COUNTY: DELAWARE
SECTION 20, T 89 N, R 5 W
ALIQUOT PART: NE 1/4 - SE 1/4
CITY: MANCHESTER
SURVEY: PARCEL 2020-28
BLOCK: LOTS:
PROPRIETOR:
MATTHEW J. KLOSTERMANN & SARAH E. KLOSTERMANN
REQUESTED BY: STEVEN J. HUEGEL
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
MAR 19 2020

FILED
Delaware Co. Auditor
MAR 19 2020

Book 2020 Page 743

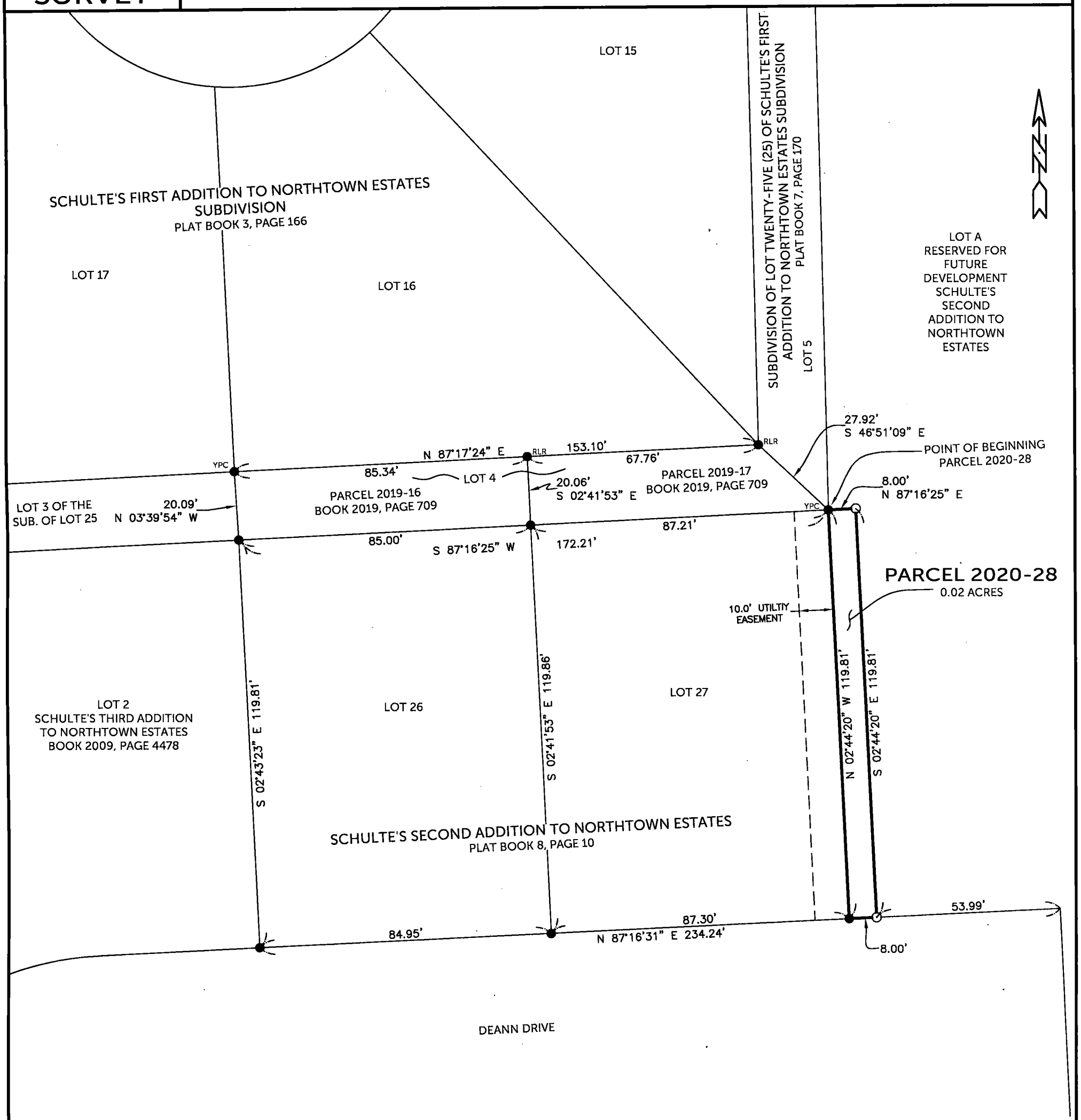
Document 2020 743 Type 06 002 Pages 3
Date 3/19/2020 Time 12:26:48PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2020-28

PART OF LOT A OF SCHULTE'S SECOND ADDITION TO NORTHTOWN ESTATES SUBDIVISION
SEC. 20 T89N, R5W OF FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEYED ON: 03/04/2020
SURVEY REQUESTED BY: STEVEN J. HUEGEL

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: **MATTHEW J. KLOSTERMANN & SARAH E. KLOSTERMANN**

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.

3/9/2020

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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

PROJECT NO. 20-026
SCALE: 1"=30'
DATE: 03/03/2020
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: MANCHESTER
SHEET 1 OF 2

LEGEND

- ● FD. 1/2"ø REBAR w/ ORANGE CAP PLS #8419
- YPC ● FD. 1/2" REBAR W/ YELLOW CAP #7474
- RLR ● FD. 1/2" REBAR W/ ORANGE CAP #17939
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- EASEMENT OR ROW LINE
- PARCEL/LOT BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

30 0 30

SCALE: 1" = 30'

PARCEL 2020-28

PART OF LOT A OF SCHULTE'S SECOND ADDITION TO NORTHTOWN ESTATES SUBDIVISION
SEC. 20 T89N, R5W OF FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2020-28, Part of Lot A of Schulte's Second Addition to Northtown Estates Subdivision in Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.02 acres, subject to easement of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Lot 27 of Schulte's Second Addition to Northtown Estates Subdivision, as recorded in Plat Book 8, Page 10;

THENCE along an Easterly extension of the Northerly Line of said Lot 27, North 87° 16' 25" East, 8.00 feet;

THENCE South 02° 44' 20" East, 119.81 feet to the Southerly Line of Lot A in said Schulte's Second Addition to Northtown Estates Subdivision;

THENCE along the Southerly Line of said Lot A, South 87° 16' 31" West, 8.00 feet, to the Easterly Line of said Lot 27;

THENCE along the Easterly Line of said Lot 27, North 02° 44' 20" West, 119.81 feet to the POINT OF BEGINNING;

The Southerly Line of Lot 4 of the Subdivision of Lot Twenty-Five (25) of Schulte's First Addition to Northtown Estates Subdivision, as recorded in Plat Book 7, Page 170, is assumed to bear South 87° 16' 25" West.

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
burringtongroup.com

R-043-2020
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2020-28, PART OF LOT A OF SCHULTE'S SECOND ADDITION TO NORTHTOWN ESTATES SUBDIVISION in Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, and

WHEREAS, **PARCEL 2020-28, PART OF LOT A OF SCHULTE'S SECOND ADDITION TO NORTHTOWN ESTATES SUBDIVISION** of this Plat of Survey falls under Manchester Code Chapter 170.23 (4) "The division and sale of a legally platted lot provided (a) the grantors lot is not rendered substandard....; and (b) the number of building parcels is not increased as a result of such conveyance", and is exempt from subdivision regulations, and

WHEREAS, **PARCEL 2020-28, PART OF LOT A OF SCHULTE'S SECOND ADDITION TO NORTHTOWN ESTATES SUBDIVISION** also falls under Manchester Code Chapter 170.23 (6) "Adjustment of boundary lines and/or easements between two abutting parcels...", and is exempt from subdivision regulations, and

WHEREAS, the owner(s) of the property, Matthew J. Klostermann & Sarah E. Klostermann has requested 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 2020-28, PART OF LOT A OF SCHULTE'S SECOND ADDITION TO NORTHTOWN ESTATES SUBDIVISION in Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, and

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 AND APPROVED this 9th day of March, 2020

CITY OF MANCHESTER, IOWA

CITY OF MANCHESTER CITY SEAL 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 10th day of March, 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in resolution R-043-2020 passed by the City Council of the City of Manchester, Iowa on the 9th day of March, 2020, 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