COUNTY: DELAWARE
SECTION 26, T 89 N, R6W
ALIQUOT PART: SW 1/4 - NE 1/4
CITY:
SUBDIVISION:
BLOCK:
LOTS:
PROPRIETOR:
DAVID LEE ENTSMINGER & CONNIE LEE ENTSMINGER
REQUESTED BY: DAVID & CONNIE ENTSMINGER

FILED
AUG 22 2016
DELAWARE
COUNTY ASSESSOR

FILED
AUG 22 2016
DELAWARE
COUNTY AUDITOR

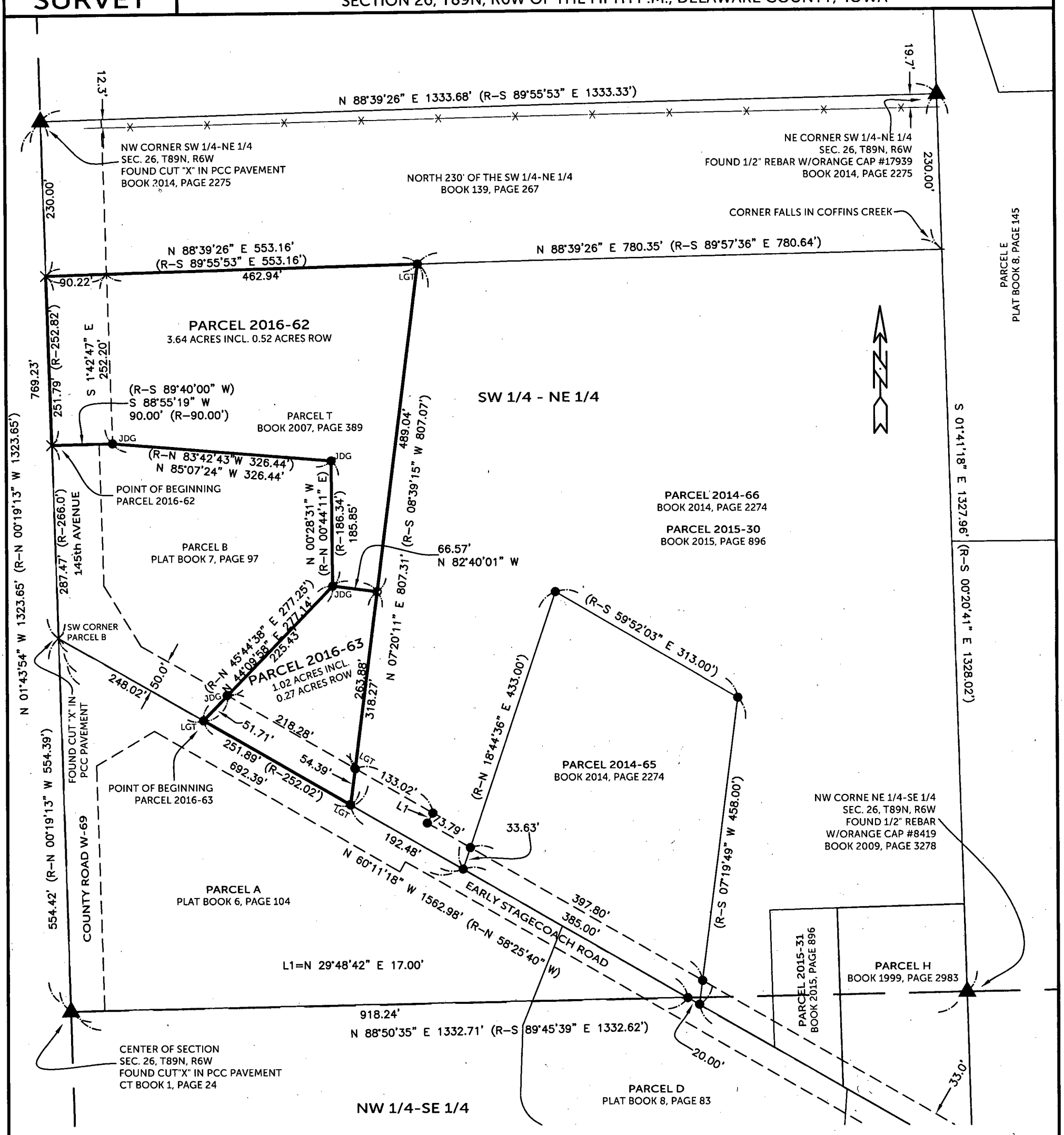
Book 2016 Page 2224
Document 2016 2224 Type 06 002 Pages 4
Date 8/22/2016 Time 3:29:05PM
Rec Amt $22.00

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 2016-62, PART OF THE SW 1/4 - NE 1/4;
PARCEL 2016-63, PART OF THE SW 1/4 - NE 1/4;
SECTION 26, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON:
SURVEY REQUESTED BY: DAVID & CONNIE ENTSMINGER

Q:\Civil3D_Survey\GPS Box 26\GPS Box 26 2015.dwg

LEGEND

- ● FOUND 1/2" REBAR w/ORANGE CAP #17939 (UNLESS NOTED)
- ⊙ SET 1/2" REBAR w/ORANGE CAP #17939
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- JDG ORANGE CAP #8419
- LGT RED CAP #7060
- (R–) RECORDED

150 0 150
SCALE: 1" = 150'

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-3

PROPRIETORS: DAVID LEE ENTSMINGER & CONNIE LEE ENTSMINGER

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.

8/19/16

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. 16-057
SCALE: 1"=150'
DATE: 8/2/2016
DRAWN BY: RLR
CHECKED BY: DDK/DDM
GPS BOX: 26
SHEET 1 OF 4

LEGAL DESCRIPTION:

PARCEL 2016-62, PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 3.64 acres, including 0.52 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 Center of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-six (26), North 01° 43' 54" West, to the centerline of Early Stagecoach Road, being the Southwest Corner of Parcel B, as recorded in Plat Book 7, Page 97, 554.42 feet;

THENCE continuing along the Westerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-six (26), and Westerly Line of said Parcel B, North 01° 43' 54" West, to the Northwest Corner of said Parcel B, being on the Westerly Line of said Parcel T, as recorded in Book 2007, Page 389, 287.47 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-six (26), and Westerly Line of said Parcel T, North 01° 43' 54" West, to the Northerly Line of said Parcel T, 251.79 feet;

THENCE along the Northerly Line of said Parcel T, North 88° 39' 26" East, to the Northeast Corner of said Parcel T, being the Northwest Corner of Parcel 2015-30 as recorded in Book 2015, Page 896, 553.16 feet;

THENCE along the Easterly Line of said Parcel T and Westerly Line of said Parcel 2015-30, South 07° 20' 11" West, 489.04 feet;

THENCE North 82° 40' 01" West, to the Westerly Line of said Parcel T and the Easterly Line of said Parcel B, 66.57 feet;

THENCE along the Westerly Line of said Parcel T and the Easterly Line of said Parcel B, North 00° 28' 31" West, to the Northeast Corner of said Parcel B, 185.85 feet;

THENCE along the Westerly Line of said Parcel T and the Northerly Line of said Parcel B, North 85° 07' 24" West, to the Easterly right of way line of 145th Avenue, 326.44 feet;

THENCE continuing along the Westerly Line of said Parcel T and the Northerly Line of said Parcel B, South 88° 55' 19" West, 90.00 feet to the **POINT OF BEGINNING**;

Containing a total of 3.64 acres, including 0.52 acres of public road right of way, and subject to easements of record.

The Westerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01° 43' 54" West.

LEGAL DESCRIPTION:

PARCEL 2016-63, PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 1.02 acres, including 0.27 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 Center of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-six (26), North 01° 43' 54" West, to the centerline of Early Stagecoach Road, being the Southwest Corner of Parcel B, as recorded in Plat Book 7, Page 97, 554.42 feet;

THENCE along the centerline of Early Stagecoach Road, South 60° 11' 18" East, 248.02 feet to the Southwesterly most corner of Parcel T, as recorded in Book 2007, Page 389, the **POINT OF BEGINNING**;

THENCE along the Westerly Line of said Parcel T, being the Easterly Line of said Parcel B, as recorded in Plat Book 7, Page 97, North 44° 09' 58" East, 277.14 feet;

THENCE South 82° 40' 01" East, to the East Line of said Parcel T, being the Westerly Line of Parcel 2015-30, as recorded in Book 2015, Page 896, 66.57 feet;

THENCE along the East Line of said Parcel T, being the Westerly Line of Parcel 2015-30, South 07° 20' 11" West, to the Southeast Corner of said Parcel T, being on the centerline of Early Stagecoach Road, 318.27 feet;

THENCE along the Southerly Line of said Parcel T, and the centerline of Early Stagecoach Road, North 60° 11' 18" West, 251.89 feet to the **POINT OF BEGINNING**;

Containing a total of 1.02 acres, including 0.27 acres of public road right of way, and subject to easements of record.

The Westerly Line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-six (26), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01° 43' 54" West.

R-076-2016
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2016-62, PART OF THE SW 1/4 - NE 1/4 and **PARCEL 2016-63**, PART OF THE SW 1/4 - NE 1/4 both in SECTION 26, 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, David Lee & Connie Lee Entsminger have requested the City waive their 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 it's right to review the plat of **PARCEL 2016-62**, PART OF THE SW 1/4 - NE 1/4 and **PARCEL 2016-63**, PART OF THE SW 1/4 - NE 1/4 both in SECTION 26, 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 AND APPROVED this 8th day of August, 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.
COUNTY OF DELAWARE)

On this 16th day of August, 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in resolution R-076-2016 passed by the City Council of the City of Manchester, Iowa on the 8th day of August, 2016, and that Milt L. Kramer and Erin Learn acknowledged 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