

COUNTY: DELAWARE
SECTION 4, T 88, N, R 5W
ALIQUOT PART: NW 1/4 - FR. NW 1/4
CITY:
SURVEY: PARCEL 2018-59
BLOCK: LOTS:
PROPRIETOR: CORNERSTONE COMMUNITY CHURCH OF MANCHESTER
REQUESTED BY: STEVEN OBERREUTER
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

JUN 20 2018

FILED
Delaware Co. Auditor

JUN 20 2018



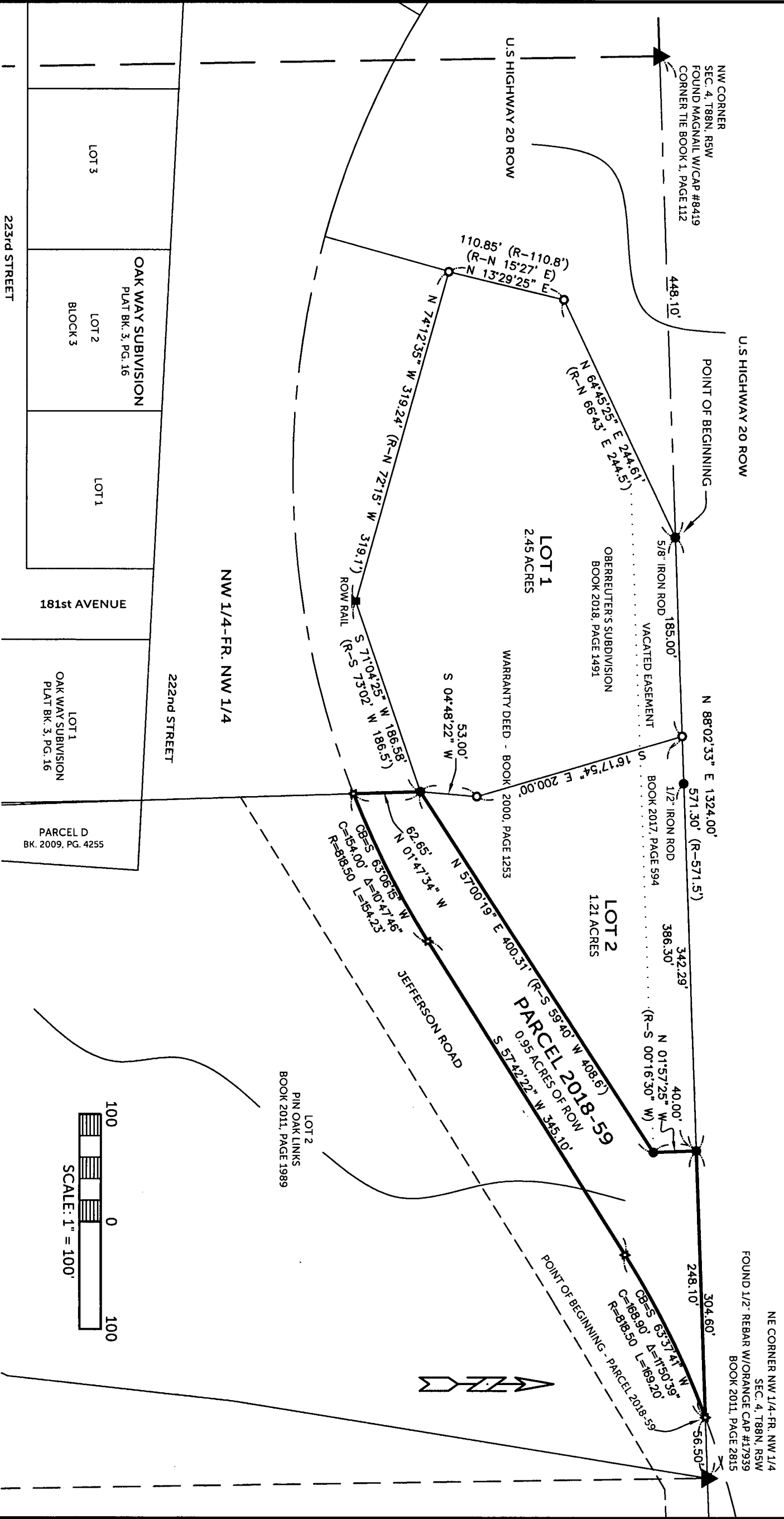
Book 2018 Page 1730

Document 2018 1730 Type 06 002 Pages 3
Date 6/20/2018 Time 3:59:12PM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2018-59
PART OF LOT 2 OF PIN OAK LINKS IN THE NW 1/4 OF THE FR. NW 1/4, SECTION 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: APRIL 17, 2018
SURVEY REQUESTED BY: STEVEN OBERREUTER

Q:\CIVIL3D_Survey\GPS Box 38\GPS Box 38 2015.dwg

PROPRIETORS: CORNERSTONE COMMUNITY CHURCH OF MANCHESTER

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.

RANDALL L. RATTENBORG, L.S. LIC. #17939

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

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

PROJECT NO. 16-111
SCALE: 1" = 100'
DATE: JUNE 1, 2018
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: 38
SHEET 1 OF 9

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ★ SET MAGNAIL
- SECTION LINE
- QUARTER LINE
- QTR-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- VACATED EASEMENT
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- RECORDED

LEGAL DESCRIPTION:

PARCEL 2018-59, Part of Lot 2 of Pin Oak Links in the Northwest Quarter (NW 1/4) of the Fractional Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.95 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 Northeast Corner of the Northwest Quarter (NW 1/4) of the Fractional Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Northeast Corner of Lot 2 of Pin Oak Links, as recorded in Book 2011, Page 1989;

THENCE along the Northerly Line of the Fractional Northwest Quarter (NW 1/4) of said Section Four (4), South 88° 02' 33" West, 56.50 feet to centerline of Jefferson Road, the **POINT OF BEGINNING**;

THENCE along the centerline of Jefferson Road along a non-tangent circular curve concave Southeasterly and having an arc length of 169.20 feet, a radius of 818.50 feet, a central angle of 11° 50' 39", a chord length of 168.90 feet, and a chord bearing of South 63° 37' 41" West;

THENCE continuing along the centerline of Jefferson Road, South 57° 42' 22" West, 345.10 feet;

THENCE continuing along the centerline of Jefferson Road along a circular curve concave Northerly and having an arc length of 154.23 feet, a radius of 818.50 feet, a central angle of 10° 47' 46", a chord length of 154.00 feet, and a chord bearing of South 63° 06' 15" West to the Westerly Line of Lot 2 of said Pin Oak Links;

THENCE along the Westerly Line of Lot 2 of said Pin Oak Links, North 01° 47' 34" West, 62.65 feet, to the boundary of Oberreuter's Subdivision, as recorded in Book 2018, Page 1491, being the Northerly Line of said Lot 2 of said Pink Oak Links;

THENCE along the boundary of said Oberreuter's Subdivision and the Northerly Line of said Lot 2 of said Pink Oak Links, North 57°00' 19" East, 400.31 feet;

THENCE continuing along the boundary of said Oberreuter's Subdivision and the Northerly Line of said Lot 2 of said Pink Oak Links, North 01° 57' 25" West, 40.00 feet to the Northerly Line of the Northwest Quarter (NW 1/4) of the Fractional Northwest Quarter (NW 1/4) of said Section Four (4), being the Northerly Line of said Lot 2 of said Pink Oak Links;

THENCE along the Northerly Line of the Northwest Quarter (NW 1/4) of the Fractional Northwest Quarter (NW 1/4) of said Section Four (4), being the Northerly Line of said Lot 2 of said Pink Oak Links North 88° 02' 33" East, 248.10 feet to the **POINT OF BEGINNING**;

The Northerly Line of the Fractional Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 02' 33" East.

R-072-2018
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2018-59, Part of Lot 2 of Pin Oak Links in the Northwest Quarter (NW 1/4) of the Fractional Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa

WHEREAS, said intent of this Plat of Survey is to create a parcel of land to be transferred to Lot 2 of Oberreuter's Subdivision that is completely encompassed within the public road right of way for Jefferson Road, and

WHEREAS, this Plat of Survey is an exception to the Subdivision Regulations and falls under Manchester Code Chapter 170.23 (4) "The division and sale of a portion of a legally platted lot provided: (a) the grantor's lot is not rendered substandard by being in violation of any of the provisions of the building, zoning or subdivision ordinances of the city; and (b) the number of building parcels is not increased as a result of such conveyance.", and

WHEREAS, this division does not render Lot 2 of Pin Oak Links substandard under the Manchester City Zoning Ordinance, and

WHEREAS, the owner of the property, Cornerstone Community Church of Manchester have requested the City waive their right to review this property division, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Manchester, Iowa hereby waives it's right to review the plat of

PARCEL 2018-59, Part of Lot 2 of Pin Oak Links in the Northwest Quarter (NW 1/4) of the Fractional Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa

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 June, 2018.



CITY OF MANCHESTER, IOWA

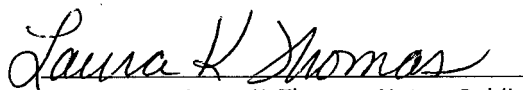

Milt L. Kramer, Mayor

ATTEST:


Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 12th day of June, 2018, 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, as contained in resolution R-072-2018 passed by the City Council of the City of Manchester, Iowa on the 11th day of June, 2018, 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, Notary Public

