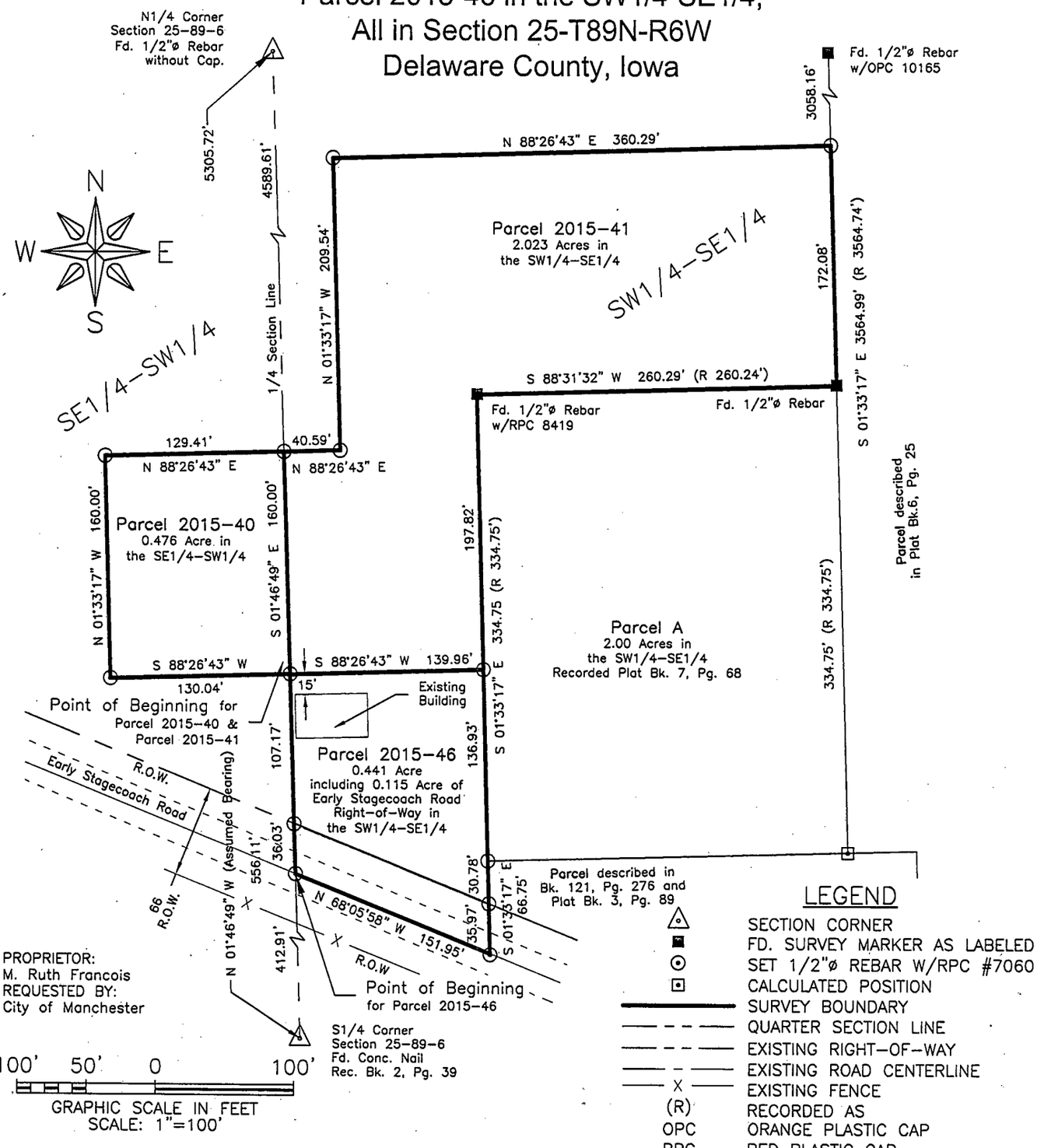
Book 2015 Page 1530
Document 2015 1530 Type 06 002 Pages 4
Date 6/16/2015 Time 3:02:06PM
Rec Amt $22.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to: FEHR GRAHAM, 1919 210th Street, Manchester IA 52057 – Ph: (563)927-2060

Plat of Survey

Parcel 2015-40 in the SE1/4-SW1/4 & Parcel 2015-41 in the SW1/4-SE1/4 and Parcel 2015-46 in the SW1/4-SE1/4, All in Section 25-T89N-R6W Delaware County, Iowa



PROF. ENGINEER & LAND SURVEYOR
LYLE G. TeKIPPE 7060
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 Land Surveyor under the laws of the State of Iowa.

Lyle G. TeKippe, P.E. & P.L.S. — 6-2-15 Date
License Number: 7060
My license renewal date is December 31, 2016.
Sheets covered by this seal: Sheet 1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
2015 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\C3D\15\15-037\15-037.dwg

FLD BK: DEL CO COFFINS GROVE
TWP 1 PG: 13-15

SURVEY WAS COMPLETED ON:
May 9, 2015

JOB NUMBER:
15-037

SHEET NUMBER:
1 of 1

Prepared by: FEHR GRAHAM 1919 210th Street, Manchester, Iowa 52057, Ph. (563)927-2060

Project No. 15-037

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Lyle G. TeKippe, P.E. & P.L.S. 6-2-15 Date
License Number 7060
My license renewal date is December 31, 2016.
Pages covered by this seal: SD-1 through SD-2

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Lyle G. TeKippe this 2nd day of June, 2015.

RENEE BOHR
Commission #188479
My Comm. Exp. 11-23-16

Renee Bohr
Notary Public

SURVEY AND PLAT OF:

Survey Description:

Parcel 2015-40 in the Southeast Quarter of the Southwest Quarter of Section 25, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the South Quarter Corner of said Section;

Thence **North 01°46'49" West (Assumed Bearing), 556.11 feet** along the Quarter Section Line to the Point of Beginning;

Thence **South 88°26'43" West, 130.04 feet;**

Thence **North 01°33'17" West, 160.00 feet;**

Thence **North 88°26'43" East, 129.41 feet** to the Quarter Section Line;

Thence **South 01°46'49" East, 160.00 feet** along said Quarter Section Line to the Point of Beginning,

Containing **0.476 Acre**, subject to easements of record.
(See plat attached to this original survey description.)

AND

Parcel 2015-41 in the Southwest Quarter of the Southeast Quarter of Section 25, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the South Quarter Corner of said Section;

Thence **North 01°46'49" West (Assumed Bearing), 556.11 feet** along the Quarter Section line to the Point of Beginning;

Thence continuing **North 01°46'49" West, 160.00 feet** along said Quarter Section Line;

Thence **North 88°26'43" East, 40.59 feet;**

Thence **North 01°33'17" West, 209.54 feet;**

Thence **North 88°26'43" East, 360.29 feet** to the West Line of Parcel described and recorded in Plat Book 6, Page 25;

Thence **South 01°33'17" East, 172.08 feet** along said West Line to the North Line of Parcel A recorded in Plat Book 7, Page 68;

Thence **South 88°31'32" West, 260.29 feet** along said North Line to the West Line of said Parcel;

Thence **South 01°33'17" East, 197.82 feet** along said West Line;

Thence **South 88°26'43" West, 139.96 feet** to the Quarter Section Line and the Point of Beginning,

Containing **2.023 Acres**, subject to easements of record.
(See plat attached to this original survey description.)

AND

Parcel 2015-46 in the Southwest Quarter of the Southeast Quarter of Section 25, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the South Quarter Corner of said Section;

Thence **North 01°46'49" West (Assumed Bearing), 412.91 feet** along the Quarter Section line to the Point of Beginning;

Thence continuing **North 01°46'49" West, 143.20 feet** along said Quarter Section Line;

Thence **North 88°26'43" East, 139.96 feet** to the West Line of Parcel A recorded in Plat Book 7, Page 68;

Thence **South 01°33'17" East, 136.93 feet** along said West Line to the Northwest Corner of a Parcel described and recorded in Book 121, Page 276;

Thence continuing **South 01°33'17" East, 66.75 feet** along the West Line of said Parcel to the Centerline of Early Stagecoach Road;

Thence **North 68°05'58" West, 151.95 feet** along said Centerline to the Quarter Section Line and the Point of Beginning;

Containing **0.441 Acre**, including 0.115 Acre of Early Stagecoach Road, subject to easements of record.
(See plat attached to this original survey description.)

References are hereby made to a Survey and Plat made by J. David Gibbs, recorded April 14, 1994, in Plat Book 7, Page 68; to a Survey and Plat made by Roger R. Mohn, recorded September 2, 1988, in Plat Book 6, Page 25; and to a Quick Claim Deed, recorded December 10, 1987, in Book 121, Page 276, all on file in the Delaware County Recorder's office, Manchester, Iowa.

R-072-2015
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, a Final Plat affecting premises within two miles of the current city limits and more specifically described as Parcel 2015-40, Parcel 2015-41 and Parcel 2015-46 all in Section 25, T89N, R6W of the Fifth P.M., Delaware County, Iowa, has been filed with the City Clerk of the City of Manchester, 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, M. Ruth Francois, has requested the City waive their right to review this property division;

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 2015-40, Parcel 2015-41 and Parcel 2015-46 all in Section 25, 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 this 8th day of June, 2015.

City of Manchester, Iowa

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

State of Iowa)
) SS
Delaware County)

On this 11th day of June, 2015, 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 the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number R-072-2015 adopted by the City Council on the 8th day of June, 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.

Julie A. Schmitz, Notary Public

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