COUNTY: DELAWARE
SECTION 32, T 89 N, R 5 W
ALIQUOT PART: NW 1/4 - NE 1/4

CITY: MANCHESTER
SURVEY: PARCEL 2022-162
BLOCK: LOTS:
PROPRIETOR: CRAIG D. WILLIAMS

REQUESTED BY: CRAIG D. WILLIAMS
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
DEC 21 2022

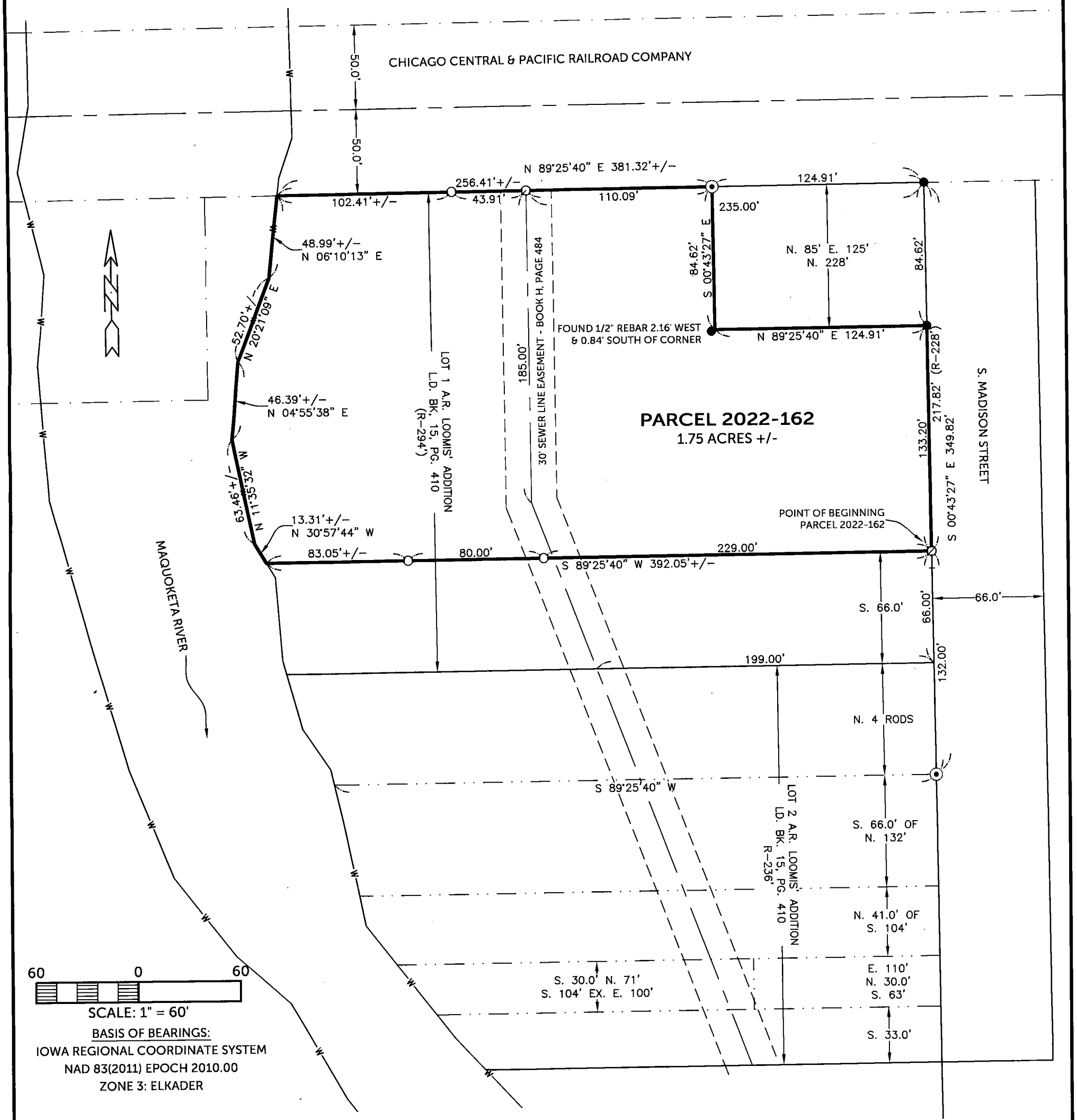
FILED
Delaware Co. Auditor
DEC 21 2022

Book 2022 Page 3739
Document 2022 3739 Type 06 002 Pages 2
Date 12/21/2022 Time 2:48:45PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2022-162, PART OF LOT ONE (1) IN A.R. LOOMIS ADDITION TO MANCHESTER, IOWA
NW 1/4 - NE 1/4, SEC. 32, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



BASIS OF BEARINGS:
IOWA REGIONAL COORDINATE SYSTEM
NAD 83(2011) EPOCH 2010.00
ZONE 3: ELKADER

SURVEYED ON: 7/19/2022
SURVEY REQUESTED BY: CRAIG D. WILLIAMS

Q:\Civil3D_Survey\Manchester\Manchester IaRCS 2022.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: **CRAIG D. WILLIAMS**

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.

12/21/2022

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 21-086
SCALE: 1" = 60'
DATE: DEC. 5, 2022
DRAWN BY: RLR
CHECKED BY: DM
GPS BOX: MANCHESTER
SHEET 1 OF 2

LEGEND
- SECTION CORNER
- FOUND 1/2"ø REBAR
- FOUND 1" PIPE
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- LOT DIVISION LINE
- RAILROAD ROW LINE
- W NORMAL HIGH WATER LINE
- CENTERLINE
- EASEMENT LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED

LEGAL DESCRIPTION:

PARCEL 2022-162, PART OF LOT ONE (1) IN A.R. LOOMIS ADDITION TO MANCHESTER, IOWA in the NW 1/4 - NE 1/4, SECTION 32, T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, containing 1.75 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the southeast corner of Lot 1 of A.R. Loomis Addition to Manchester, Iowa according to the Plat recorded in Book 15, L.D., Page 410;

THENCE along the easterly line of said Lot 1, North 00° 43' 27" West (assumed bearing), 66.00 feet to the **POINT OF BEGINNING**;

THENCE South 89° 25' 40" West, 392.05 feet, more or less, to the normal high-water line of the Maquoketa River, also being the westerly line of said Lot 1;

THENCE along with normal high-water line and westerly line of said Lot 1, North 30° 57' 44" West, 13.31 feet, more or less;

THENCE continuing along the normal high-water line and westerly line of said Lot 1, North 11° 35' 32" West, 63.46 feet, more or less;

THENCE continuing along the normal high-water line and westerly line of said Lot 1, North 04° 55' 38" East, 46.39 feet, more or less;

THENCE continuing along the normal high-water line and westerly line of said Lot 1, North 20° 21' 09" East, 52.70 feet, more or less;

THENCE continuing along the normal high-water line and westerly line of said Lot 1, North 06° 10' 13" East, 48.99 feet, more or less, to the northerly line of said Lot 1, also being the southerly right of way line of the Chicago Central and Pacific Railroad Company;

THENCE along the northerly line of said Lot 1, also being the southerly right of way line of the Chicago Central and Pacific Railroad Company, North 89° 25' 40" East, 256.14 feet, more or less, to the westerly line of the North 85 feet of the East 125 feet of the North 228 feet of said Lot 1;

THENCE along said westerly line, South 00° 43' 27" East, 84.62 feet to the southerly line of the North 85 feet of the East 125 feet of the North 228 feet of said Lot 1;

THENCE along said southerly line, North 89° 25' 40" East, 124.91 feet, to the easterly line of said Lot 1;

THENCE along the easterly line of said Lot 1, South 00° 43' 27" East, 133.20 feet to the **POINT OF BEGINNING**

The intent of Parcel 2022-162 is to be a retracement of:

The North two hundred twenty eight (228.0) feet of Lot One (1), except the North eighty five (85.0) feet of the East one hundred twenty-five (125.0) feet thereof, in A.R. Loomis Addition to Manchester, Iowa according to plat recorded in Book 15, L.D., Page 410.
(Book 2007, Page 2887)