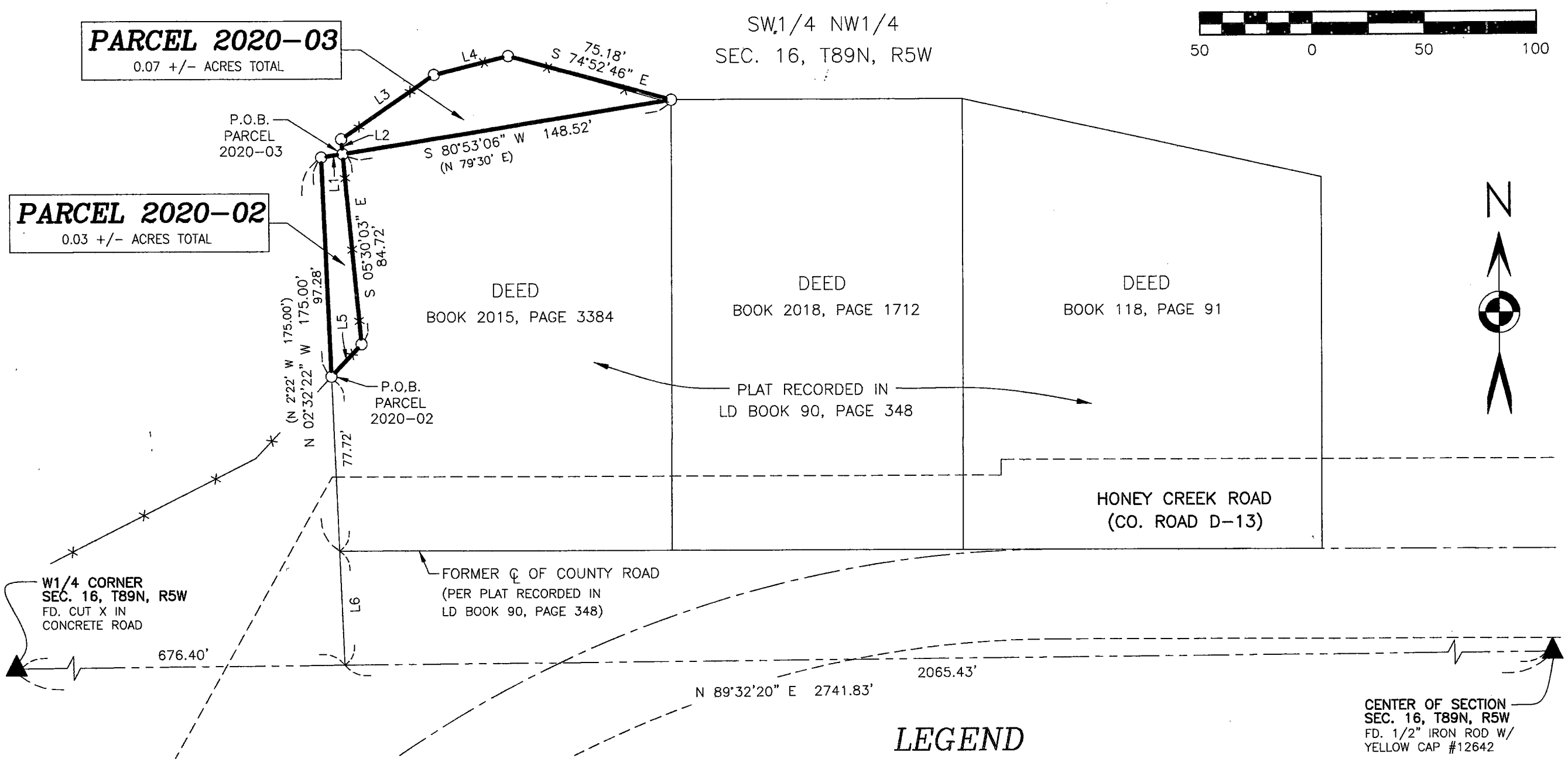
PLAT OF SURVEY

PARCEL 2020–02

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2020–03

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 8/22/2019	SHEET 1 OF 4
PROPRIETOR: SEE INDEX LEGEND	SCALE: 1" = 50'

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PREFORMED 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

William H. Burger 9/8/2020

WILLIAM M. BURGER #12642 DATE

Wm. Burger LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

LEGEND

○	SET 1/2" IRON ROD W/ YELLOW CAP #12642
———	BOUNDARY LINE SURVEYED
— — —	SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
– – – –	R.O.W. LINE
——— – ———	CENTERLINE OF ROAD
—x—x—	FENCE LINE
( )	RECORDED AS
P.O.B.	POINT OF BEGINNING

NOTE: THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD, INCLUDING AN EASEMENT RECORDED IN BOOK 2017, PAGE 1509 IN THE OFFICE OF THE COUNTY RECORDER

LINE	BEARING	DISTANCE
L1	N 80°53'06" E (N 79°30' E)	9.68'
L2	N 05°30'03" W	6.60'
L3	N 55°42'48" E	50.40'
L4	N 76°05'48" E	34.06'
L5	S 42°54'46" W	19.64'
L6	N 02°32'22" W	50.87'

INDEX LEGEND

LOCATION: PART OF THE SW1/4 NW1/4 OF SECTION 16, T89N, R5W

PROPRIETORS: MICHAEL F. LOECKE, AS TRUSTEE OF THE MICHAEL F. LOECKE REVOCABLE TRUST DATED MAY 2, 2014, AS IT MAY BE AMENDED FROM TIME TO TIME, AND MEGAN A. LOECKE AS TRUSTEE OF THE MEGAN A. LOECKE REVOCABLE TRUST DATED MAY 2, 2014, AS IT MAY BE AMENDED FROM TIME TO TIME, AS TENANTS IN COMMON

REQUESTOR: SHANE MICHAEL CARPENTER

SURVEYOR: MIKE LOECKE

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

FILED
Delaware Co. Auditor
SEP 08 2020

FILED
Delaware Co. Assessor
SEP 08 2020

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Book 2020 Page 3072
Document 2020 3072 Type 06 002 Pages 4
Date 9/08/2020 Time 3:11:59PM
Rec Amt $22.00

LEGAL DESCRIPTION

PARCEL 2020-02 – part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.03 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the West Quarter (W1/4) corner of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-32'-20" East 676.40 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Sixteen (16) to the Southerly extension of the West line of a parcel described by deed recorded in Book 2015, Page 3384 in the Office of the Delaware County Recorder;

Thence North 02°-32'-22" West 50.87 feet to the Southwest corner of said parcel;

Thence North 02°-32'-22" West 77.72 feet along the West line of said parcel to the **POINT OF BEGINNING**;

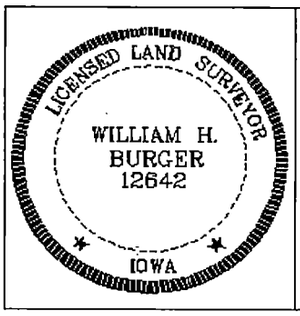
Thence North 02°-32'-22" West 97.28 feet along the West line and to the Northwest corner of said parcel;

Thence North 80°-53'-06" East 9.68 feet along the North line of said parcel;

Thence South 05°-30'-03" East 84.72 feet;

Thence South 42°-54'-46" West 19.64 feet to the **POINT OF BEGINNING,** containing a total of 0.03 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-32'-20" East.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and 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;

My license renewal date is December 31, 2020

William H. Burger 3/3/2020

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2020-03 – part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.07 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the West Quarter (W1/4) corner of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-32'-20" East 676.40 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Sixteen (16) to the Southerly extension of the West line of a parcel described by deed recorded in Book 2015, Page 3384 in the Office of the Delaware County Recorder;

Thence North 02°-32'-22" West 50.87 feet to the Southwest corner of said parcel;

Thence North 02°-32'-22" West 175.00 feet along the West line and to the Northwest corner of said parcel;

Thence North 80°-53'-06" East 9.68 feet along the North line of said parcel to the **POINT OF BEGINNING**;

Thence North 05°-30'-03" West 6.60 feet;

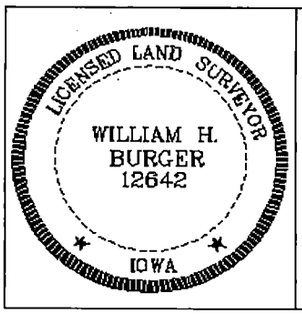
Thence North 55°-42'-48" East 50.40 feet;

Thence North 76°-05'-48" East 34.06 feet;

Thence South 74°-52'-46" East 75.18 feet to the Northeast corner of said parcel;

Thence South 80°-53'-06" West 148.52 feet along the North line of said parcel to the **POINT OF BEGINNING,** containing a total of 0.07 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-32'-20" East.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and 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;

My license renewal date is December 31, 2020

William H. Burger 9/8/2020

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal

R-008-2020
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2020-02 and **PARCEL 2020-03**, PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION SIXTEEN (16), 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 2020-02** and **PARCEL 2020-03** falls under Manchester Code Chapter 170.23 (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, Michael F. Loecke, representing Michael F. Loecke Revocable Trust, and Shane Michael Carpenter 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 2020-02 and **PARCEL 2020-03**, PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION SIXTEEN (16), 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 13th day of January, A.D. 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 14th 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 Number R-008-2020 adopted by the City Council on the 13th 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

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA

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