Recorder's Index
County: Delaware
Section: Sec. 19, T89N, R5W, 5TH P.M. Lot & Aliquot Part: Parcel 2019-80 being part of the Frl. NW1/4-NW1/4 and part of the Frl. SW1/4-NW1/4 Parcel 2019-81 being part of the Frl. NW1/4-NW1/4, part of the Frl. SW1/4-NW1/4, and part of the Frl. NW1/4-SW1/4
Section: Sec. 24, T89N, R6W, 5TH P.M.
Lot & Aliquot Part: Parcel 2019-78 being part of the NE1/4-NE1/4 Parcel 2019-79 being part of the NE1/4-NE1/4, all of the SE1/4-NE1/4, and part of the NE1/4-SE1/4
Proprietor(s): Betty Lou Fuller Estate Requested by: Pam Tegeler
Surveyor and Return To: Roger R. Mohn, Iowa P.E. & P.L.S. No. 10165
Mohn Surveying, Inc. 1890 Great River Road, Lansing, Iowa 52151
Telephone No.: (563) 538-4067 Email: mohnsurveying@gmail.com

FILED
Delaware Co. Assessor
NOV 06 2019

FILED
Delaware Co. Auditor
NOV 06 2019

Book 2019 Page 3125

2019 3125 Type 06 002 Pages 5
Date 11/06/2019 Time 10:52:24AM
Rec Amt $27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

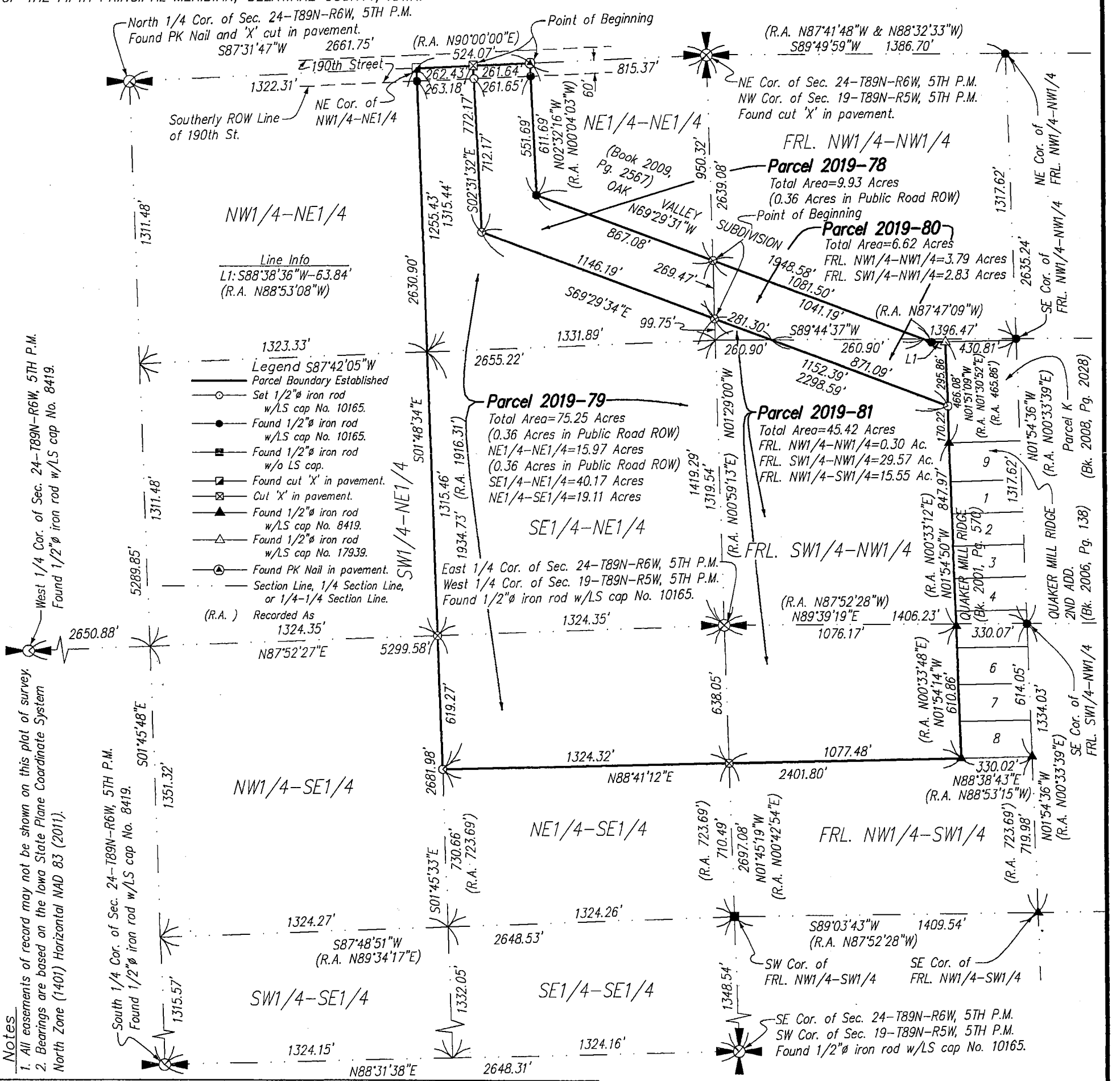
• • MOHN SURVEYING, INC. • ROGER R. MOHN • 1890 GREAT RIVER ROAD • LANSING, IOWA 52151 • 563-538-4067 • •

PLAT OF SURVEY

of

PARCEL 2019-78 BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) AND PARCEL 2019-79 BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4), ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4), AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4-SE1/4); ALL IN SECTION 24, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

PARCEL 2019-80 BEING PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER (FRL. NW1/4-NW1/4) AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (FRL. SW1/4-NW1/4) AND PARCEL 2019-81 BEING PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER (FRL. NW1/4-NW1/4), PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (FRL. SW1/4-NW1/4), AND PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (FRL. NW1/4-SW1/4); ALL IN SECTION 19; TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN; DELAWARE COUNTY, IOWA.



Notes
1. All easements of record may not be shown on this plat of survey.
2. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

SEAL

LICENSED LAND SURVEYOR
Roger R. Mohn
10165
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 Professional Land Surveyor under the laws of the State of Iowa.

Roger R. Mohn October 18, 2019

Roger R. Mohn Date

License Number 10165

My license renewal date is December 31, 2020

Pages or sheets covered by this seal: Sheet 1 of 3 through 3 of 3.

Proprietor(s):
Betty Lou Fuller Estate

Survey requested by:
Pam Tegeler

Sheet No. 1 of 3
Surveyed: Sept.-Oct. 2019 (358, 133-138)
October 18, 2019 Drawn By: JJM RRM
S:\Drawings\Surveys\2019\Delaware\BFuller\Fuller1.dwg

0 500 1000
Scale 1" = 500'

PLAT OF SURVEY OF:

Parcel 2019-78 being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4) of Section Twenty-four (24), Township Eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa. containing 9.93 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of Section 24, Township 89 North, Range 6 West of the 5th P.M.; thence S 87°-31'-47" W, 815.37 feet along the north line of the NE1/4 of said Section 24 to the Point of Beginning; thence S 87°-31'-47" W, 261.64 feet along the north line of the NE1/4 of said Section 24; thence S 02°-31'-32" E, 772.17 feet; thence S 69°-29'-34" E, 1146.19 feet; thence N 01°-29'-00" W, 269.47 feet along the east line of the NE1/4-NE1/4 of said Section 24; thence N 69°-29'-31" W, 867.08 feet along the south line of Oak Valley Subdivision (Book 2009, Pg. 2567); thence N 02°-32'-16" W, 611.69 feet along the west line of said Oak Valley Subdivision to the Point of Beginning. Said described parcel contains 9.93 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Parcel 2019-79 being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), all of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4), and part of the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4); all in Section Twenty-four (24), Township Eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa. containing 75.25 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of Section 24, Township 89 North, Range 6 West of the 5th P.M.; thence S 87°-31'-47" W, 1077.01 feet along the north line of the NE1/4 of said Section 24 to the Point of Beginning; thence S 87°-31'-47" W, 262.43 feet along the north line of the NE1/4 of said Section 24; thence S 01°-48'-34" E, 2630.90 feet along the west line of the E1/2-NE1/4 of said Section 24; thence S 01°-45'-33" E, 619.27 feet along the west line of the E1/2-SE1/4 of said Section 24; thence N 88°-41'-12" E, 1324.32 feet; thence N 01°-45'-19" W, 638.05 feet along the east line of the SE1/4 of said Section 24; thence N 01°-29'-00" W, 1419.29 feet along the east line of the NE1/4 of said Section 24; thence N 69°-29'-34" W, 1146.19 feet; thence N 02°-31'-32" W, 772.17 feet to the Point of Beginning. Said described parcel contains 75.25 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Parcel 2019-80 being part of the Fractional Northwest Quarter of the Northwest Quarter (FRL. NW1/4-NW1/4) and part of the Fractional Southwest Quarter of the Northwest Quarter (FRL. SW1/4-NW1/4); both in Section Nineteen (19), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa. containing 6.62 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Section 19, Township 89 North, Range 5 West of the 5th P.M.; thence S 01°-29'-00" E, 950.32 feet along the west line of the Frl. NW1/4 said Section 19 to the Point of Beginning; thence S 01°-29'-00" E, 269.47 feet along the west line of the Frl. NW1/4 of said Section 19; thence S 69°-29'-34" E, 1152.39 feet; thence N 01°-51'-09" W, 295.86 feet; thence S 88°-38'-36" W, 63.84 feet; thence N 69°-29'-31" W, 1081.50 feet along the south line of Oak Valley Subdivision (Book 2009, Pg. 2567) to the Point of Beginning. Said described parcel contains 6.62 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Parcel 2019-81 being part of the Fractional Northwest Quarter of the Northwest Quarter (FRL. NW1/4-NW1/4), part of the Fractional Southwest Quarter of the Northwest Quarter (FRL. SW1/4-NW1/4), and part of the Fractional Northwest Quarter of the Southwest Quarter (FRL. NW1/4-SW1/4); all in Section Nineteen (19), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa containing 45.42 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Section 19, Township 89 North, Range 5 West of the 5th P.M.; thence S 01°-29'-00" E, 1219.79 feet along the west line of the Frl. NW1/4 of said Section 19 to the Point of Beginning; thence S 01°-29'-00" E, 1419.29 feet along the west line of the Frl. NW1/4 of said Section 19; thence S 01°-45'-19" E, 638.05 feet along the west line of the Frl. SW1/4 of said Section 19; thence N 88°-41'-12" E, 1077.48 feet; thence N 01°-54'-14" W, 610.86 feet along the west line of Quaker Mill Ridge (Book 2001, Pg. 570); thence N 01°-54'-50" W, 847.97 feet along the west line of Quaker Mill Ridge and along the west line of Quaker Mill Ridge 2nd Addition (2006, Pg. 138); thence N 01°-51'-09" W, 170.22 feet; thence N 69°-29'-34" W, 1152.39 feet to the Point of Beginning. Said described parcel contains 45.42 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

R-119-2019

RESOLUTION WAIVING RIGHT TO REVIEW PLAT OF SURVEY 2019-78, 2019-79, 2019-80 and 2019-81

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

Parcel 2019-78 being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4) of Section Twenty-four (24), Township Eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 9.93 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of Section 24, Township 89 North, Range 6 West of the 5th P.M.; thence S 87°-31'-47" W, 815.37 feet along the north line of the NE1/4 of said Section 24 to the Point of Beginning; thence S 87°-31'-47" W, 261.64 feet along the north line of the NE1/4 of said Section 24; thence S 02°-31'-32" E, 772.17 feet; thence S 69°-29'-34" E, 1146.19 feet; thence N 01°-29'-00" W, 269.47 feet along the east line of the NE1/4-NE1/4 of said Section 24; thence N 69°-29'-31" W, 867.08 feet along the south line of Oak Valley Subdivision (Book 2009, Pg. 2567); thence N 02°-32'-16" W, 611.69 feet along the west line of said Oak Valley Subdivision to the Point of Beginning. Said described parcel contains 9.93 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Parcel 2019-79 being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), all of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4), and part of the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4); all in Section Twenty-four (24), Township Eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 75.25 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of Section 24, Township 89 North, Range 6 West of the 5th P.M.; thence S 87°-31'-47" W, 1077.01 feet along the north line of the NE1/4 of said Section 24 to the Point of Beginning; thence S 87°-31'-47" W, 262.43 feet along the north line of the NE1/4 of said Section 24; thence S 01°-48'-34" E, 2630.90 feet along the west line of the E1/2-NE1/4 of said Section 24; thence S 01°-45'-33" E, 619.27 feet along the west line of the E1/2-SE1/4 of said Section 24; thence N 88°-41'-12" E, 1324.32 feet; thence N 01°-45'-19" W, 638.05 feet along the east line of the SE1/4 of said Section 24; thence N 01°-29'-00" W, 1419.29 feet along the east line of the NE1/4 of said Section 24; thence N 69°-29'-34" W, 1146.19 feet; thence N 02°-31'-32" W, 772.17 feet to the Point of Beginning. Said described parcel contains 75.25 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Parcel 2019-80 being part of the Fractional Northwest Quarter of the Northwest Quarter (FRL. NW1/4-NW1/4) and part of the Fractional Southwest Quarter of the Northwest Quarter (FRL. SW1/4-NW1/4); both in Section Nineteen (19), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 6.62 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Section 19, Township 89 North, Range 5 West of the 5th P.M.; thence S 01°-29'-00" E, 950.32 feet along the west line of the Frl. NW1/4 said Section 19 to the Point of Beginning; thence S 01°-29'-00" E, 269.47 feet along the west line of the Frl. NW1/4 of said Section 19; thence S 69°-29'-34" E, 1152.39 feet; thence N 01°-51'-09" W, 295.86 feet; thence S 88°-38'-36" W, 63.84 feet; thence N 69°-29'-31" W, 1081.50 feet along the south line of Oak Valley Subdivision (Book 2009, Pg. 2567) to the Point of Beginning. Said described parcel contains 6.62 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

Parcel 2019-81 being part of the Fractional Northwest Quarter of the Northwest Quarter (FRL. NW1/4-NW1/4), part of the Fractional Southwest Quarter of the Northwest Quarter (FRL. SW1/4-NW1/4), and part of the Fractional Northwest Quarter of the Southwest Quarter (FRL. NW1/4-SW1/4); all in Section Nineteen (19), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa containing 45.42 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Section 19, Township 89 North, Range 5 West of the 5th P.M.; thence S 01°-29'-00" E, 1219.79 feet along the west line of the Frl. NW1/4 of said Section 19 to the Point of Beginning; thence S 01°-29'-00" E, 1419.29 feet along the west line of the Frl. NW1/4 of said Section 19; thence S 01°-45'-19" E, 638.05 feet along the west line of the Frl. SW1/4 of said Section 19; thence N 88°-41'-12" E, 1077.48 feet; thence N 01°-54'-14" W, 610.86 feet along the west line of Quaker Mill Ridge (Book 2001, Pg. 570); thence N 01°-54'-50" W, 847.97 feet along the west line of Quaker Mill Ridge and along the west line of Quaker Mill Ridge 2nd

Addition (2006, Pg. 138); thence N 01°-51'-09" W, 170.22 feet; thence N 69°-29'-34" W, 1152.39 feet to the Point of Beginning. Said described parcel contains 45.42 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

WHEREAS, said plat of survey 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 survey was requested by Pam Tegeler on behalf of the owner of the property, Betty Lou Fuller Estate, 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, Delaware County, Iowa, that the City Council of the City of Manchester hereby waives it's right to review the **PLAT OF SURVEY 2019-78, 2019-79, 2019-80 and 2019-81**, and that the City Council of the City of Manchester hereby recommends the acceptance of the same and 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 28TH day of October, 2019.

CITY OF MANCHESTER

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
SS)
DELAWARE COUNTY)

On this 29th 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in resolution R-119-2019, passed by the City Council of the City of Manchester, Iowa on the 28th day of October, 2019, 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, 2020