COUNTY: DELAWARE
SECTION 35, T 89 N, R 6W
ALIQUOT PART: NW 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2020-111 & PARCEL 2020-112
BLOCK: LOTS:
PROPRIETOR: CONSTANCE J. FUNKE
REQUESTED BY: LLOYD FUNKE, CASEY LANGEL
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
NOV 18 2020

FILED
Delaware Co. Auditor
NOV 18 2020

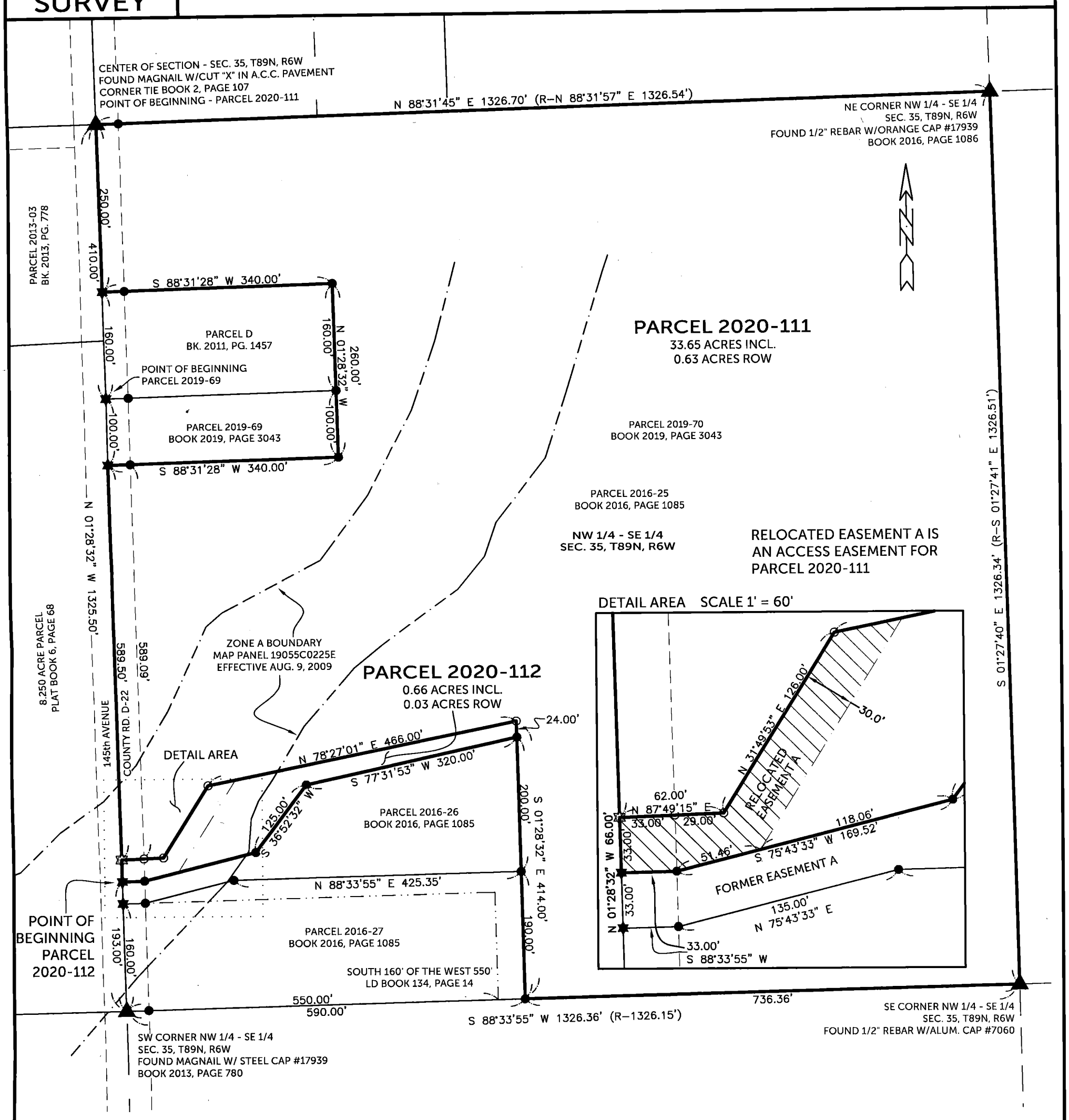
Book 2020 Page 4264

Document 2020 4264 Type 06 002 Pages 4
Date 11/18/2020 Time 11:58:45AM
Rec Amt $22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2020-111, PART OF THE NW 1/4 OF THE SE 1/4; **PARCEL 2020-112**, PART OF THE NW 1/4 OF THE SE 1/4; ALL IN SECTION 35, T89N , R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 11/4/2020
SURVEY REQUESTED BY: LLOYD FUNKE, CASEY LANGEL

Q:\Civil3D_Survey\GPS Box 26\GPS Box 26 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: **CONSTANCE J. FUNKE**

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.

11/18/2020

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. 20-117
SCALE: 1" = 150'
DATE: 11/4/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 26
SHEET 1 OF 3

LEGEND

- FOUND 1/2" REBAR w/ ORANGE CAP PLS 17939
- FOUND MAGNAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET MAGNAIL
- QUARTER LINE
- QTR.–QTR. LINE
- EASEMENT OR ROW LINE
- FORMER PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS BEARING OR DISTANCE

150 0 150

SCALE: 1" = 150'

PARCEL 2020-111, PART OF THE NW 1/4 OF THE SE 1/4; **PARCEL 2020-112,** PART OF THE NW 1/4 OF THE SE 1/4;
ALL IN SECTION 35, T89N , R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2020-111, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) IN SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 33.65 acres, including 0.63 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Center of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northwest Corner of Parcel 2019-70 as recorded in Book 2019, Page 3043 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35) also being the Northerly Line of said Parcel 2019-70, North 88° 31' 45" East, 1326.70 feet to the Northeast Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35) being the Northeast Corner of said Parcel 2019-70;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35) and Parcel 2019-70, South 01° 27' 40" East, to the Southeast Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35) being the Southeast Corner of said Parcel 2019-70, 1326.34 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35) and said Parcel 2019-70, South 88° 33' 55" West, 736.36 feet to the Easterly Line of Parcel 2016-27, as recorded in Book 2016, Page 1085;

THENCE along the Easterly Line of said Parcel 2016-27 and Parcel 2016-26, as recorded in Book 2016, Page 1085, North 01° 28' 32" West, 414.00 feet;

THENCE South 78° 27' 01" West, 466.00 feet;

THENCE South 31° 49' 53" West, 126.00 feet;

THENCE South 87° 49' 15" West, 62.00 feet to the Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35) being the Westerly Line of said Parcel 2019-70;

THENCE along the Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35) and Parcel 2019-70, North 01° 28' 32" West, 589.50 feet to the Southerly Line of Parcel 2016-69, as recorded in Book 2019, Page 3043;

THENCE along the Southerly Line of said Parcel 2016-69, North 88° 31' 28" East, 340.00 feet to the Easterly Line of said Parcel 2019-69;

THENCE along the Easterly Line of said Parcel 2019-69 and Easterly Line of Parcel D, as recorded in Book 2011, Page 1457, North 01° 28' 32" West, to the Northerly Line of said Parcel D, 260.00 feet;

THENCE along the Northerly Line of said Parcel D, South 88° 31' 28" West, to the Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), 340.00 feet;

THENCE along the Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 01° 28' 32" West, 250.00 feet to the POINT OF BEGINNING;

The Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 28' 32" West.

LEGAL DESCRIPTION:

PARCEL 2020-112, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.66 acres, including 0.03 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 01° 28' 32" West, 193.00 feet to the POINT OF BEGINNING;

THENCE continuing along the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-five (35), North 01° 28' 32" West, 33.00 feet;

THENCE North 87° 49' 15" East, 62.00 feet;

THENCE North 31° 49' 53" East, 126.00 feet;

THENCE North 78° 27' 01" East, 466.00 feet to a Northerly Extension of the Easterly Line of Parcel 2016-26 as recorded in Book 2016, Page 1085;

THENCE along said Northerly Extension, South 01° 28' 32" East, 24.00 feet to the Northerly Line of said Parcel 2016-26;

THENCE along the Northerly Line of said Parcel 2016-26, South 77° 31' 53" West, 320.00 feet;

THENCE continuing along the Northerly Line of said Parcel 2016-26, South 36° 52' 32" West, 125.00 feet;

THENCE continuing along the Northerly Line of said Parcel 2016-26, South 75° 43' 33" West, 169.52 feet to the Easterly right of way line of 145th Avenue;

THENCE South 88° 33' 55" West, 33.00 feet to the POINT OF BEGINNING;

The Westerly line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 28' 32" West.

OWNER'S ACKNOWLEDGMENT

I Constance J. Funke of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Constance J. Funke

Constance J. Funke

State of Iowa)
)
County of Delaware) ss:

On this 5th day of November A.D. 2020 before me a Notary Public in and for said State, personally appeared Constance J. Funke to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Scott Funke

Notary Public in and for said State

SCOTT FUNKE
Commission Number 761837
My Commission Expires
2/15/22

R-144-2020
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

> **PARCEL 2020-111** and **PARCEL 2020-112**, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) IN PARCEL 2019-70 IN SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) 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, Constance J. Funke has 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 2020-111** and **PARCEL 2020-112**, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) ~~IN PARCEL 2019-70~~ IN SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) 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 9th day of November, 2020.

CITY OF 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 12th day of November, 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-144-2020 adopted by the City Council on the 9th day of November, 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

LAURA K THOMAS
Commission Number 718135
My Commission Expires
August 26, 2023