RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 35–T89N–R6W
QUARTER SECTION: SE1/4–SW1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2020–07
PROPRIETOR: RACHEL B. YORK RICKY J. & RONI L. HILBY
REQUESTED BY: JESSE LEWIN

Filed Delaware Co Auditor
2/6/2020

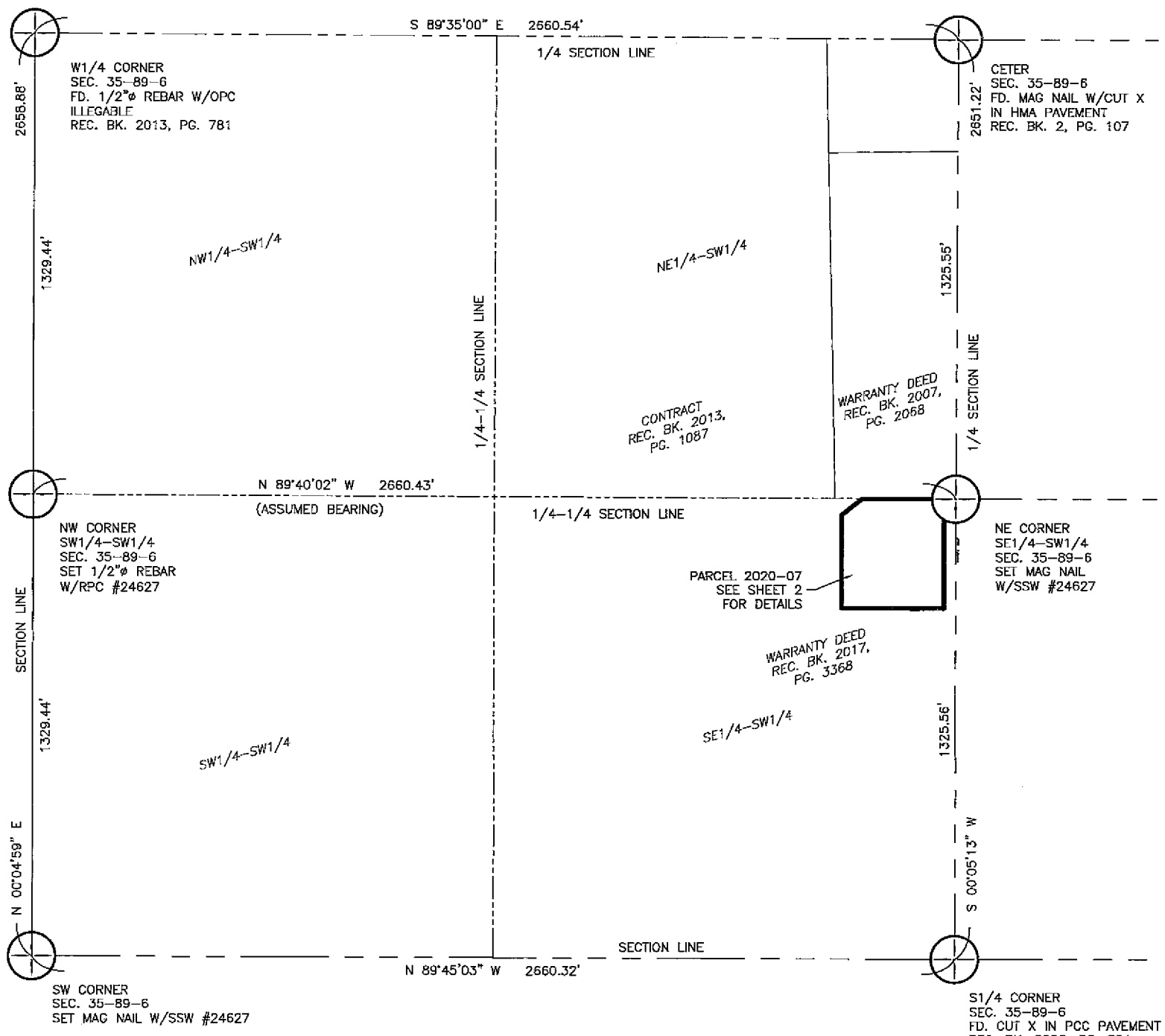
Filed Delaware Co
Assessor 2/6/2020

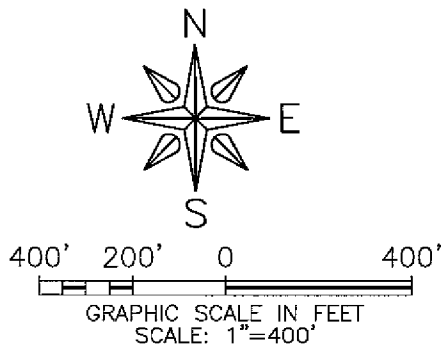
~~**Recorded: 2/6/2020 at 2:50:55.0 PM**~~
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 374

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 2020-07 IN THE SE1/4 OF THE SW1/4 OF SECTION 35-T89N-R6W
DELAWARE COUNTY, IOWA





LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND 1/2"ø REBAR W/RPC # 7060
- SET 1/2"ø REBAR W/RPC # 24627
- SURVEY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT–OF–WAY
- (66') RIGHT–OF–WAY WIDTH
- RPC RED PLASTIC CAP

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 2-4-2020
Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2021.
Sheets covered by this seal: SHEETS 1 THROUGH 2

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ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

G:\C30\19\19–721\19–721 LEGAL.dwg

FLD BK: DEL. CO. COFFINS GROVE
TWP. 1 PG: 31–32

SURVEY WAS COMPLETED ON:
JANUARY 24, 2020

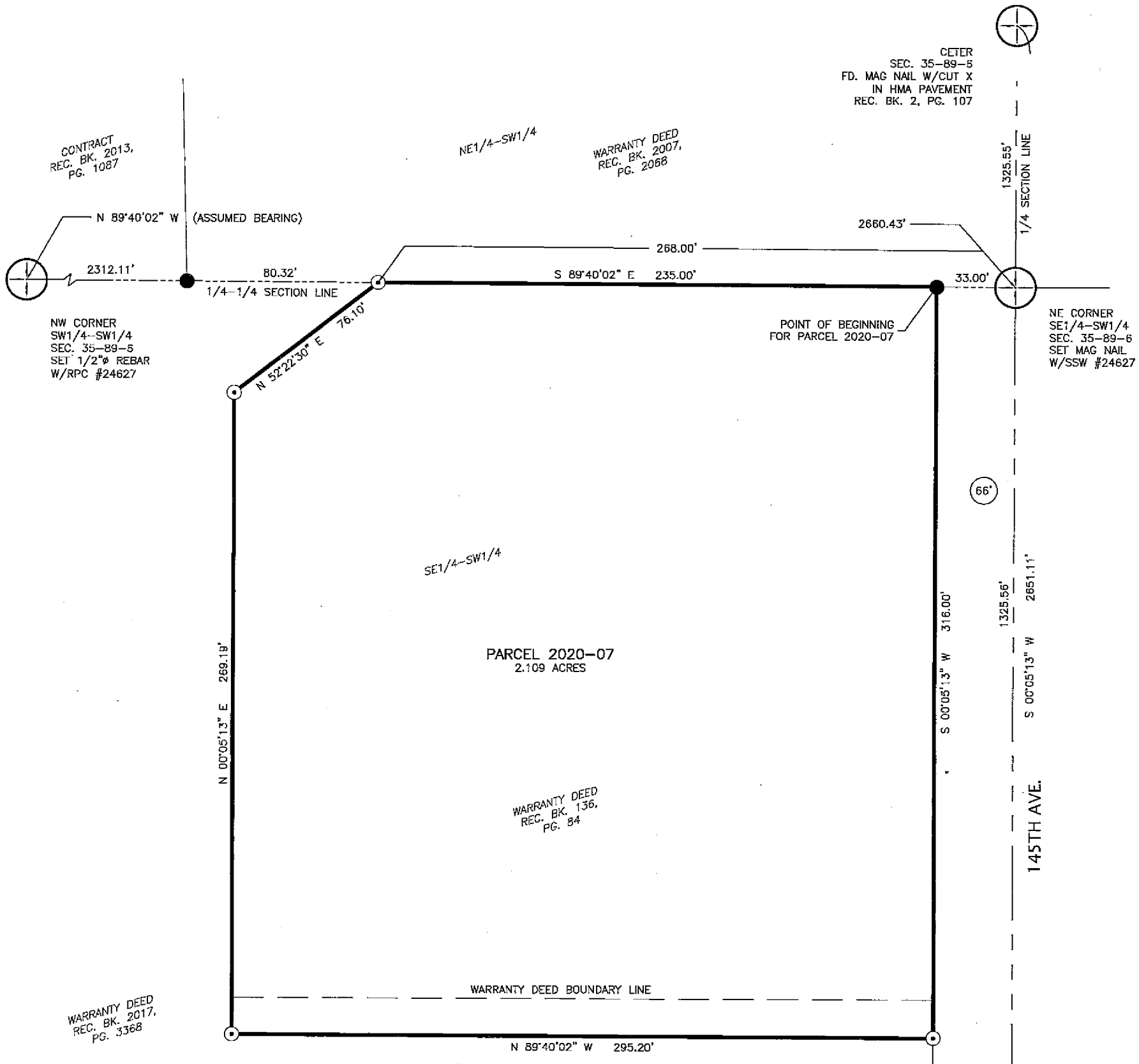
JOB NUMBER:
19–721

SHEET NUMBER:
1 of 2

PLOT DATE: 2/5/20

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

PLAT OF SURVEY
PARCEL 2020-07 IN THE SE1/4 OF THE SW1/4 OF SECTION 35-T89N-R6W
DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION

PARCEL 2020-07 IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE **NORTH 89°40'02" WEST (ASSUMBED BEARING), 33.00 FEET** ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION TO THE WEST RIGHT-OF-WAY LINE OF 145TH AVENUE AND THE POINT OF BEGINNING;

THENCE **SOUTH 00°05'13" WEST, 316.00 FEET** ALONG SAID WEST RIGHT-OF-WAY LINE;

THENCE **NORTH 89°40'02" WEST, 295.20** FEET;

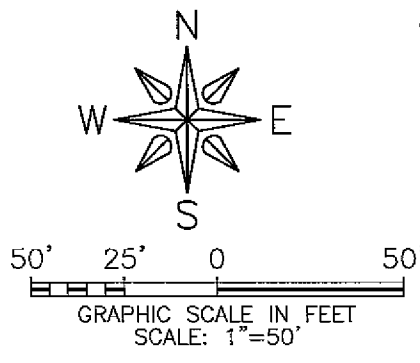
THENCE **NORTH 00°05'13" EAST, 269.19 FEET;**

THENCE **NORTH 52°22'30" EAST, 76.10 FEET** TO THE NORTH LINE OF SAID QUARTER-QUARTER SECTION;

THENCE **SOUTH 89°40'02" EAST, 235.00 FEET** ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF 145TH AVENUE AND THE POINT OF BEGINNING;

CONTAINING **2.109 ACRES,** SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE IS HEREBY MADE TO A PLAT AND SURVEY MADE BY LYLE G. TEKIPPE, RECORDED JANUARY 17, 1990, IN BOOK 6, PAGE 68; TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED FEBRUARY 28, 2013, IN BOOK 2013, PAGE 778; TO A PLAT AND SURVEY MADE BY JOHN L. FRANKLINE II, RECORDED JANUARY 9, 1981, IN BOOK 3, PAGE 231; TO A SURVEY AND PLAT MADE BY A. H. MILLER, RECORDED AUGUST 10, 1976, IN BOOK 3, PAGE 57; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.



S1/4 CORNER
SEC. 35-89-6
FD. CUT X IN PCC PAVEMENT
REC. BK. 2006, PG. 304

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G:\C3D\19\19-721\19-721 LEGAL.dwg

FLD BK: DEL. CO. COFFINS GROVE
TWP 1 PG: 31-32

SURVEY WAS COMPLETED ON:
JANUARY 24, 2020

JOB NUMBER:
19-721

SHEET NUMBER:
2 of 2

PLOT DATE: 2/4/20

R-017-2020
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2020-07 IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPLE MERIDIAN, DELAWARE COUNTY, IOWA,

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 **PARCEL 2020-07** substandard under the Manchester City Zoning Ordinance, and

WHEREAS, the owner of the property, Rachel B. York, is requesting the City waive their 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 it's right to review the plat of

PARCEL 2020-07 IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPLE 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 of approval and affix the same to said plat as provided by law.

Approved and Passed this 27th day of January 2020.

CITY OF MANCHESTER, IOWA

By Milt L. Kramer
Milt L. Kramer, Mayor

By Erin Learn
Erin Learn, City Clerk

State of Iowa)
) SS
Delaware County)

On this 28 day of January, 2020, 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-017-2020 passed by the City Council of the City of Manchester, Iowa on the 27 day of January, 2020, 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

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