INDEX LEGEND
Location: SW of NW, Section 16, T89N, R5W
SE of NW, 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: Mike Loecke
Surveyor: Bill Burger
Surveyor Company: Wm. Burger Land Surveyor
Return to: Bill Burger, 510 3rd Street West Court, Worthington, Iowa 52078 (563) 855-2028

Book 2021 Page 779
Document 2021 779 Type 06 002 Pages 5
Date 3/03/2021 Time 4:02:36PM
Rec Amt $27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor
MAR 03 2021

FILED
Delaware Co. Assessor
MAR -3 2021

Prepared by Bill Burger 510 3rd Street West Court, Worthington, Iowa 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2021-07– comprised of Parcel 2020-02, comprised of Parcel 2020-04, comprised of Parcel 2020-05, and part of the South Half (S1/2) 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.

LEGAL DESCRIPTION

PARCEL 2021-07 – comprised of Parcel 2020-02, comprised of Parcel 2020-04, comprised of Parcel 2020-05 and part of the South Half (S1/2) 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 45.33 acres more or less, including 3.12 acres more or less of public road right of way and 0.38 acres more or less of private 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:

BEGINNING 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 01°-40'-51" West 985.09 feet along the West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Sixteen (16) to the Southwest corner of Parcel 2019-58 as recorded in in the Office of the Delaware County Recorder in Book 2019, Page 2406;

Thence North 88°-47'-43" East 465.02 feet along the South line of said Parcel 2019-58 and along the South line and to the Southeast corner of Parcel 2019-59 as recorded in the Office of the Delaware County Recorder in Book 2019, Page 2406;

Thence North 01°-40'-51" West 30.00 feet along the East line and to the Northeast corner of said Parcel 2019-59, corner also being the Southwest corner of Lot 14 of Honey Creek Meadows Addition as recorded in in the Office of the Delaware County Recorder in Plat Book 3, Page 77;

Thence North 88°-47'-43" East 100.00 feet along the South line and to the Southeast corner of said Lot 14;

Thence North 01°-40'-51" West 150.00 feet along the East line and to the Northeast corner of said Lot 14;

Thence North 88°-47'-43" East 450.00 feet along the South line of Lots 5, 6, 7, and 8 of said Honey Creek Meadows Addition to the Northwest corner of Parcel 2020-06;

Thence South 01°-40'-51" East 27.75 feet along the West line and to a Westerly corner of said Parcel 2020-06;

Thence South 59°-07'-52" East 23.15 feet along a Southerly line and to the Southwesterly corner of said Parcel 2020-06;

Thence North 83°-48'-55" East 61.80 feet along the South line and to the Southeasterly corner of said Parcel 2020-06;

Thence North 56°-12'-50" East 75.37 feet along the Easterly line of said Parcel 2020-06 and along a Westerly line and to a Westerly corner of Parcel 2020-05;

Thence North 03°-01'-07" East 61.42 feet along a Westerly line and to the Northerly corner of said Parcel 2020-05;

Thence North 34°-39'-34" West 99.31 feet along the Westerly line and to the Northwest corner of Parcel 2020-04, corner also being on the North line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4);

Thence North 88°-47'-43" East 266.94 feet along the North line and to the Northeast corner of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4);

Thence North 89°-28'-35" East 399.28 feet along the North line of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of said Section Sixteen (16) to the Northwest corner of the East 979.3 feet of said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4);

Thence South 01°-02'-14" East 1333.18 feet along the West line and to the Southwest corner of the East 979.3 feet of said Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4);

Thence South 89°-32'-20" West 1086.09 feet along the South line of the Northwest Quarter (NW1/4) of said Section Sixteen (16) to an Easterly corner of Parcel 2020-24;

Thence North 02°-32'-22" West 50.87 feet along an Easterly line of said Parcel 2020-24 to the Southwest corner of a parcel described by deed recorded in Book 2015, Page 3384 in the Office of the Delaware County Recorder, said parcel also shown as Lot 1 on the survey and plat of the subdivision of part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Sixteen (16) as recorded in L.D. Book 90, Page 348 in the Office of the Delaware County Recorder;

Thence South 89°-57'-27" East 438.30 feet along the South line of the following parcels described by deed recorded in the Office of the Delaware County Recorder in Book 2015, Page 3384, Book 2018, Page 1712 and Book 118, Page 91, said parcels are also shown as Lots 1, 2, and 3 on said survey and plat recorded in L.D. Book 90, Page 348;

Thence North 00°-02'-33" East 165.00 feet along the East line and to the Northeast corner of said parcel described by deed recorded in Book 118, Page 91 and also shown as Lot 3 on said survey and plat recorded in L.D. Book 90, Page 348;

Thence North 77°-37'-06" West 163.78 feet along the North line and to the Northwest corner of said parcel described by deed recorded in Book 118, Page 91 and also shown as Lot 3 on said survey and plat recorded in L.D. Book 90, Page 348;

Thence North 89°-57'-27" West 130.00 feet along the North line and to the Northwest corner of said parcel described by deed recorded in Book 2018, Page 1712 and also shown as Lot 2 on said survey and plat recorded in L.D. Book 90, Page 348;

Thence North 74°-52'-46" West 75.18 feet along a Northerly line and to a Northerly corner of Parcel 2020-03;

Thence South 76°-05'-48" West 34.06 feet along a Northerly line and to a Northerly corner of said Parcel 2020-03;

Thence South 55°-42'-48" West 50.40 feet along a Northerly line and to the Northwesterly corner of said Parcel 2020-03;

Thence South 05°-30'-03" East 91.32 feet along the Westerly line of said Parcel 2020-03 and along an Easterly line and to the Southeasterly corner of Parcel 2020-02;

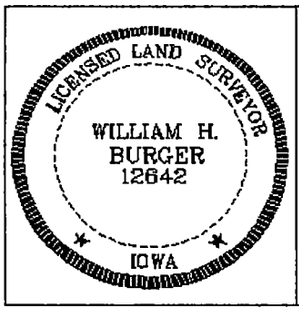
Thence South 42°-54'-46" West 69.16 feet along the Southerly line of said Parcel 2020-02 and along a Northerly line of said Parcel 2020-24;

Thence South 63°-09'-42" West 138.34 feet along the Northerly line and to the Northwest corner of said Parcel 2020-24;

Thence South 17°-11'-27" East 32.42 feet along the Westerly line and to the Southwest corner of said Parcel 2020-24, corner also being on the South line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4);

Thence South 89°-32'-20" West 523.12 feet along the South line of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) to the **POINT OF BEGINNING,** containing a total of 45.33 acres more or less, including 3.12 acres more or less of public road right of way, and 0.38 acres more or less of private road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The West 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 01°-40'-51" 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, 2020

William H. Burger 3/1/21

William H. Burger Date Reg. No. 12642

Sheet No. 1 – 4 covered by this seal

PLAT OF SURVEY

PARCEL 2021-07

SECTION 16, T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

NW CORNER SW1/4 NW1/4
SEC. 16, T89N, R5W
FD. CUT X IN CONCRETE

N 88°47'43" E 1377.91'

DEED BOOK 132, PAGE 276 | LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 | LOT 4

HONEY CREEK MEADOWS ADDITION
PLAT BOOK 3, PAGE 77

183RD STREET
(PRIVATE ROAD R.O.W.)

LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14

HONEY CREEK MEADOWS ADDITION
PLAT BOOK 3, PAGE 77

65.00' | PARCEL 2019-58 | PARCEL 2019-59

400.02'

N 88°47'43" E 465.02'

N 88°47'43" E 450.00'
(WEST)
N 88°47'43" E 458.31'

33.00'

117.00'

L1 L2 L3 L4 L6 L8 L9

PARCEL 2020-04
PARCEL 2020-05

34.24'
27.18'

DETAIL
NO SCALE

LOT 9
L8 L23
27.18'
L22
M
L4
9.86'
PARCEL 2020-06
L7
72.23'
L21
13.29'
L5
L6
3.14'

CREEK VIEW ESTATES PLAT NO. 1
LOT 5 | LOT 6

266.94'

399.28'

NE CORNER SW1/4 NW1/4
SEC. 16, T89N, R5W
CALCULATED POSITION -
NOTHING FOUND OR SET
CORNER FALLS IN RIVER

PARCEL 2018-82

CREEK VIEW ESTATES PLAT NO. 1
LOT 9 | LOT 10

N 89°28'35" E 1378.62'

NE CORNER SE1/4 NW1/4
SEC. 16, T89N, R5W
FD. 1/2" IRON ROD W/
YELLOW CAP #12642

979.30'

1251.90'

S 01°02'14" E 1333.18'

(N 00°00'00" E 1333.93')

S 01°02'14" E 1334.25'

PART OF THE SE1/4 NW1/4
SEC, 16, T89N, R5W
BOOK 2011, PAGE 1074

NOTES:

- SEE SHEET 4 FOR LINE TABLE, CURVE TABLE AND ACREAGE SUMMARY TALBE
- DATE OF SURVEY: 8/22/2019

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- SET MAG NAIL IN ASPHALT
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. MAG NAIL
- FD. CUT X IN CONCRETE ROAD
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- RIGHT OF WAY LINE
- CENTERLINE OF ROAD
- EASEMENT LINE
- ( ) RECORDED AS

PARCEL 2021-07

45.33 +/- ACRES TOTAL
3.12 +/- ACRES PUBLIC R.O.W.
0.38 +/- ACRES PRIVATE R.O.W.
41.83 +/- ACRES NET

PART OF THE S1/2 NW1/4
SEC. 16, T89N, R5W
BOOK 2018, PAGE 196

(S 03°04'16" E 1315.15')
N 01°40'51" W 1315.10'

985.09'

N 01°40'51" W 985.93'

W1/4 CORNER
SEC. 16, T89N, R5W
FD. CUT X IN CONCRETE
POINT OF BEGINNING

65.02'

458.10'

523.12'

NW1/4 SW1/4
SEC. 16, T89N, R5W

PARCEL 2020-25

PARCEL 2020-02
PARCEL 2020-03
PARCEL 2020-24
PARCEL 2020-77

L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20

DEED BOOK 2015, PAGE 3384
DEED BOOK 2018, PAGE 1712
DEED BOOK 118, PAGE 91

PLAT RECORDED IN
LD BOOK 90, PAGE 348

125.00'

40.00'

N 89°57'27" W 648.50'
℄ HONEY CREEK ROAD
S 89°57'27" E 438.30'
N 89°57'27" W 767.93'

C1
1086.09'
S 89°32'20" W 2741.83'

979.35'

DETAIL
NO SCALE
80.01'
1255.07'
1.27'

CENTER OF SECTION
SEC. 16, T89N, R5W
FD. 1/2" IRON ROD W/
YELLOW CAP #12642

SCALE: 1" = 150'

150 0 150 300

LINE	BEARING		DISTANCE
L1	N 01°40'51" W		30.00'
L2	N 88°47'43" E	(WEST)	100.00'
L3	N 01°40'51" W	(SOUTH)	150.00'
L4	S 01°40'51" E		27.75'
L5	S 59°07'52" E		23.15'
L6	N 83°48'55" E		61.80'
L7	N 56°12'50" E		75.37'
L8	N 03°01'07" E		61.42'
L9	N 34°39'34" W		99.31'
L10	N 02°32'22" W		50.87'
L11	N 00°02'33" E	(SOUTH)	165.00'
L12	N 77°37'06" W	(S 77°40' E)	163.78' (163.8')
L13	N 89°57'27" W	(EAST)	130.00'
L14	N 74°52'46" W		75.18'
L15	S 76°05'48" W		34.06'
L16	S 55°42'48" W		50.40'
L17	S 05°30'03" E		91.32'
L18	S 42°54'46" W		69.16'
L19	S 63°09'42" W		138.34'
L20	S 17°11'27" E		32.42'
L21	N 88°47'43" E		66.22'
L22	N 01°40'51" W		66.00'
L23	S 88°47'43" W		2.81'

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	92.04'	11°01'20"	478.46'	91.90'	S 84°32'02" W

ACREAGE SUMMARY TABLE

SW1/4 NW1/4 SEC. 16, T89N, R5W		SE1/4 NW1/4 SEC. 16, T89N, R5W	
TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
33.23 +/-	2.78 +/-	12.10 +/-	0.72 +/-

R-014-2021
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2021-07, comprised of Parcel 2020-02, comprised of Parcel 2020-04, comprised of Parcel 2020-05, and part of the South Half (S1/2) 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, and

WHEREAS, **PARCEL 2021-07** of this Plat of Survey falls under Manchester Code Chapter 170.23 (4) "The division and sale of a legally platted lot provided (a) the grantors lot is not rendered substandard....; and (b) the number of building parcels is not increased as a result of such conveyance", and is exempt from subdivision regulations, and

WHEREAS, **PARCEL 2021-07** of this Plat of Survey falls under Manchester Code Chapter 170.23 (6) "Adjustment of boundary lines and/or easements between two abutting parcels...", and is exempt from subdivision regulations, and

WHEREAS, the owner(s) of the property, 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, 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: **PARCEL 2021-07**, 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 22ND day of February 2021.

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 24th day of February, 2021, 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in resolution R-090-2019 passed by the City Council of the City of Manchester, Iowa on the 22nd day of February, 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.

Julie A. Schmitz

Julie A. Schmitz, Notary Public

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