COUNTY: DELAWARE
SECTION 7 , T 88 N, R 5 W
ALIQUOT PART: NE 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2020-41
BLOCK: LOTS:
PROPRIETOR: RICHARD D. BISHOP
c/p DOUGLAS R. BISHOP & DENISE L. BISHOP
REQUESTED BY: DOUGLAS R. BISHOP & DENISE L. BISHOP
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
APR 20 2020

FILED
Delaware Co. Auditor
APR 20 2020

Book 2020 Page 1093

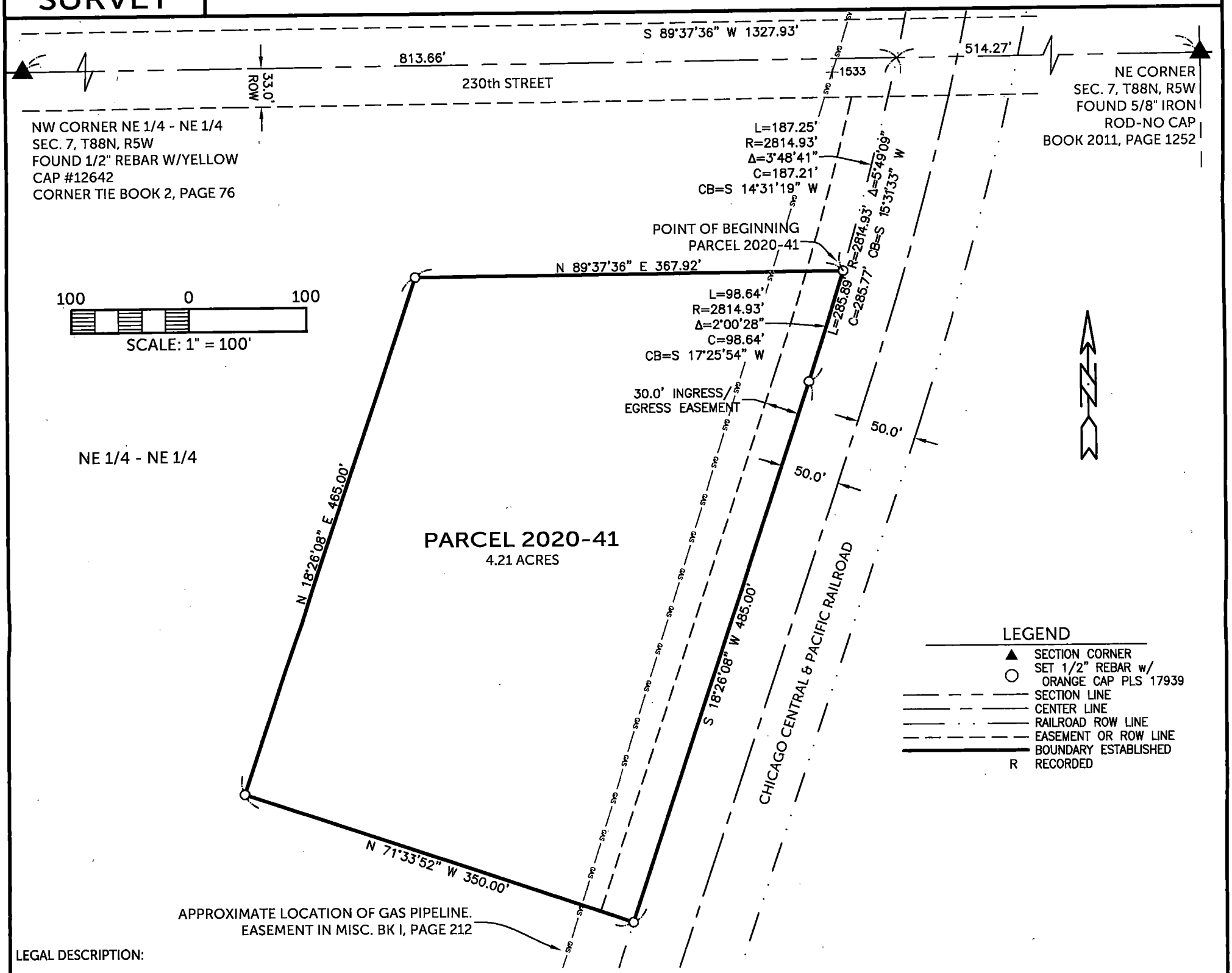
Document 2020 1093 Type 06 002 Pages 2
Date 4/20/2020 Time 8:11:48AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2020-41

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

PARCEL 2020-41, Part of the NE 1/4 of the NE 1/4 of Section Seven (7), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 4.21 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northeast Corner of Section Seven (7), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;
THENCE along the Northerly Line of the NE ¼ of the NE ¼ of said Section Seven (7), South 89° 37' 36" West, 514.27 feet to the Westerly right of way line of the Chicago Central and Pacific Railroad;

THENCE along the Westerly right of way line of the Chicago Central and Pacific Railroad along a circular curve concave Westerly having a radius of 2814.93 feet, having an arc length of 187.25 feet, a central angle of 03° 48' 41", a chord distance of 187.21 feet, and a chord bearing of South 14° 31' 19" West to the POINT OF BEGINNING;

THENCE continuing along the Westerly right of way line of the Chicago Central and Pacific Railroad along a circular curve concave Westerly having a radius of 2814.93 feet, having an arc length of 98.64 feet, a central angle of 02° 00' 28", a chord distance of 98.64 feet, and a chord bearing of South 17° 25' 54" West;

THENCE continuing along the Westerly right of way line of the Chicago Central and Pacific Railroad, South 18° 26' 08" West, 485.00 feet;

THENCE North 71° 33' 52" West, 350.00 feet;

THENCE North 18° 26' 06" East, 465.00 feet;

THENCE North 89° 37' 36" East, 367.92 feet to the POINT OF BEGINNING;

The Northerly Line of the NE 1/4 of the NE 1/4 of Section Seven (7), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 37' 36" West.

SURVEYED ON: 03/02/2020
SURVEY REQUESTED BY: DOUGLAS R. BISHOP & DENISE L. BISHOP

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: RICHARD D. BISHOP
c/p DOUGLAS R. BISHOP & DENISE L. BISHOP

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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 4/17/2020
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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

PROJECT NO. 20-030
SCALE: 1" =100'
DATE: 03/03/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 38
SHEET 1 OF 1

R-065-2020

RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2020-41, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) IN SECTION SEVEN (7), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

WHEREAS, said plat 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 owner(s) of the property, Douglas R. Bishop & Denise L. Bishop have 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 2020-41, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) IN SECTION SEVEN (7), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), 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 13th day of April, A.D. 2020.

CITY OF MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

ATTEST:

Erin Learn

Erin Learn, City Clerk

State of Iowa)
) ss.
County of Delaware)

On this 16th day of April, 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 Number R-065-2020 adopted by the City Council on the 13th day of April, 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.

NOTARIAL SEAL IOWA

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

Laura K. Thomas

Laura K. Thomas, Notary Public