COUNTY: DELAWARE
SECTION 30, T 89 N, R 5W
ALIQUOT PART: NE 1/4 - NE 1/4 & SE 1/4 - NE 1/4
CITY:
SUBDIVISION:
BLOCK:
LOTS:
PROPRIETOR: VONTALGE FAMILY PARTNERSHIP
REQUESTED BY: MARK FINK

FILED
Delaware Co. Assessor
MAR 02 2017

FILED
Delaware Co. Auditor
MAR 02 2017

Book 2017 Page 625
Document 2017 625 Type 06 002 Pages 3
Date 3/02/2017 Time 1:20:57PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

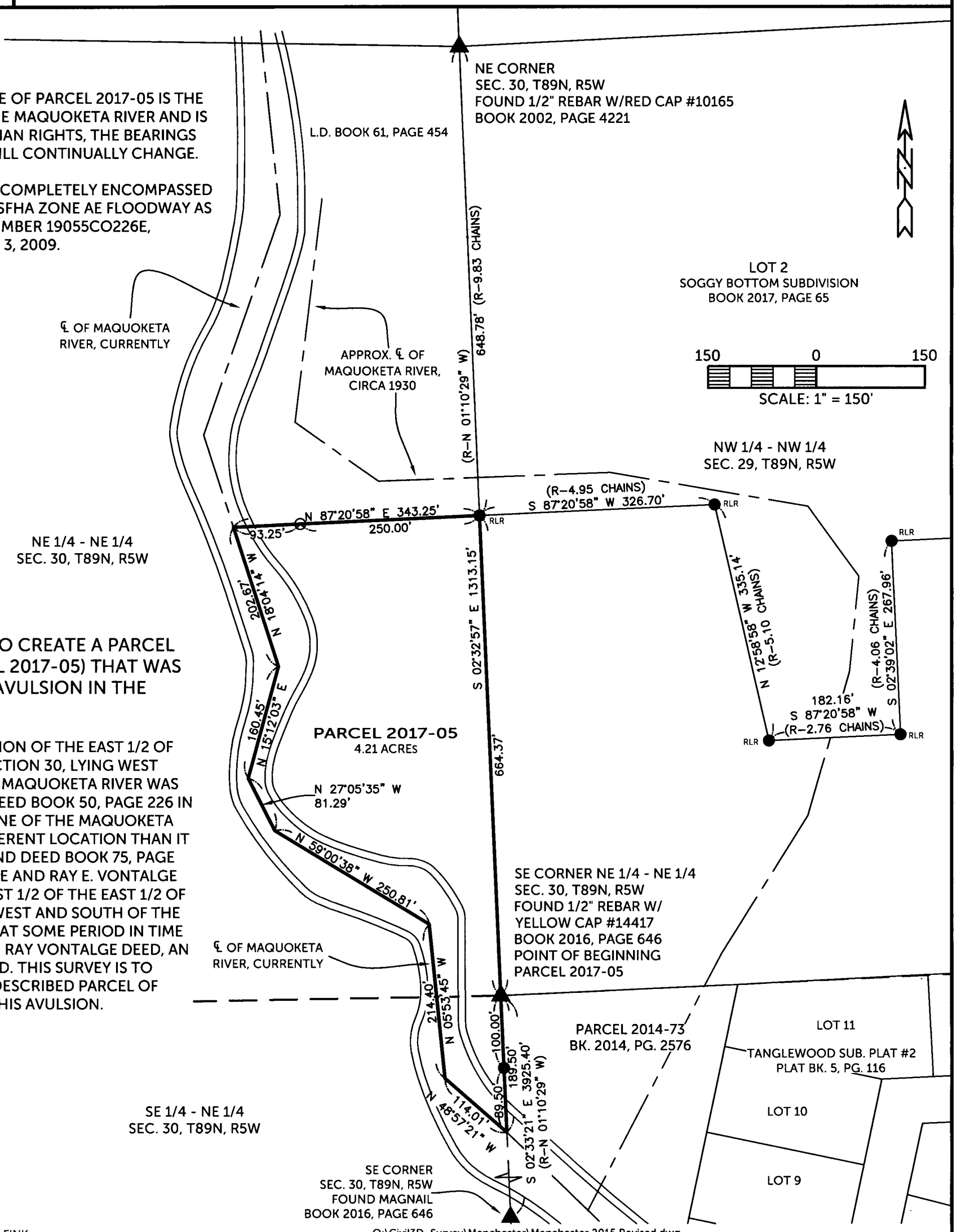
PLAT OF SURVEY

PARCEL 2017-05

PART OF THE E 1/2 OF THE E 1/2 OF SECTION 30, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

THE WESTERLY LINE OF PARCEL 2017-05 IS THE CENTERLINE OF THE MAQUOKETA RIVER AND IS SUBJECT TO RIPARIAN RIGHTS, THE BEARINGS AND DISTANCES WILL CONTINUALLY CHANGE.

PARCEL 2017-05 IS COMPLETELY ENCOMPASSED WITHIN THE FEMA SFHA ZONE AE FLOODWAY AS SHOWN IN MAP NUMBER 19055CO226E, EFFECTIVE AUGUST 3, 2009.



THIS SURVEY IS TO CREATE A PARCEL OF LAND (PARCEL 2017-05) THAT WAS CREATED BY AN AVULSION IN THE 1950'S OR 1960'S.

THE ORIGINAL DIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 30, LYING WEST AND SOUTH OF THE MAQUOKETA RIVER WAS CREATED IN LAND DEED BOOK 50, PAGE 226 IN 1907. THE CENTERLINE OF THE MAQUOKETA RIVER WAS IN A DIFFERENT LOCATION THAN IT IS NOW. IN 1949 (LAND DEED BOOK 75, PAGE 32) ROY E. VONTALGE AND RAY E. VONTALGE PURCHASED THE EAST 1/2 OF THE EAST 1/2 OF SECTION 30 LYING WEST AND SOUTH OF THE MAQUOKETA RIVER. AT SOME PERIOD IN TIME AFTER THE ROY AND RAY VONTALGE DEED, AN AVULSION HAPPENED. THIS SURVEY IS TO CREATE A LEGALLY DESCRIBED PARCEL OF LAND CREATED BY THIS AVULSION.

SURVEYED ON: 1/20/2017
SURVEY REQUESTED BY: MARK FINK

Q:\Civil3D_Survey\Manchester\Manchester 2015 Revised.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: VONTALGE FAMILY PARTNERSHIP

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.

2/24/17

RANDALL L. RATTENBORG PLS. 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. 16-087
SCALE: 1"=150'
DATE: 1/20/2017
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: MANCHESTER
SHEET 1 OF 2

LEGEND

- FOUND 1/2"ø REBAR w/ YELLOW CAP PLS 14417
- RLR FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED

LEGAL DESCRIPTION:

PARCEL 2017-05, PART OF THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, containing 4.21 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, being the Northwest Corner of Parcel 2014-73, recorded in Book 2014, Page 2576;

THENCE along the Easterly Line of the East One-half (E 1/2) of the East One-half (E 1/2) of said Section Thirty (30), being the Westerly Line of said Parcel 2014-73, South 02° 33' 21" East, 189.50 feet, more or less, to the centerline of the Maquoketa River;

THENCE along the centerline of the Maquoketa River, North 48° 57' 21" West, 114.01 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, North 05° 53' 45" West, 214.40 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, North 59° 00' 38" West, 250.81 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, North 27° 05' 35" West, 81.29 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, North 15° 12' 03" East, 160.45 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, North 18° 04' 14" West, 202.67 feet, more or less, to the intersection of the centerline of the Maquoketa River and the Westerly extension of the Southerly Line of Lot 2 of Soggy Bottom Subdivision, recorded in Book 2017, Page 65;

THENCE along said Westerly extension, North 87° 20' 58" East, 343.25 feet to the Southwest Corner of said Lot 2, also being on the Easterly Line of the East One-half (E 1/2) of the East One-half (E 1/2) of said Section Thirty (30);

THENCE along the Easterly Line of the East One-half (E 1/2) of the East One-half (E 1/2) of said Section Thirty (30), South 02° 32' 57" East, 664.37 feet to the **POINT OF BEGINNING**;

Containing 4.21 acres, more or less, and subject to easements of record.

The Easterly Line of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, is assumed to bear South 02° 32' 57" East.

R-025-2017
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2017-05, PART OF THE E 1/2 OF THE E 1/2, SECTION 30, 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 exempt from the City of Manchester Subdivision Ordinance under Chapter 180.23 (4) "The division and sale of a legally platted Lot provided: (a) the grantor's lot is not rendered substandard by being in violation of any of the building, zoning or subdivision ordinances of the city; and (b) the number of building parcels is not increased as a result of such conveyance", and

WHEREAS, Parcel 2017-05 is fully encompassed with the FEMA designated Special Flood Hazard Area (SFHA) Zone AE Floodway shown in FIRM Map Panel 19055C0226E effective August 3, 2009, and is virtually impossible to have this be a "Buildable Parcel" due to its location in said Floodway, and

WHEREAS, the owner of the property, Vontalge Family Partnership 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 2017-05, PART OF THE E 1/2 of the E 1/2, SECTION 30, 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 27th day of February, A.D. 2017.

CITY OF MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

ATTEST:

Erin Learn

Erin Learn, City Clerk

State of Iowa)
) SS
Delaware County)

On this 28th day of February, 2017, 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-025-2017 adopted by the City Council on the 27th day of February, 2017, 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

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2017