Recorder's Index
County: Delaware
Section: 29-T89N-R5W
Quarter Section: N/A
City: Manchester
Subdivision: Lawrence Subdivision
Block: N/A
Lot(s): 5 and 6
Proprietor: Douglas C. and Janonne D. Robbins (Lot 5) Bernard F. and Doris M. Nuss (Lot 6)
Requested By: Douglas C. Robbins

Book 2017 Page 1307

Document 2017 1307 Type 06 002 Pages 3
Date 5/11/2017 Time 2:11:40PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

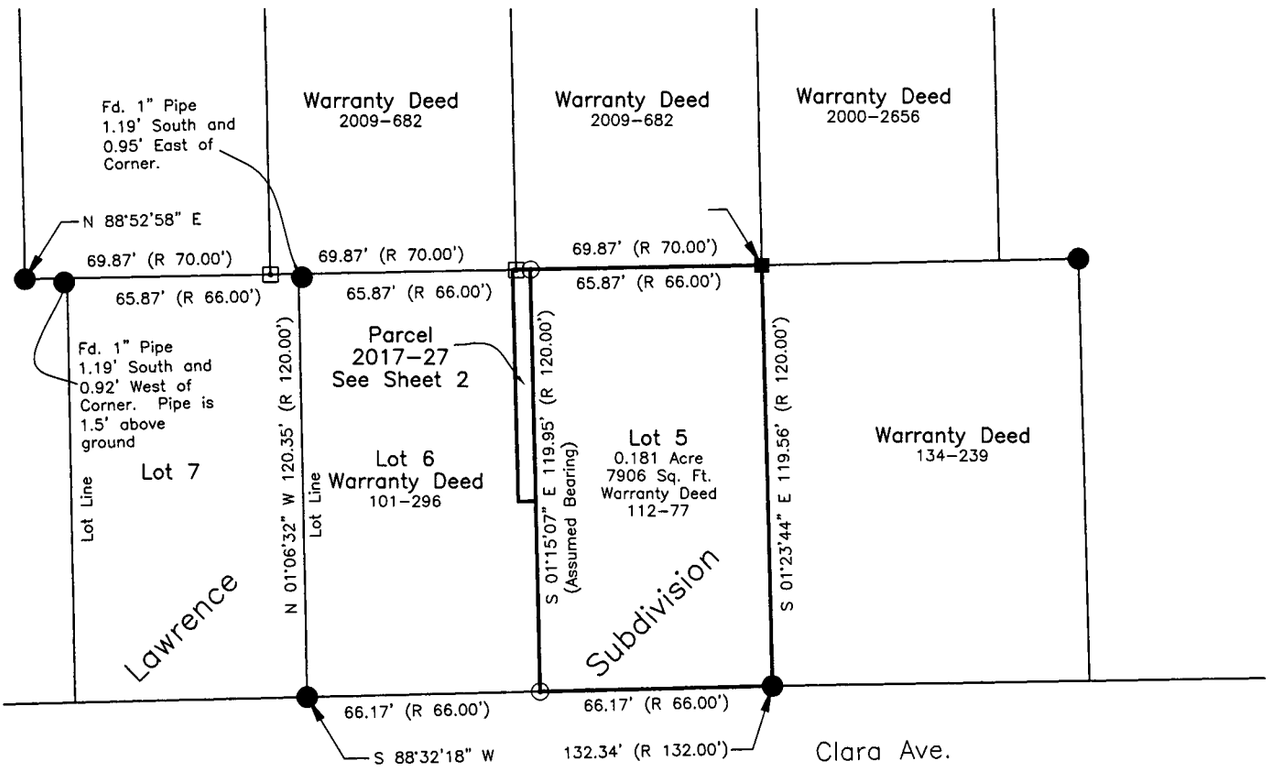
FILED
Delaware Co. Assessor
MAY 11 2017

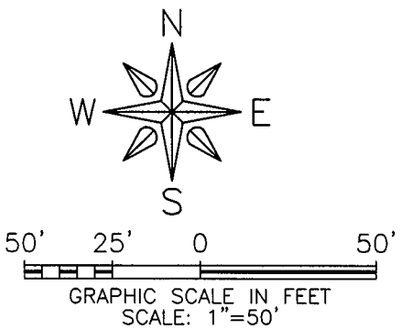
FILED
Delaware Co. Auditor
MAY 11 2017

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

Plat of Survey

Parcel 2017-27 and Retracement of Lot 5 in Lawrence Subdivision, City of Manchester, Section 29-T89N-R5W Delaware County, Iowa





LEGEND

■	FD. 1 1/2"ø Iron Pipe
●	FD. 1"ø Iron Pipe
⊙	SET 1/2"ø REBAR W/RPC #7060
⊡	CALCULATED POSITION
———	SURVEY BOUNDARY
(R)	RECORDED AS
RPC	RED PLASTIC CAP

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. 4-28-17
Date
License Number: 7060
My license renewal date is December 31, 2018.
Sheets covered by this seal: Sheet 1 through 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
2016 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

G:\C3D\17\17-139\17-139 LEGAL.dwg

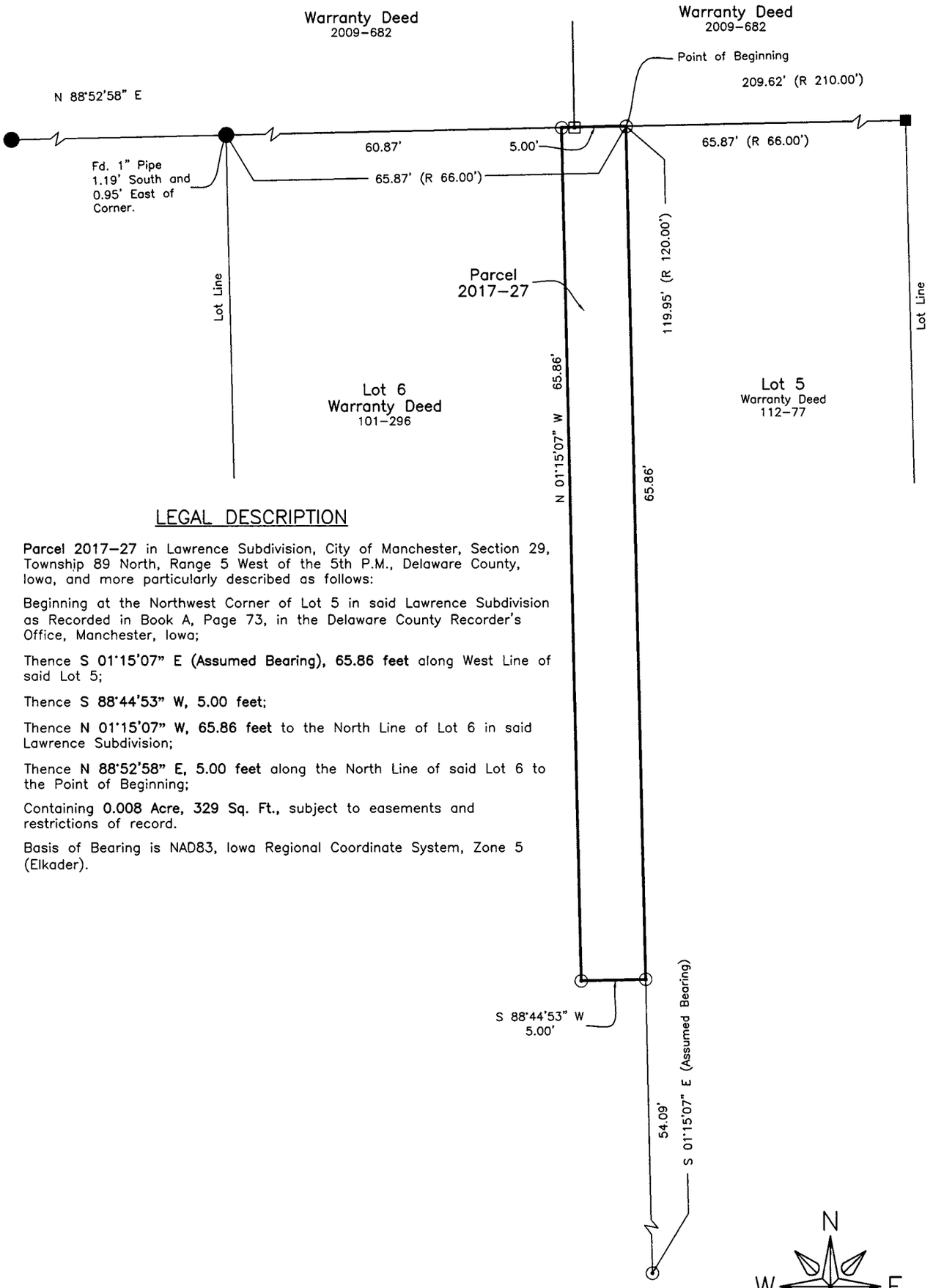
FLD BK: Del Co. Delaware Twp. #1
PG: 42-43

SURVEY WAS COMPLETED ON:
April 21, 2017

JOB NUMBER:
17-139

SHEET NUMBER:
1 of 2

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



LEGAL DESCRIPTION

Parcel 2017–27 in Lawrence Subdivision, City of Manchester, Section 29, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of Lot 5 in said Lawrence Subdivision as Recorded in Book A, Page 73, in the Delaware County Recorder's Office, Manchester, Iowa;

Thence **S 01°15'07" E (Assumed Bearing), 65.86 feet** along West Line of said Lot 5;

Thence **S 88°44'53" W, 5.00 feet;**

Thence **N 01°15'07" W, 65.86 feet** to the North Line of Lot 6 in said Lawrence Subdivision;

Thence **N 88°52'58" E, 5.00 feet** along the North Line of said Lot 6 to the Point of Beginning;

Containing **0.008 Acre, 329 Sq. Ft.,** subject to easements and restrictions of record.

Basis of Bearing is NAD83, Iowa Regional Coordinate System, Zone 5 (Elkader).

N
W E
S

10' 5' 0 10'
GRAPHIC SCALE IN FEET
SCALE: 1"=10'

LEGEND

■	FD. 1 1/2"ø Iron Pipe
●	FD. 1"ø Iron Pipe
⊙	SET 1/2"ø REBAR W/RPC #7060
⊡	CALCULATED POSITION
———	SURVEY BOUNDARY
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RPC	RED PLASTIC CAP

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
2016 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

JOB NUMBER: 17–139

SHEET NUMBER: 2 of 2

R-054-2017
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, a Plat of Survey is located on the premises descried as:

PARCEL 2017-27 AND RETRACEMENT OF LOT 5 IN LAWRENCE SUBDIVISION, CITY OF MANCHETER, SECTION 29-T89N-R5W, DELAWARE COUNTY, IOWA

WHEREAS, said plat is located in the current city limits, and

WHEREAS, it is exempt from the City of Manchester Subdivision Ordinance under Chapter 107.23, "Adjustments of boundary lines and/or easements between two abutting parcels where such adjustments do not increase or decrease the size of either lot affected by the adjustment by more than 25 percent. No such adjustments of boundary lines shall be permitted if such adjustment would cause either affected lot to be in violation of minimum size standards, setback requirements, or other provisions of the City zoning ordinance. Any adjustment in lot lines shall be shown by plat of survey which shall be recorded in the Office of the Delaware County Recorder. The cost of recording shall be paid by the property owner", and

WHEREAS, the owners of the properties, Bernard F. and Doris M. Nuss and Douglas C. and Janonne D. Robbins have requested the City waive its right to review this property division, and

NOW, THERFORE, 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 2017-27 AND RETRACEMENT OF LOT 5 IN LAWRENCE SUBDIVISION, CITY OF MANCHESTER, SECTION 29-T89N-5W, 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 8th day of May, 2017.

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 9th day of May, 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-054-2017 adopted by the City Council on the 8th day of May, 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 its 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