COUNTY: DELAWARE
SECTION 17 , T 89 N, R 5 W
ALIQUOT PART: SE 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2019-101 & PARCEL 2019-102
BLOCK: LOTS:
PROPRIETOR: HELEN N. SKINNER
REQUESTED BY: HELEN N. SKINNER
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
DEC 17 2019

FILED
Delaware Co. Auditor
DEC 17 2019

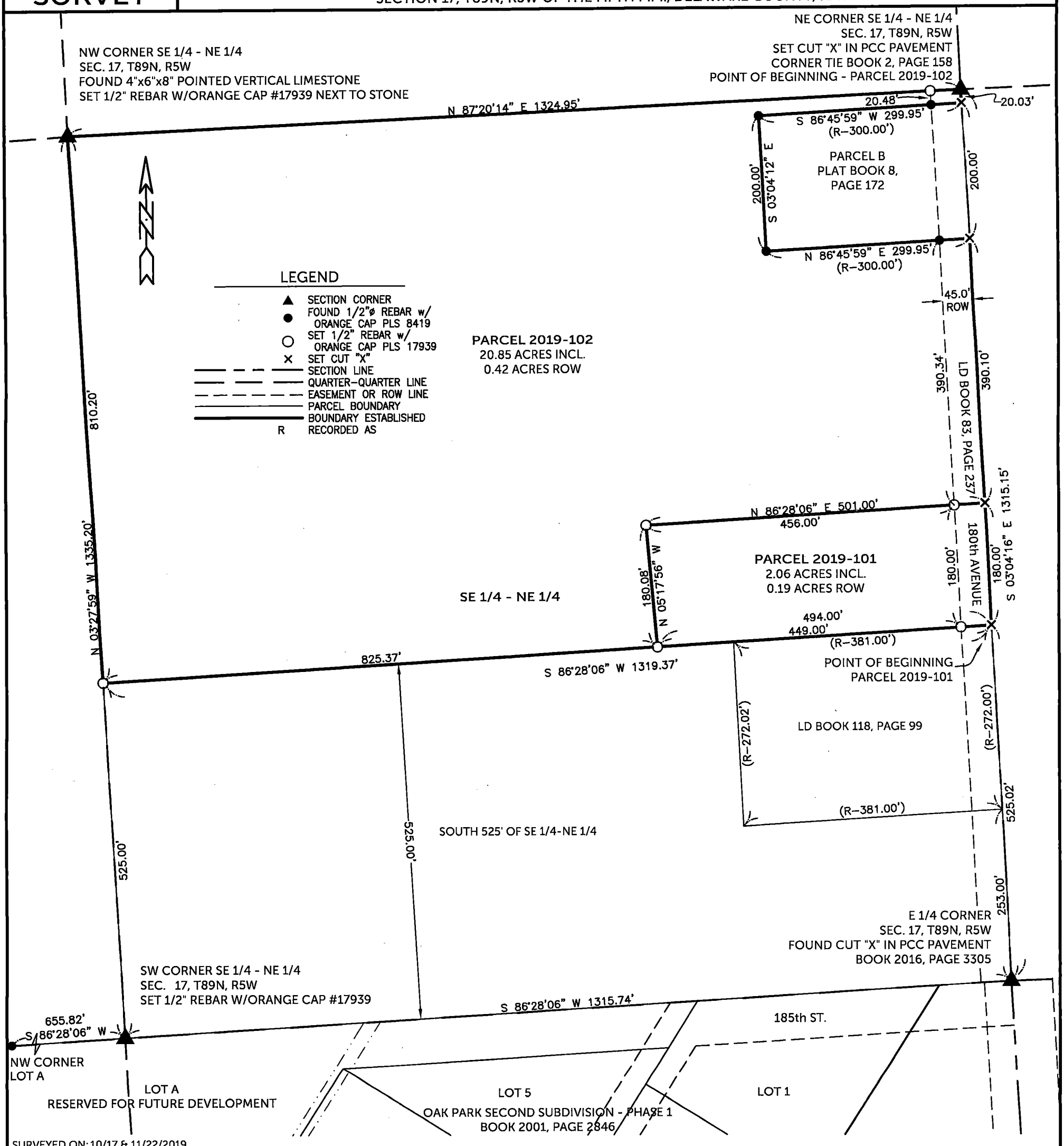
Book 2019 Page 3576

2019 3576 Type 06 002 Pages 3
Date 12/17/2019 Time 1:01:55PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2019-101; PART OF THE SE 1/4 OF THE NE 1/4,
PARCEL 2019-102; PART OF THE SE 1/4 OF THE NE 1/4
SECTION 17, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 10/17 & 11/22/2019
SURVEY REQUESTED BY: HELEN N. SKINNER

Q:\Civil3D_Survey\GPS Box 22\GPS Box 22 2016.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: **HELEN N. SKINNER**

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.

12/17/19

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 19-090
SCALE: 1" = 150'
DATE: 11/13/2019
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 22
SHEET 1 OF 2

150 0 150
SCALE: 1" = 150'

LEGAL DESCRIPTION:

PARCEL 2019-101, Part of the SE 1/4 of the NE 1/4 of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 2.06 acres, including 0.19 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 East Quarter Corner of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the SE 1/4 of the NE 1/4 of said Section Seventeen (17), North 03° 04' 16" West, 525.02 feet to the Northerly Line of the South 525 feet of the SE 1/4 of the NE 1/4 according to deed recorded in L.D. Book 130, Page 354 of said Section Seventeen (17), the POINT OF BEGINNING;

THENCE along the Northerly Line of the South 525 feet of the SE 1/4 of the NE 1/4 of said Section Seventeen (17), South 86° 28' 06" West, 494.00 feet;

THENCE North 05° 17' 56" West, 180.08 feet;

THENCE North 86° 28' 06" East, 501.00 feet to the Easterly Line of the SE 1/4 of the NE 1/4 of said Section Seventeen (17);

THENCE along the Easterly Line of the SE 1/4 of the NE 1/4 of said Section Seventeen (17), South 03° 04' 16" East, 180.00 feet to the POINT OF BEGINNING;

The Easterly Line of the SE 1/4 of the NE 1/4 of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 03° 04' 16" East.

LEGAL DESCRIPTION:

PARCEL 2019-102, Part of the SE 1/4 of the NE 1/4 of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 20.85 acres, including 0.42 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of the SE 1/4 of the NE 1/4 of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the SE 1/4 of the NE 1/4 of said Section Seventeen (17), South 03° 04' 16" East, 20.03 feet, to the Northerly Line of Parcel B, as recorded in Plat Book 8, Page 172;

THENCE along the Northerly Line of said Parcel B, South 86° 45' 59" West, 300.00 feet to the Westerly Line of said Parcel A;

THENCE along the Westerly Line of said Parcel B, South 03° 04' 12" East, 200.00 feet, to the Southerly Line of said Parcel A;

THENCE along the Southerly Line of said Parcel B, North 86° 45' 59" East, 299.95 feet to the Easterly Line of the SE 1/4 of the NE 1/4 of said Section Seventeen (17);

THENCE along the Easterly Line of the SE 1/4 of the NE 1/4 of said Section Seventeen (17), South 03° 04' 16" East, 390.10 feet;

THENCE South 86° 28' 06" West, 501.00 feet;

THENCE South 05° 17' 56" East, 180.08 feet to the Northerly Line of the South 525 feet of the SE 1/4 of the NE 1/4 of said Section Seventeen (17);

THENCE along the Northerly Line of the South 525 feet of the SE 1/4 of the NE 1/4 according to deed recorded in L.D. Book 130, Page 354 of said Section Seventeen (17), South 86° 28' 06" West, 825.37 feet to the Westerly Line of the SE 1/4 of the NE 1/4 of said Section Seventeen (17);

THENCE along the Westerly Line of the SE 1/4 of the NE 1/4 of said Section Seventeen (17), North 03° 27' 59" West, 810.20 feet to the Northerly Line of the SE 1/4 of the NE 1/4 of said Section Seventeen (17);

THENCE along the Northerly Line of the SE 1/4 of the NE 1/4 of said Section Seventeen (17), North 87° 20' 14" East, 1324.95 feet to the POINT OF BEGINNING;

The Easterly Line of the SE 1/4 of the NE 1/4 of Section Seventeen (17), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 03° 04' 16" East.

R-140-2019
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2019-101 and **PARCEL 2019-102**, PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

WHEREAS, said this Plat of Survey of **PARCEL 2019-101** and **PARCEL 2019-102** falls under Manchester Code Chapter 180.23 (6) "Adjustment of boundary lines and/or easements between two abutting parcels where such adjustments do not increase or decrease the size of either lot affected the adjustment by more than 25 percent....", and is exempt from subdivision regulations, and

WHEREAS, the owner(s) of the property, Helen N. Skinner 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 2019-101 and **PARCEL 2019-102**, PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, 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 9th day of December, A.D. 2019.

CITY OF MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

State of Iowa)
) ss.
County of Delaware)

On this 11th day of December, 2019, before me, Julie A. Schmitz, 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-140-2019 adopted by the City Council on the 9th day of December, 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.

Julie A. Schmitz

Julie A. Schmitz, Notary Public

JULIE A. SCHMITZ
Commission Number 224151
My Comm. Exp. OCT 12, 2020