FILED

MAY 02 2016

DELAWARE COUNTY ASSESSOR

FILED

MAY 2 2016

DELAWARE COUNTY AUDITOR

Book 2016 Page 1085

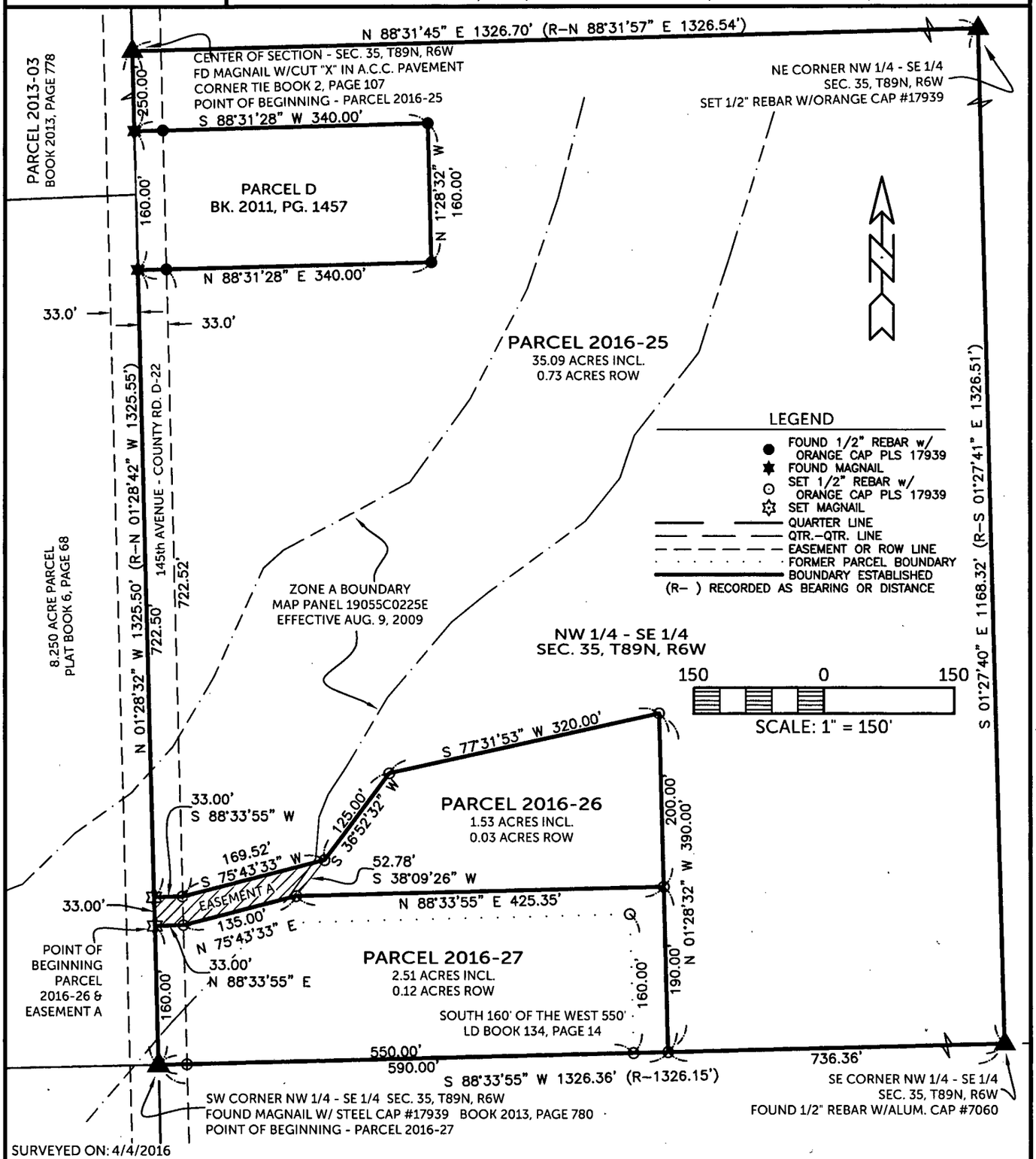
Document 2016 1085 Type 06 002 Pages 7
Date: 5/02/2016 Time 11:55:37AM
Rec Amt $37.00

Daneen Schindler, 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 2016-25, PART OF THE NW 1/4 - SE 1/4,
PARCEL 2016-26, PART OF THE NW 1/4 - SE 1/4,
PARCEL 2016-27, PART OF THE NW 1/4 - SE 1/4,
ALL IN SECTION 35, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 4/4/2016
SURVEY REQUESTED BY: CASEY & APRIL LANGEL

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-5

PROPRIETORS: PARCEL 2016-25 & PARCEL 2016-26; CONSTANCE J. FUNKE
PARCEL 2016-27; CONSTANCE J. FUNKE & DONALD J. PASKER & JULIE K. PASKER

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.

4/25/2016

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

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

PROJECT NO. 16-034
SCALE: 1"=150'
DATE: 4/6/2016
DRAWN BY: RLR
CHECKED BY: DDK/DDM
GPS BOX: 26
SHEET 1 OF 7

LEGAL DESCRIPTION:

PARCEL 2016-25, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 35.09 acres, including 0.73 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Center of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 88° 31' 45" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), 1326.70 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), South 01° 27' 40" East, to the Southeast Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), 1326.34 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), South 88° 33' 55" West, 736.36 feet;

THENCE North 01° 28' 32" West, 390.00 feet;

THENCE South 77° 31' 53" West, 320.00 feet;

THENCE South 36° 52' 32" West, 125.00 feet;

THENCE South 75° 43' 33" West, to the Easterly right of way line of 145th Avenue, 169.52 feet;

THENCE South 88° 33' 55" West, to the Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), 33.00 feet;

THENCE along the Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 01° 28' 32" West, to the Southerly Line of Parcel D, as recorded in Book 2011, Page 1457, 722.50 feet;

THENCE along the Southerly Line of said Parcel D, North 88° 31' 28" East, to the Easterly Line of said Parcel D, 340.00 feet;

THENCE along the Easterly Line of said Parcel D, North 01° 28' 32"West, to the Northerly Line of said Parcel D, 160.00 feet;

THENCE along the Northerly Line of said Parcel D, South 88° 31' 28" West, to the Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), 340.00 feet;

THENCE along the Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 01° 28' 32" West, 250.00 feet to the **POINT OF BEGINNING**;

Containing a total of 35.09 acres, including 0.73 acres of public road right of way, and subject to easements of record.

The Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 28' 32" West.

LEGAL DESCRIPTION:

PARCEL 2016-26, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 1.53 acres, including 0.03 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 Southwest Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 01° 28' 32" West, 160.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 01° 28' 32" West, 33.00 feet;

THENCE North 88° 33' 55" East, to the Easterly right of way line of 145th Avenue, 33.00 feet;

THENCE North 75° 43' 33" East, 169.52 feet;

THENCE North 36° 52' 32" East, 125.00 feet;

THENCE North 77° 31' 53" East, 320.00 feet;

THENCE South 01° 28' 32" East, 200.00 feet;

THENCE South 88° 33' 55" West, 425.35 feet;

THENCE South 75° 43' 33" West, to the Easterly right of way line of 145th Avenue, 135.00 feet;

THENCE South 88° 33' 55" West, 33.00 feet to the **POINT OF BEGINNING**;

Containing a total of 1.53 acres, including 0.03 acres of public road right of way, and subject to easements of record.

The Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 28' 32" West.

LEGAL DESCRIPTION:

PARCEL 2016-27, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 2.51 acres, including 0.12 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 01° 28' 32" West, 160.00 feet;

THENCE North 88° 33' 55" East, to the Easterly right of way line of 145th Avenue, 33.00 feet;

THENCE North 75° 43' 33" East, 135.00 feet;

THENCE North 88° 33' 55" East, 425.35 feet;

THENCE South 01° 28' 32" East, to the Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), 190.00 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), South 88° 33' 55" West, 590.00 feet to the **POINT OF BEGINNING**;

Containing a total of 2.51 acres, including 0.12 acres of public road right of way, and subject to easements of record.

The Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 28' 32" West.

LEGAL DESCRIPTION:

EASEMENT A, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 01° 28' 32" West, 160.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 01° 28' 32" West, 33.00 feet;

THENCE North 88° 33' 55" East, to the Easterly right of way line of 145th Avenue, 33.00 feet;

THENCE North 75° 43' 33" East, 169.52 feet;

THENCE South 38° 09' 26" West, 52.78 feet;

THENCE South 75° 43' 33" West, to the Easterly right of way line of 145th Avenue, 135.00 feet;

THENCE South 88° 33' 55" West, 33.00 feet to the **POINT OF BEGINNING**;

The Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 28' 32" West.

The intent of EASEMENT A is to provide access to the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa.

OWNER'S ACKNOWLEDGMENT

I Constance J. Funke of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Constance J. Funke

Constance J. Funke

State of Iowa)
)
County of Delaware) ss:

On this 19th day of April A.D. 2016 before me a Notary Public in and for said State, personally appeared Constance J. Funke to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde

Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-18

R-049-2016
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2016-25, PARCEL 2016-26, and PARCEL 2016-27, PART OF THE NW 1/4 - SE 1/4, SECTION 35, 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(s) of the property, Constance J. Funke and Donald J. Pasker and Julie K. Pasker have requested the City waive its 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 its right to review the plat of PARCEL 2016-25, PARCEL 2016-26, and PARCEL 2016-27, PART OF THE NW 1/4 - SE 1/4, SECTION 35, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, subject to roadways and easements of records, 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 25th day of April, 2016.

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
Delaware County)

On this 29th day of April, 2016 , 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-049-2016 adopted by the City Council on the 25th day of April, 2016, 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