Book 2015 Page 2847

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
OCT 16 2015
DELAWARE COUNTY ASSESSOR

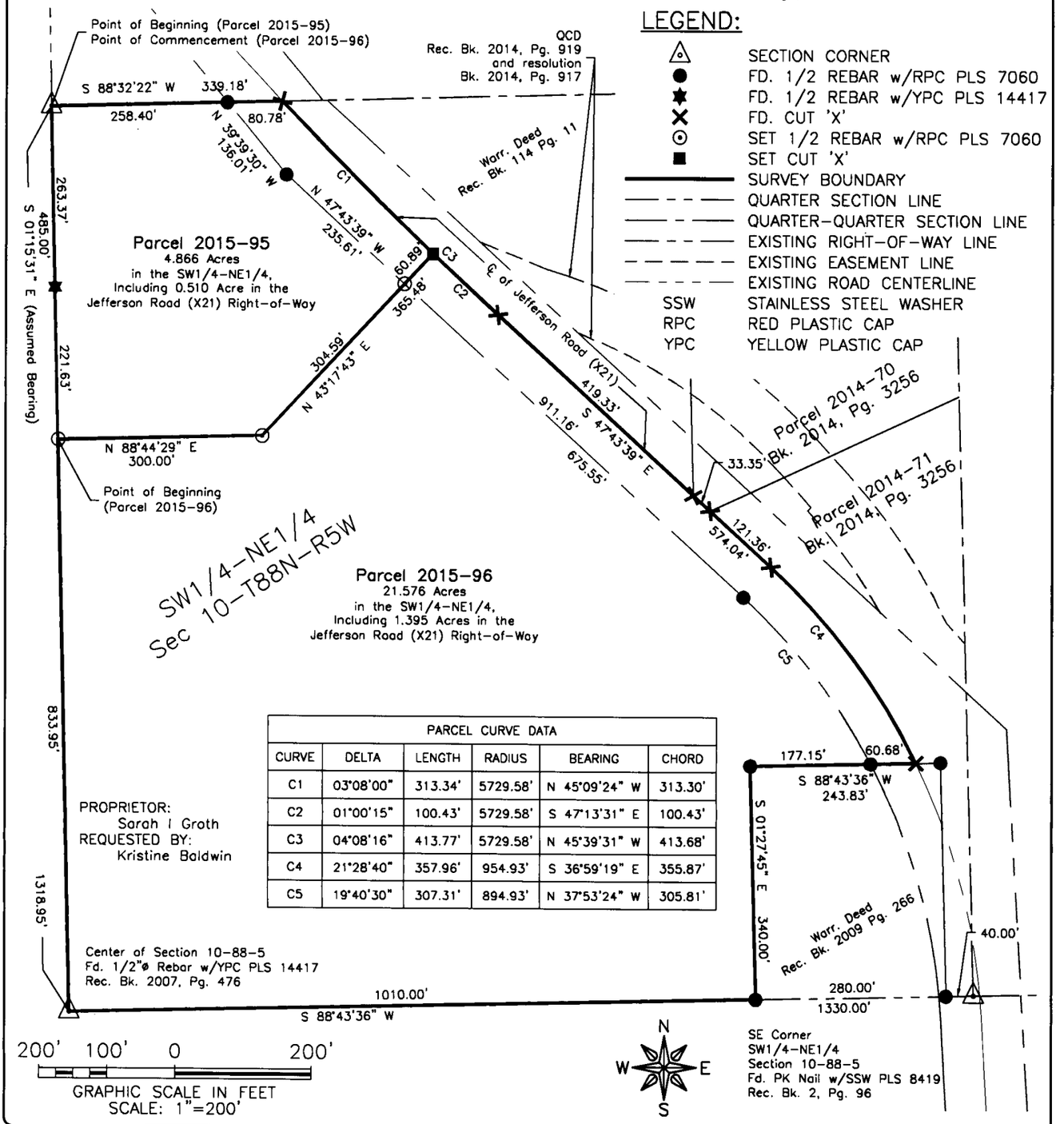
FILED
OCT 16 2015
DELAWARE COUNTY AUDITOR

EW

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

Plat of Survey

Parcel 2015-95 in the SW1/4-NE1/4 and Parcel 2015-96 in the SW1/4-NE1/4, all in Section 10-T88N-R5W, Delaware County, Iowa



PARCEL CURVE DATA					
CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	03°08'00"	313.34'	5729.58'	N 45°09'24" W	313.30'
C2	01°00'15"	100.43'	5729.58'	S 47°13'31" E	100.43'
C3	04°08'16"	413.77'	5729.58'	N 45°39'31" W	413.68'
C4	21°28'40"	357.96'	954.93'	S 36°59'19" E	355.87'
C5	19°40'30"	307.31'	894.93'	N 37°53'24" W	305.81'

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. — 10-14-15 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\15-753\15-753 – Plat.dwg

FLD BK: DEL. CO. MILO TWP. No. 1

SURVEY WAS COMPLETED ON: October 6, 2015

JOB NUMBER: 15-753

SHEET NUMBER: 1 of 1

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

Project No. 15-753 Page SD-1

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. 10-14-15
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 Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 14th day of October, 2015.

NOTARIAL SEAL IOWA
CHRISTINA RICHTER
Commission Number 723809
My Commission Expires
8-5-18

Christina Richter
Notary Public

SURVEY AND PLAT OF:

Survey Description:

Parcel 2015-95 in the Southwest Quarter of the Northeast Quarter of Section 10, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of said Quarter-Quarter Section;

Thence **South 01°15'31" East (Assumed Bearing), 485.00 feet** along the West Line of said Quarter-Quarter Section;

Thence **North 88°44'29" East, 300.00 feet;**

Thence **North 43°17'43" East, 365.48 feet** to the Centerline of Jefferson Road (X21);

Thence **Northwesterly 313.34 feet** along a **5,729.58 foot** radius curve concave Northeasterly (said curve having a Long Chord of **North 45°09'24" West, 313.30 feet**) along said Centerline to the North Line of said Quarter-Quarter Section;

Thence **South 88°32'22" West, 339.18 feet** to the Point of Beginning;

Containing **4.866 Acres**, including 0.510 acre of Jefferson Road (X21) Right-of-Way, subject to easements of record. (See plat attached to this original survey description.)

AND

Parcel 2015-96 in the Southwest Quarter of the Northeast Quarter of Section 10, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northwest Corner of said Quarter-Quarter Section;

Thence **South 01°15'31" East (Assumed Bearing), 485.00 feet** along the West Line of said Quarter-Quarter Section to the Point of Beginning;

Thence **North 88°44'29" East, 300.00 feet;**

Thence **North 43°17'43" East, 365.48 feet** to the Centerline of Jefferson Road (X21);

Thence **Southeasterly 100.43 feet** along a **5,729.58 foot** radius curve concave Northeasterly (said curve having a Long Chord of **South 47°13'31" East, 100.43 feet**) along said Centerline;

Thence **South 47°43'39" East, 574.04 feet;**

Thence **Southeasterly 357.96 feet** along a **954.93 foot** radius curve concave Southwesterly (said curve having a Long Chord of **South 36°59'19" East, 355.87 feet**) to the North Line of a Warranty Deed recorded in Book 2009, Page 266, on file in the Delaware County Recorder's Office, Manchester, Iowa;

Thence **South 88°43'36" West, 243.83 feet** along said North Line of Deed to the West Line of said Deed;

Thence **South 01°27'45" East, 340.00 feet** along said West Line of said Deed to the South Line of said Quarter-Quarter Section;

Thence **South 88°43'36" West, 1010.00 feet** along said South Line of said Quarter-Quarter Section to the West Line of said Quarter-Quarter Section;

Thence **North 01°15'31" West, 833.95 feet** along said West Line of said Quarter-Quarter Section to the Point of Beginning;

Containing **21.576 Acres**, including 1.395 Acres of Jefferson Road (X21) Right-of-Way, subject to easements of record. (See plat attached to this original survey description.)

References are hereby made to a Survey and Plat made by Lyle TeKippe, recorded December 30, 2014, in Book 2014, Page 3256; and to a Warranty Deed recorded in Book 2009, Page 266, both on file in the Delaware County Recorder's office, Manchester, Iowa.

R-116-2015
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 2015-95 and Parcel 2015-96 all in the SW1/4-NE1/4 Section 10, T88N, R5W 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, Sarah Groth, 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 2015-95 and Parcel 2015-96 all in the SW1/4-NE1/4 Section 10, 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 this 12th day of October, 2015.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

City of Manchester, Iowa

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

State of Iowa)
) SS
Delaware County)

On this 14th day of October, 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-116-2015 adopted by the City Council on the 12th day of October, 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