INDEX LEGEND	
LOCATION:	E1/2 SE1/4 – SECTION 12, T88N, R6W
PROPRIETORS:	KENNETH J. JASPER AND MARGARET A. JASPER
REQUESTOR:	KENNETH JASPER
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

FILED
Delaware Co. Assessor
JAN 13 2021

FILED
Delaware Co. Auditor
JAN 13 2021

Book 2021 Page 184

Document 2021 184 Type 06 002 Pages 3
Date 1/13/2021 Time 2:44:12PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

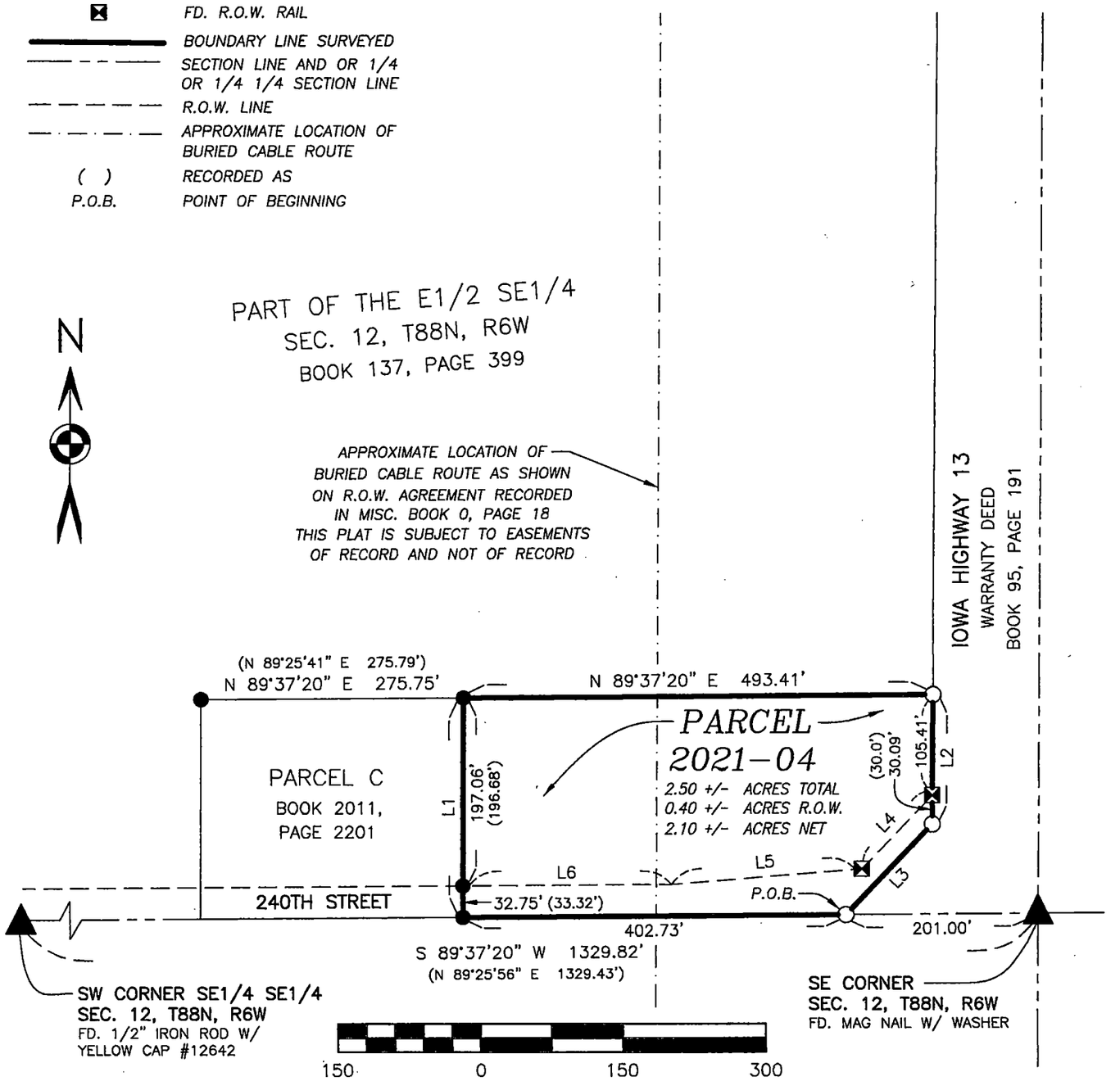
PARCEL 2021–04

PART OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGEND

- ○ SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ● FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊠ FD. R.O.W. RAIL
- ——— BOUNDARY LINE SURVEYED
- — — — SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- — — — — R.O.W. LINE
- — · — · — APPROXIMATE LOCATION OF BURIED CABLE ROUTE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N 00°09'20" E (N 00°00'34" W)	229.81' (230.00')
L2	S 00°20'32" W (S 0°02' W)	135.50'
L3	S 43°38'08" W (S 43°08–1/2' W)	131.13' (131.6')
L4	S 43°49'21" W (N 43°12' E)	106.73' (106.7')
L5	S 85°21'53" W (N 84°51' E)	200.40'
L6	S 89°33'19" W	219.66'



LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 12/2/2020 | 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, 2022

William H. Burger 1/6/2021

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2021-04 – part of the East Half (E1/2) of the Southeast Quarter (SE1/4) 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 2.50 acres more or less, including 0.40 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 Southeast corner of Section Twelve (12), Township Eighty-eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-37'-20" West 201.00 feet along the South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Twelve (12) to the **POINT OF BEGINNING**, corner also being the Southwest corner of a parcel of land described by warranty deed recorded in Book 95, Page 191 in the Office of the Delaware County Recorder;

Thence continuing along said South line South 89°-37'-20" West 402.73 feet to the Southeast corner of Parcel C in said Section Twelve (12) as recorded in Book 2011, Page 2201 in the Office of the Delaware County Recorder;

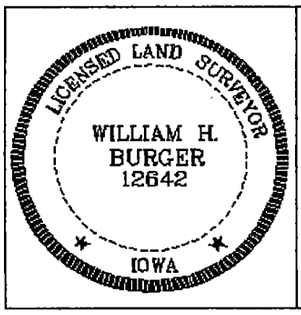
Thence North 00°-09'-20" East 229.81 feet along the East line and to the Northeast corner of said Parcel C;

Thence North 89°-37'-20" East 493.41 feet to a West line of said parcel of land described by warranty deed recorded in Book 95, Page 191;

Thence South 00°-20'-32" West 135.50 feet along a West line and to a Westerly corner of said parcel of land described by warranty deed recorded in Book 95, Page 191;

Thence South 43°-38'-08" West 131.13 feet along a Westerly line of said parcel of land described by warranty deed recorded in Book 95, Page 191 to the **POINT OF BEGINNING,** containing a total of 2.50 acres more or less, including 0.40 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 Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) 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 South 89°-37'-20" West.



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, 2022

William H. Burger 1/6/2021

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

R-002-2021
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

Parcel 2021-04
Part of the East Half (E ½) of the Southeast Quarter (SE ¼) of Section Twelve (12), Township Eighty-Eight (T88N), 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.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Manchester, Iowa that the City Council hereby waives it's right to review the plat 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 AND APPROVED this 11th day of January 2021.

CITY OF MANCHESTER

Milt L Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

On this 11th day of January 2021, 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, and passed by the City Council of the City of Manchester, Iowa on the 11th day of January, 2021, and that Milt L. Kramer and Erin Learn acknowledged 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