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MAY 02 2016

DELAWARE
COUNTY ASSESSOR

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COUNTY AUDITOR

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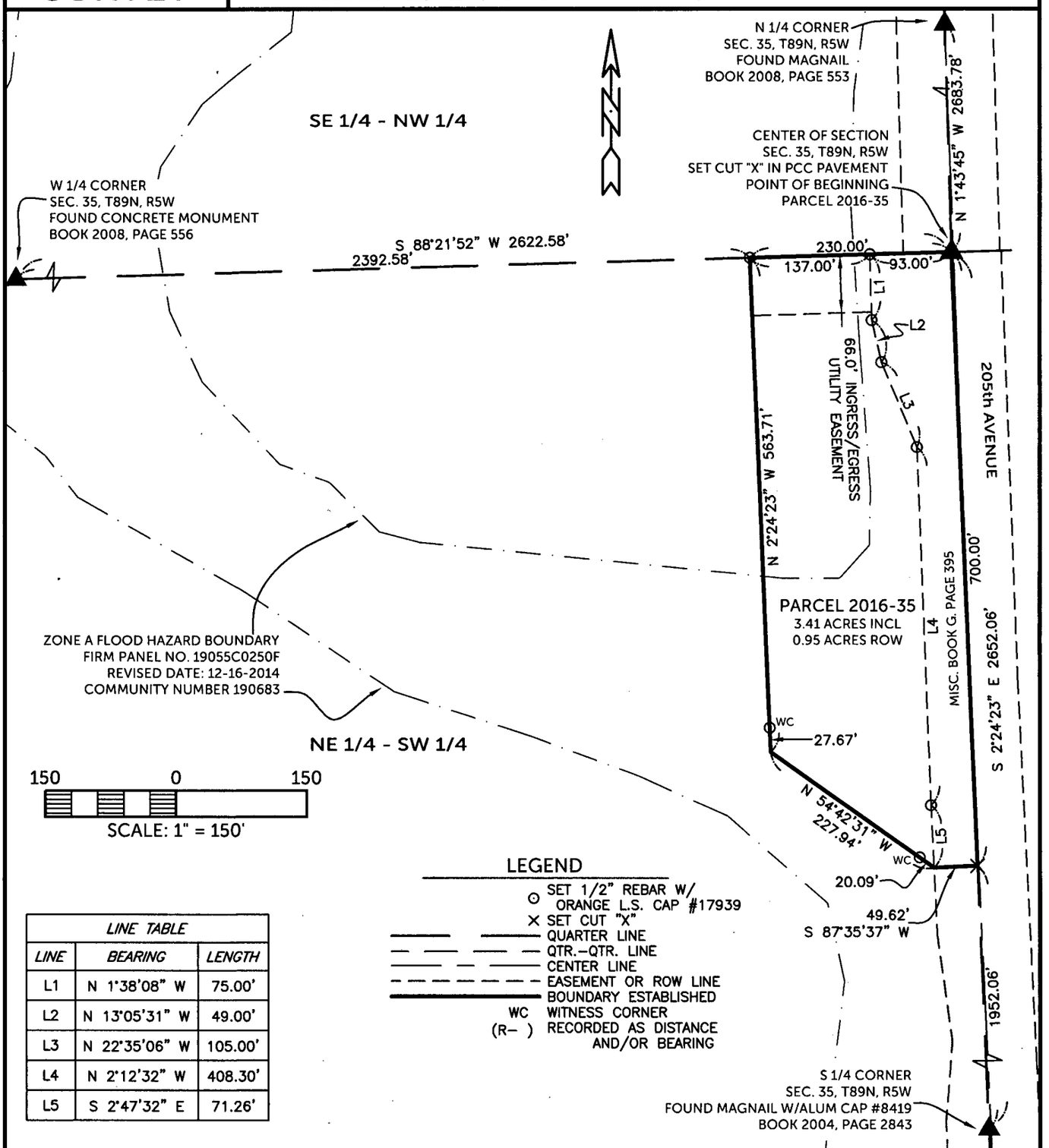
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL 2016-35

PART OF THE NE 1/4 - SW 1/4
SECTION 35, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 1°38'08" W	75.00'
L2	N 13°05'31" W	49.00'
L3	N 22°35'06" W	105.00'
L4	N 2°12'32" W	408.30'
L5	S 2°47'32" E	71.26'

LEGEND

- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #17939
- × SET CUT "X"
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- WC WITNESS CORNER
- (R–) RECORDED AS DISTANCE AND/OR BEARING

SURVEYED ON: 4/11/2016
SURVEY REQUESTED BY: JERRY & AL KROGMANN

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1 & 2

PROPRIETORS: ALAN J. KROGMANN

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. 16-030	
SCALE: 1"=150'	
DATE: 4/11/2016	
DRAWN BY: RLR	
CHECKED BY: DDK/DM	
GPS BOX: 28	
SHEET 1 OF 3	

PARCEL 2016-35

PART OF THE NE 1/4 - SW 1/4
SECTION 35, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2016-35, PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 3.41 acres, including 0.95 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 Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Southwest Quarter (SW 1/4) of said Section Thirty-five (35), South 02° 24' 23" East, 700.00 feet;

THENCE South 87° 35' 37" West, to the Westerly Right of way line of 205th Avenue, 49.62 feet;

THENCE North 54° 42' 31" West, 227.94 feet;

THENCE North 02° 24' 23" West, to the Northerly Line of the Southwest Quarter (SW 1/4) of said Section Thirty-five (35), 563.71 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of said Section Thirty-five (35), North 88° 21' 52" East, 230.00 feet to teh POINT OF BEGINNING;

Containing a total of 3.41 acres, including 0.95 acres of public road right of way, and subject to easements of record.

The Easterly Line of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 02° 24' 23" East,

BURRINGTON GROUP, INC.
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105 W. Main Street Manchester, Iowa 52057 Phone 563-927-2434 burringtongroup.com

R-048-2016
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2016-35, PART OF THE NE 1/4 - SW 1/4, SECTION 35, T89N, R5W 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 of the property, Alan J. Krogmann has 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 2016-35, PART OF THE NE 1/4 - SW 1/4, SECTION 35, T89N, R5W 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-048-2016 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