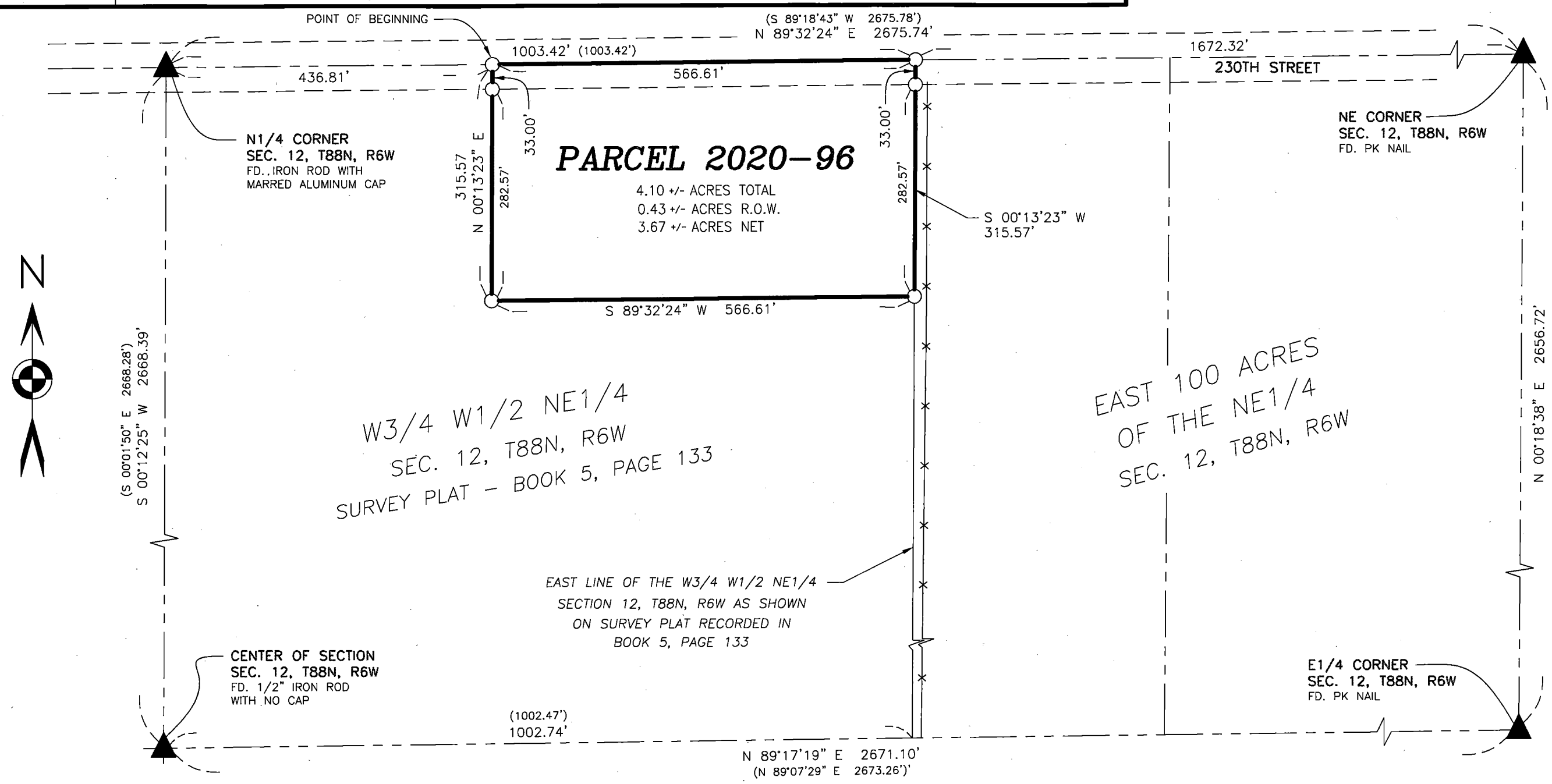
PLAT OF SURVEY

PARCEL 2020–96

PART OF THE WEST 3/4 OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE SIX WEST (R6W) 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: 9/14/2020 | SCALE: 1" = 150' | SHEET 1 OF 2

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING 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 10/1/2020

WILLIAM H. BURGER #12642 DATE

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

LEGEND

- SET 1/2" IRON ROD W/ YELLOW LS CAP #12642
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- R.O.W. LINE
- FENCE LINE
- ( ) RECORDED AS

INDEX LEGEND

LOCATION: W1/2 NE1/4, SECTION 12, T88N, R6W

PROPRIETORS: GARY R. & ZETA F. NIEMAN

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
OCT 16 2020

FILED
Delaware Co. Assessor
OCT 16 2020

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Book 2020 Page 3657
Document 2020 3657 Type 06 002 Pages 3
Date 10/16/2020 Time 1:24:21PM
Rec Amt $17.00

LEGAL DESCRIPTION

PARCEL 2020-96 – part of the West ¾ of the West ½ of the Northeast Quarter (NE1/4) of Section Twelve (12), Township Eighty-eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 4.10 acres more or less, including 0.43 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 North 1/4 corner of Section Twelve (12), Township Eighty-eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-32'-24" East 436.81 feet along the North line of the Northeast Quarter (NE1/4) of said Section Twelve (12) to the **POINT OF BEGINNING**;

Thence continuing along the North line of said Northeast Quarter (NE1/4) North 89°-32'-24" East 566.61 feet to the Northeast corner of the West ¾ of the West ½ of the Northeast Quarter (NE1/4);

Thence South 00°-13'-23" West 315.57 feet along the East line of said West ¾ of the West ½ of the Northeast Quarter (NE1/4);

Thence South 89°-32'-24" West 566.61 feet;

Thence North 00°-13'-23" East 315.57 feet to the **POINT OF BEGINNING,** containing a total of 4.10 acres more or less, including 0.43 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 Northeast Quarter (NE1/4) of Section Twelve (12), Township Eighty-eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-32'-24" East.

LICENSED LAND SURVEYOR
WILLIAM H. BURGER 12642
IOWA

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 10/1/2020

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

R-133-2020
RESOLUTION APPROVING FINAL PLAT (PARCEL 2020-96)

WHEREAS, the Final Plat of ***PARCEL 2020-96***, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of William H. Burger dated October 1, 2020, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code; and

WHEREAS, the City Manager has recommended to the City Council that they accept the Final Plat of said ***PARCEL 2020-96;*** part of the West ¾ of the West ½ of the Northeast Quarter of Section 12, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa, as presented with the following decelerations and conditions;

1) No determination has been made as to compliance with this subdivision and platting requirements, which are set forth in the Code of Iowa.
2) The construction of sidewalks is deferred according to Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section").
3) A variance from the requirement in preliminary platting for contours.
4) A variance from providing sanitary sewer or water service to the development.
5) The lots will be connected to city water and sewer and voluntary annex at such time that the City has extended public water and sewer to the property and such services are deemed necessary by the property. The extension of public water and sewer in itself shall not be cause for annexation.
6) No new private septic systems or wells shall be constructed without review and approval of the City of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***PARCEL 2020-96, Delaware County, Iowa***, be, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said final plat as by law provided.

Passed this 12th day of October, 2020.

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 13th day of October, 2020, before me, Julie A. Schmitz, 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 133-2020 adopted by the City Council on the 12th day of October, 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.

Julie A. Schmitz

Julie A. Schmitz, Notary Public

NOTARIAL SEAL IOWA
JULIE A SCHMITZ
Commission Number 224151
My Commission Expires
October 12, 2023