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JUL 30 2015

DELAWARE
COUNTY ASSESSOR

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DELAWARE
COUNTY AUDITOR

Book 2015 Page 2037

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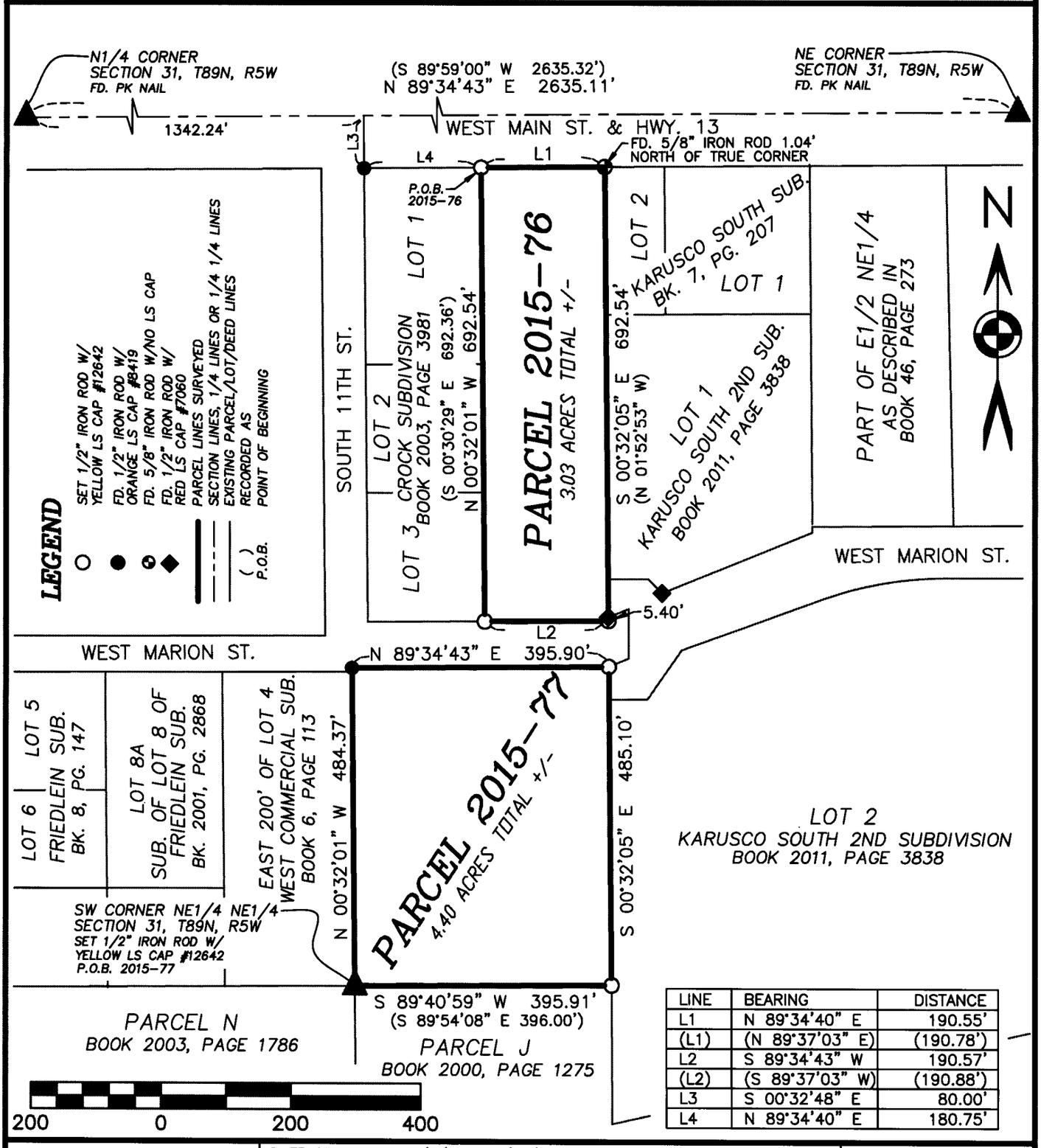
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

**PLAT OF SURVEY**

**PARCEL 2015–76** PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), SECTION THIRTY–ONE (31), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

**PARCEL 2015–77** PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), SECTION THIRTY–ONE (31), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 89°34'40" E | 190.55' |
| (L1) | (N 89°37'03" E) | (190.78') |
| L2 | S 89°34'43" W | 190.57' |
| (L2) | (S 89°37'03" W) | (190.88') |
| L3 | S 00°32'48" E | 80.00' |
| L4 | N 89°34'40" E | 180.75' |

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEET COVERED BY THIS SEAL 1

DATE OF SURVEY: 7/8/2015, 7/16/2015

SHEET 1

PROPRIETORS: ROSE KANN ~~ESTATE, LLC~~ Real Estate, LLC

SCALE: 1" = 200'

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 7/30/15

WILLIAM H. BURGER #12642 DATE

**Wm. Burger LandSurveyor**

510 3rd Street West Court
Worthington, Iowa 52078

## LEGAL DESCRIPTION

**PARCEL 2015-76** - Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa; containing a total of 3.03 acres more or less, **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 North Quarter (N1/4) corner of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** North 89°-34'-43" East 1342.24 feet along the North line of the Northeast Quarter (NE1/4) of said Section Thirty-one (31);

**Thence** South 00°-32'-48" East 80.00 feet to the Northwest corner of Lot 1 of Crock Subdivision as recorded in the Office of the Delaware County Recorder in Book 2003, Page 3981;

**Thence** North 89°-34'-40" East 180.75 feet along the North line and to the Northeast corner of said Lot 1, said corner also being the **POINT OF BEGINNING**;

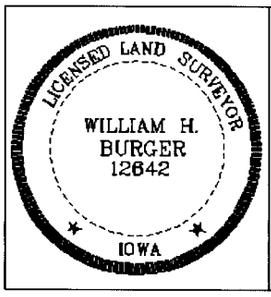
**Thence** North 89°-34'-40" East 190.55 feet to the Northwest corner of Lot 2 of Karusco South Subdivision as recorded in the Office of the Delaware County Recorder in Book 7, Page 207;

**Thence** South 00°-32'-05" East 692.54 feet along the West line of said Lot 2 of Karusco South Subdivision and along the West lines of Lot 1 and Lot B (West Marion Street) of Karusco South 2nd Subdivision as recorded in the Office of the Delaware County Recorder in Book 2011, Page 3838 to the North right of way line of West Marion Street;

**Thence** South 89°-34'-43" West 190.57 feet along the North right way line of said West Marion Street to the Southeast corner of Lot 3 of said Crock Subdivision;

**Thence** North 00°-32'-01" West 692.54 feet along the East line of said Crock Subdivision to the **POINT OF BEGINNING**; containing a total of 3.03 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northeast Quarter (NE1/4), Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-34'-43" 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 7/30/15

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

## LEGAL DESCRIPTION

**PARCEL 2015-77** - Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa; containing a total of 4.40 acres more or less, **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 Southwest corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

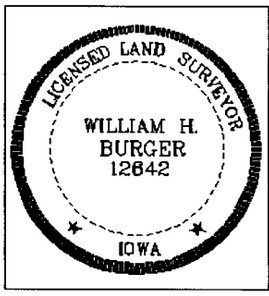
**Thence** North 00°-32'-01" West 484.37 feet along the East line and to the Northeast corner of the East 200 feet of Lot 4 of West Commercial Subdivision as recorded in the Office of the Delaware County Recorder in Book 6, Page 113, said corner also being on the Southerly right of way line of West Marion Street;

**Thence** North 89°-34'-43" East 395.90 feet along the Southerly right of way line of said West Marion Street to the Westerly line of Lot 2 of Karusco South 2nd Subdivision as recorded in the Office of the Delaware County Recorder in Book 2011, Page 3838;

**Thence** South 00°-32'-05" East 485.10 feet along the Westerly line of said Lot 2 to the Northeast corner of Parcel J as recorded in the Office of the Delaware County Recorder in Book 2000, Page 1275, said corner also being on the South line of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4);

**Thence** South 89°-40'-59" West 395.91 feet along the North line of Parcel J to the **POINT OF BEGINNING**; containing a total of 4.40 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-40'-59" 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, 2016

William H. Burger 7/30/15

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal

R-088-2015
RESOLUTION APPROVING PLAT OF SURVEY

WHEREAS, a Plat of Survey of PARCEL 2015-76, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼), SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, and PARCEL 2015-77, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼), SECTION THIRTY-ONE (31), TOWNSHIP EIGHT-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA;

WHEREAS, the Plat of Survey of Parcel 2015-76 and Parcel 2015-77 falls under Chapter 180.23 (7. Corrections to a plat) of the Subdivision Ordinance of the City of Manchester PLATS REQUIRED AND EXEMPTIONS ALLOWED, and is exempt from subdivision requirements;

WHEREAS, the City Manager and City Council have fully considered the same and found the same to be in accordance with the ordinances of the City of Manchester, Iowa, relating to plats and additions to cities or within a two mile radius of the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA: that the Plat of Survey of Parcel 2015-76 and Parcel 2015-77 is hereby approved as an exception to the Subdivision Ordinance and accepted on the part of the City of Manchester, Delaware County, Iowa, in accordance with the City of Manchester Code of Ordinances.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Plat as by law provided.

Passed this 27th day of July, 2015.

Milt L. Kramer, Mayor

Attest:

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

STATE OF IOWA )
) SS.
DELAWARE COUNTY )

On this 30th day of July, 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 authority of its City Council, as contained in Resolution Number R-088-2015 adopted by the City Council on the 28th day of July, 2015, and that Milt L. Kramer and Erin Learn acknowledged the execution of the instrument to be their 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 20, 2017