RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 18–T89N–R5W
QUARTER SECTION: NE1/4–SE1/4
CITY: N/A
SUBDIVISION: PINTER FAMILY SUBDIVISION
BLOCK: N/A
LOT(S): PARCEL 2019–67 AND PARCEL 2019–68
PROPRIETOR: JOSHUA A. SOPPE
REQUESTED BY: JOSHUA A. SOPPE

Recorded: 10/25/2019 at 10:02:34.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2997

For Recorder's Use Only

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

PLAT OF SURVEY
PARCEL 2019–67 PART OF LOT 1 OF PINTER FAMILY SUBDIVISION AND PARCEL 2019–68 IN PARTS OF LOTS 1, 2, AND 3, OF PINTER FAMILY SUBDIVISION ALL IN THE NE1/4 OF THE SE1/4 SECTION 18–T89N–R5W DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

PARCEL 2019–67

PARCEL 2019–67 IN PART OF LOT 1 OF PINTER FAMILY SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 18, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF LOT 1 OF PINTER FAMILY SUBDIVISION AS RECORDED IN BOOK 8, PAGE 156 IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA AND CENTERLINE OF FIREFLY ROAD;

THENCE **SOUTH 54°27'59" EAST (ASSUMED BEARING), 271.63 FEET** ALONG THE THE NORTHEASTERLY LINE OF SAID LOT 1 AND SAID CENTERLINE;

THENCE **SOUTH 14°46'03" WEST, 35.26 FEET;**

THENCE **SOUTH 57°14'26" WEST, 97.50 FEET;**

THENCE **SOUTH 66°52'10" WEST, 130.70 FEET** TO THE WESTERLY LINE OF SAID LOT 1;

THENCE **NORTH 01°54'32" WEST, 298.24 FEET** ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING;

CONTAINING **0.826 ACRE,** INCLUDING 0.200 ACRE OF FIREFLY ROAD RIGHT–OF–WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 2019–68

PARCEL 2019–68 IN PARTS OF LOT 1, 2, AND 3 OF PINTER FAMILY SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 18, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF LOT 1 OF PINTER FAMILY SUBDIVISION AS RECORDED IN BOOK 8, PAGE 156 IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA AND CENTERLINE OF FIREFLY ROAD;

THENCE **SOUTH 54°27'59" EAST (ASSUMED BEARING), 271.63 FEET** ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 AND SAID CENTERLINE TO THE POINT OF BEGINNING;

THENCE CONTINUING **SOUTH 54°27'59" EAST (ASSUMED BEARING), 198.51 FEET** ALONG SAID NORTHEASTERLY LINE OF LOT 1 AND SAID CENTERLINE TO THE EASTERLY LINE OF LOT 3 OF SAID PINTER FAMILY SUBDIVISION;

THENCE **SOUTH 30°32'47" WEST, 308.24 FEET** ALONG SAID EASTERLY LINE OF LOT 3 AND WESTERLY LINE OF PARCEL 2018–65 AS RECORDED IN BOOK 2018, PAGE 1932 ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA TO THE SOUTH LINE OF SAID PINTER FAMILY SUBDIVISION;

THENCE **SOUTH 87°59'45" WEST, 207.86 FEET** ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID PINTER FAMILY SUBDIVISION;

THENCE **NORTH 01°54'32" WEST, 250.03 FEET** ALONG SAID WEST LINE;

THENCE **NORTH 66°52'10" EAST, 130.70 FEET;**

THENCE **NORTH 57°14'26" EAST, 97.50 FEET;**

THENCE **NORTH 14°46'03" EAST, 35.26 FEET** TO NORTHEASTERLY LINE OF PINTER FAMILY SUBDIVISION AND SAID CENTERLINE AND THE POINT OF BEGINNING;

CONTAINING **2.134 ACRES,** INCLUDING 0.147 ACRE OF FIREFLY ROAD RIGHT–OF–WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE ARE HEREBY MADE TO A PLAT AND SURVEY MADE BY CARL F. BARTELS, RECORDED JANUARY 25, 1954, IN BOOK 2, PAGE 38, TO A PLAT AND SURVEY MADE BY J. DAVID GIBBS, RECORDED JULY 10, 1998, IN BOOK 8, PAGE 139, TO A PLAT AND SURVEY MADE BY J. DAVID GIBBS, RECORDED SEPTEMBER 11, 1998, IN BOOK 8, PAGE 156, TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED BOOK 2018, PAGE 1932, TO A WARRANTY DEED RECORDED APRIL 2, 2018, IN BOOK 2018, PAGE 808, ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

PROFESSIONAL LAND SURVEYOR
ADAM J. RECKER
24627
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.

Adam J. Recker 10-25-19

Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2019.
Sheets covered by this seal: SHEETS 1 THROUGH 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
©2019 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

G:\C3D\19\19–787\19–787 – LEGAL.dwg

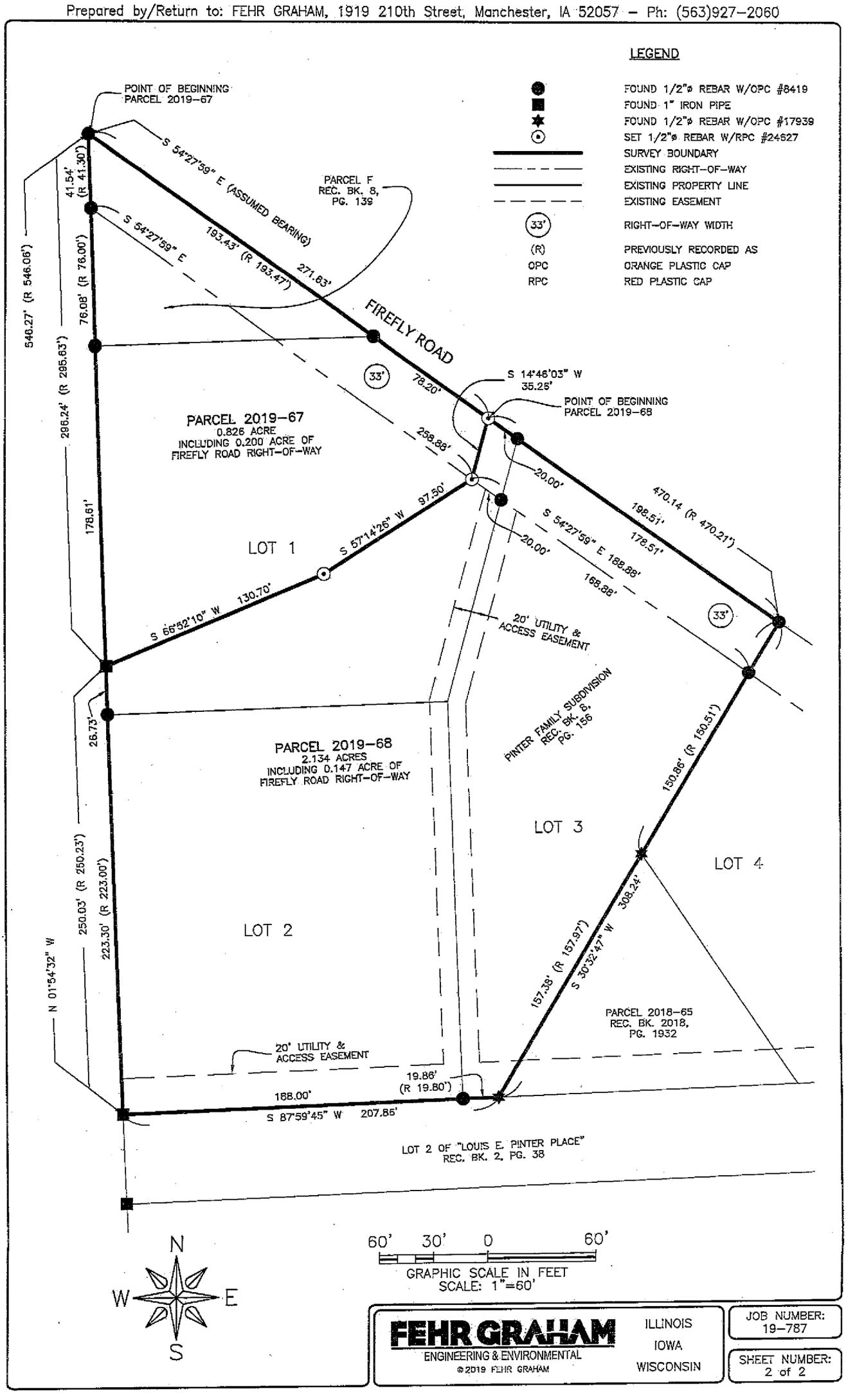
FLD BK: DEL. CO. DELAWARE TWP 1
PG: 54–55

SURVEY WAS COMPLETED ON:
SEPTEMBER 24, 2019

JOB NUMBER:
19–787

SHEET NUMBER:
1 of 2

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



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
©2019 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

JOB NUMBER: 19–787

SHEET NUMBER: 2 of 2

R-111-2019
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, A plat of survey is located on the premises described as the following:

Parcel 2019-67, Parts of Lot 1 of Pinter Family Subdivision and Parcel F and Parcel 2019-68 in Parts of Lots 1, 2, and 3, in Pinter Family Subdivision, All in the Northeast Quarter of the Southeast Quarter of Section 18, Township 89 North, Range 5 West of the Fifth P.M., Delaware County, Iowa,

WHEREAS, said intent of this Plat of Survey is to create a new Parcel in Lot 1 and Parcel F and to create a new Parcel for the remainder of Lots 1, 2, and 3 in Pinter Family Subdivision, and

WHEREAS, this plat and survey is an exception to the subdivision regulations and falls under Manchester Code Chapter 170.23 (6) "Adjustment of boundary lines and or easements between to 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 adjustment 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 provision of the City Zoning Ordinance...", and

WHEREAS, this division does not render the lots of Pinter Family Subdivision substandard under the Manchester City Zoning Ordinance, and

WHEREAS, the owner of the property, Joshua A. Soppe, is requesting the City waive their right to review this property division, and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Manchester, Iowa hereby waives it's right to review the plat of

Parcel 2019-67 Parts of Lot 1 of Pinter Family Subdivision and Parcel F and Parcel 2019-68 in Parts of Lots 1, 2, and 3, in Pinter Family Subdivision, All in the Northeast Quarter of the Southeast Quarter of Section 18, Township 89 North, Range 5 West of the Fifth P.M., Delaware County, Iowa,

and that the Mayor and City Clerk are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as provided by law.

Approved and Passed this 14th day of October, 2019.

CITY OF MANCHESTER, IOWA

By Milt L. Kramer
Milt L. Kramer, Mayor

By Erin Learn
Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

State of Iowa)
) SS
Delaware County)

On this 15th day of October, 2019, 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 R-111-2019 passed by the City Council of the City of Manchester, Iowa on the 14th day of October, 2019, 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
Notary Public in and for the State of Iowa
My commission expires 8-26-20

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020