PLAT OF SURVEY

PARCEL 2020–24 PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4), ALL IN SECTION SIXTEEN (16), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2020–25 PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2020–77 PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

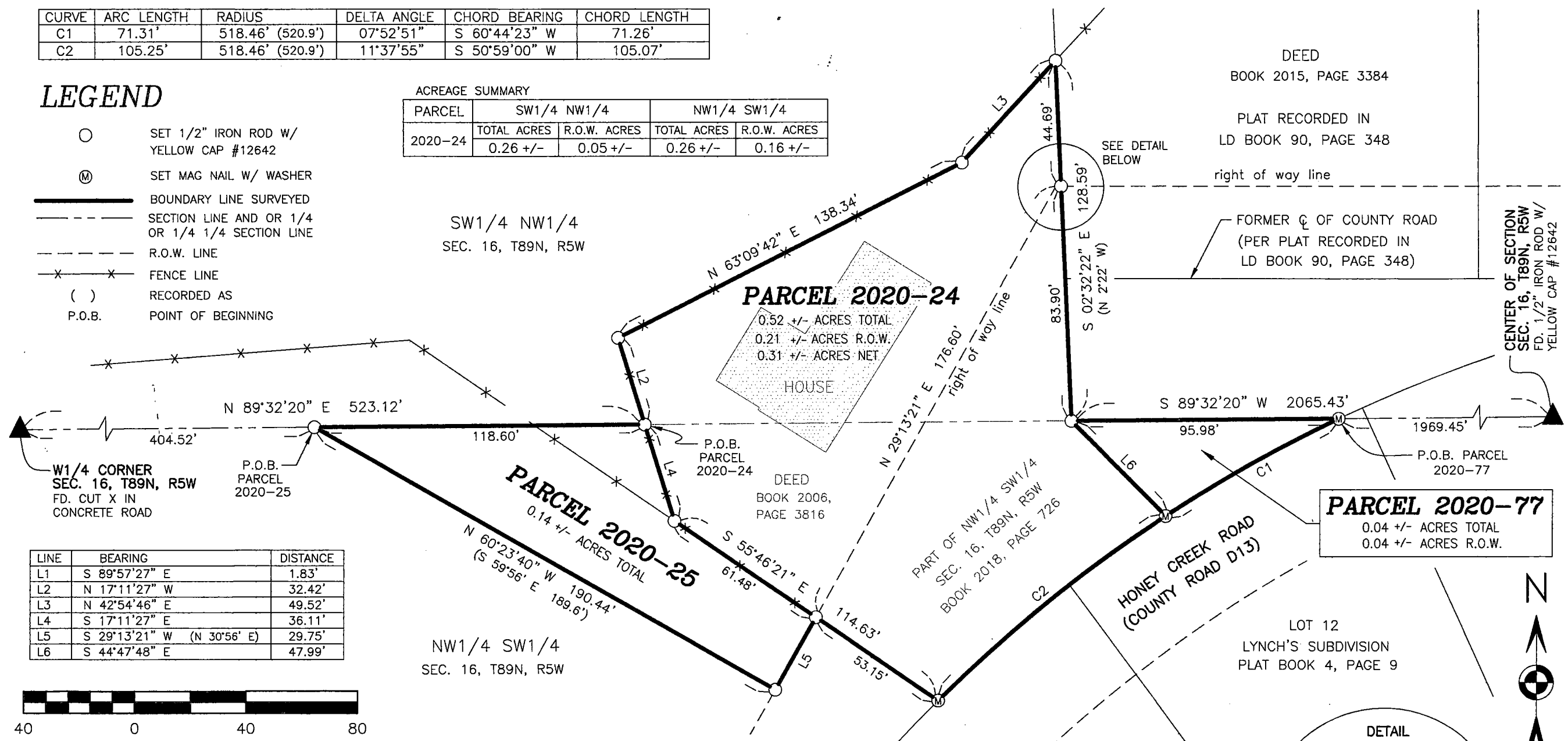
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	71.31'	518.46' (520.9')	07°52'51"	S 60°44'23" W	71.26'
C2	105.25'	518.46' (520.9')	11°37'55"	S 50°59'00" W	105.07'

LEGEND

- ○ SET 1/2" IRON ROD W/ YELLOW CAP #12642
- Ⓜ SET MAG NAIL W/ WASHER
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- R.O.W. LINE
- FENCE LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

ACREAGE SUMMARY

PARCEL	SW1/4 NW1/4		NW1/4 SW1/4	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2020–24	0.26 +/-	0.05 +/-	0.26 +/-	0.16 +/-



LINE	BEARING	DISTANCE
L1	S 89°57'27" E	1.83'
L2	N 17°11'27" W	32.42'
L3	N 42°54'46" E	49.52'
L4	S 17°11'27" E	36.11'
L5	S 29°13'21" W (N 30°56' E)	29.75'
L6	S 44°47'48" E	47.99'

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 6

PROPRIETOR: SEE INDEX LEGEND | SCALE: 1" = 40'

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 M. Burger 9/8/2020
WILLIAM M. BURGER #12642 DATE

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

NOTE: THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD

INDEX LEGEND

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

PROPRIETORS: MICHAEL E. LOECKE, AS TRUSTEE OF THE MICHAEL E 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 AND AGNES M. CANNON
GARY J. LYNCH AND MARY J. LYNCH

REQUESTOR: 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 0 8 2020

FILED
Delaware Co. Assessor
SEP 08 2020

Book 2020 Page 3074
Document 2020 3074 Type 06 002 Pages 6
Date 9/08/2020 Time 3:13:06PM
Rec Amt $32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

LEGAL DESCRIPTION

PARCEL 2020-24 – part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4), all in Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.52 acres more or less, including 0.21 acres more or less of public road right of way, **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 523.12 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Sixteen (16) to the **POINT OF BEGINNING**;

Thence North 17°-11'-27" West 32.42 feet;

Thence North 63°-09'-42" East 138.34 feet;

Thence North 42°-54'-46" East 49.52 feet to the West line of a parcel described by deed recorded in Book 2015, Page 3384 in the Office of the Delaware County Recorder;

Thence South 02°-32'-22" East 128.59 feet along said West line and along the Southerly extension of said West line to the South line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4);

Thence South 44°-47'-48" East 47.99 feet to a Northwesterly line of Lynch's Subdivision as recorded in the Office of the Delaware County Recorder in Plat Book 4, Page 9;

Thence along a Northwesterly line of said Lynch's Subdivision and along a circular curve concave Southeasterly for an arc length of 105.25 feet, said circular curve having a central angle of 11°-37'-55", a radius of 518.46 feet, a chord bearing of South 50°-59'-00" West and a chord length of 105.07 feet;

Thence North 55°-46'-21" West 114.63 feet;

Thence North 17°-11'-27" West 36.11 feet to the **POINT OF BEGINNING,** containing a total of 0.52 acres more or less, including 0.21 acres more or less of public road right of way, **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. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2020-25 – part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) 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 0.14 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 404.52 feet along the North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Sixteen (16) to the **POINT OF BEGINNING**, corner also being the Northwesterly corner of a parcel described by deed recorded in Book 2006, Page 3816 in the Office of the Delaware County Recorder;

Thence continuing along the North line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) North 89°-32'-20" East 118.60 feet;

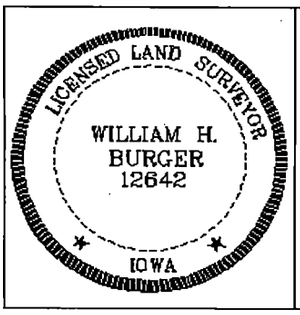
Thence South 17°-11'-27" East 36.11 feet;

Thence South 55°-46'-21" East 61.48 feet to the Westerly right of way line of County Road D13, also being the Easterly line of said parcel described by deed recorded in Book 2006, Page 3816;

Thence South 29°-13'-21" West 29.75 feet along the Easterly line and to the Southeasterly corner of said parcel described by deed recorded in Book 2006, Page 3816;

Thence North 60°-23'-40" West 190.44 feet along the Southerly line of said parcel described by deed recorded in Book 2006, Page 3816 to the **POINT OF BEGINNING,** containing a total of 0.14 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) 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

LEGAL DESCRIPTION

PARCEL 2020-77 – part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) 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 0.04 acres more or less of public road right of way, **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 Center of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

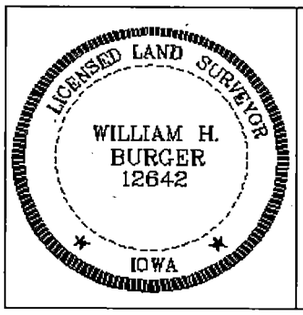
Thence South 89°-32'-20" West 1969.45 feet along the North line of the Southwest Quarter (SW1/4) of said Section Sixteen (16) to the **POINT OF BEGINNING**;

Thence along a Northwesterly line of Lynch's Subdivision as recorded in the Office of the Delaware County Recorder in Plat Book 4, Page 9 and along a circular curve concave Southeasterly for an arc length of 71.31 feet, said circular curve having a central angle of 07°-52'-51", a radius of 518.46 feet, a chord bearing of South 60°-44'-23" West and a chord length of 71.26 feet;

Thence North 44°47'-48" West 47.99 feet to the North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Sixteen (16);

Thence North 89°-32'-20" East 95.98 feet along the North line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING,** containing a total of 0.04 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) 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. 4 & 5 covered by this seal

SURVEYOR'S REPORT

This Surveyor's Report was prepared at the request of the Delaware County Auditor in order to clarify the facts pertaining to this survey.

PARCEL 2020-24 and PARCEL 2020-25 are located outside the city limits of Manchester, Iowa, but are within the 2 mile radius of Manchester, Iowa and subject to review by the city.

Initially, the city of Manchester, Iowa required a subdivision plat for this survey. The survey was completed as Cannon Addition, Delaware County, Iowa Lots 1 and 2 and submitted to the city for their review and approval.

After the subdivision plat was submitted, the city of Manchester decided not to review this plat and therefore signed a resolution waiving the right to review Cannon Addition, Delaware County, Iowa. (see waiver attached)

The Delaware County Auditor Office then decided to send this survey through as a plat of survey and issued Parcel 2020-24, Parcel 2020-25 and Parcel 2020-77.

R-010-2020

RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

CANNON ADDITION, DELWARE COUNTY, IOWA part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and part of the South Quarter (SW ¼) of the Northwest Quarter (NW ¼) all in Section Sixteen (16), Township Eighty-nine North (T89N), Range 5 West (R5W) of the Fifth P.M. Delaware County, Iowa, subject to roadways and easements of records.

WHEREAS, this Plat of Survey of **CANNON ADDITION** falls under Manchester Code Chapter 170.23 (4) "The division and sale of a portion of a legally platted lot provided: (a) the grantor's lot is not rendered substandard by being in violation of any of the provisions of the building, zoning or subdivision ordinances or the city; and (b) the number of building parcels is not increased as a result of such conveyance.", and

WHEREAS, it is unlikely that the city limits will extend to include this parcel, and

WHEREAS, the owners of the property, Michael F. Loecke, Trustee of the Michael F. Loecke Revocable Trust, and Agnes Cannon have 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

CANNON ADDITION, DELWARE COUNTY, IOWA part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and part of the South Quarter (SW ¼) of the Northwest Quarter (NW ¼) all in Section Sixteen (16), Township Eighty-nine North (T89N), Range 5 West (R5W) of the Fifth P.M. 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

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

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 004-2020 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.

NOTARIAL SEAL IOWA

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

Laura K. Thomas

Laura K. Thomas, Notary Public