

COUNTY: DELAWARE
SECTION 18, T 89, N, R 5W
ALIQUOT PART: NE 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2018-65
BLOCK: LOTS:
PROPRIETOR: JOSHUA A. SOPPE
REQUESTED BY: RODNEY L. & CALLIE L. McDONALD
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
JUL 10 2018

✓
Book 2018 Page 1932
Document 2018 1932 Type 06 002 Pages 2
Date 7/10/2018 Time 11:27:00AM
Rec Amt \$12.00

FILED
Delaware Co. Auditor
JUL 10 2018
FILED
Delaware Co. Auditor
JUL 10 2018

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2018-65

PART OF LOT 3 OF PINTER FAMILY SUBDIVISION IN THE
NE 1/4 - SE 1/4 OF SECTION 18, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

PARCEL 2018-65, PART OF LOT 3 OF PINTER FAMILY SUBDIVISION IN THE NE 1/4 - SE 1/4 OF SECTION 18, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, containing 0.25 acres, subject to easements of record, and more particularly described by metes and bounds as follows

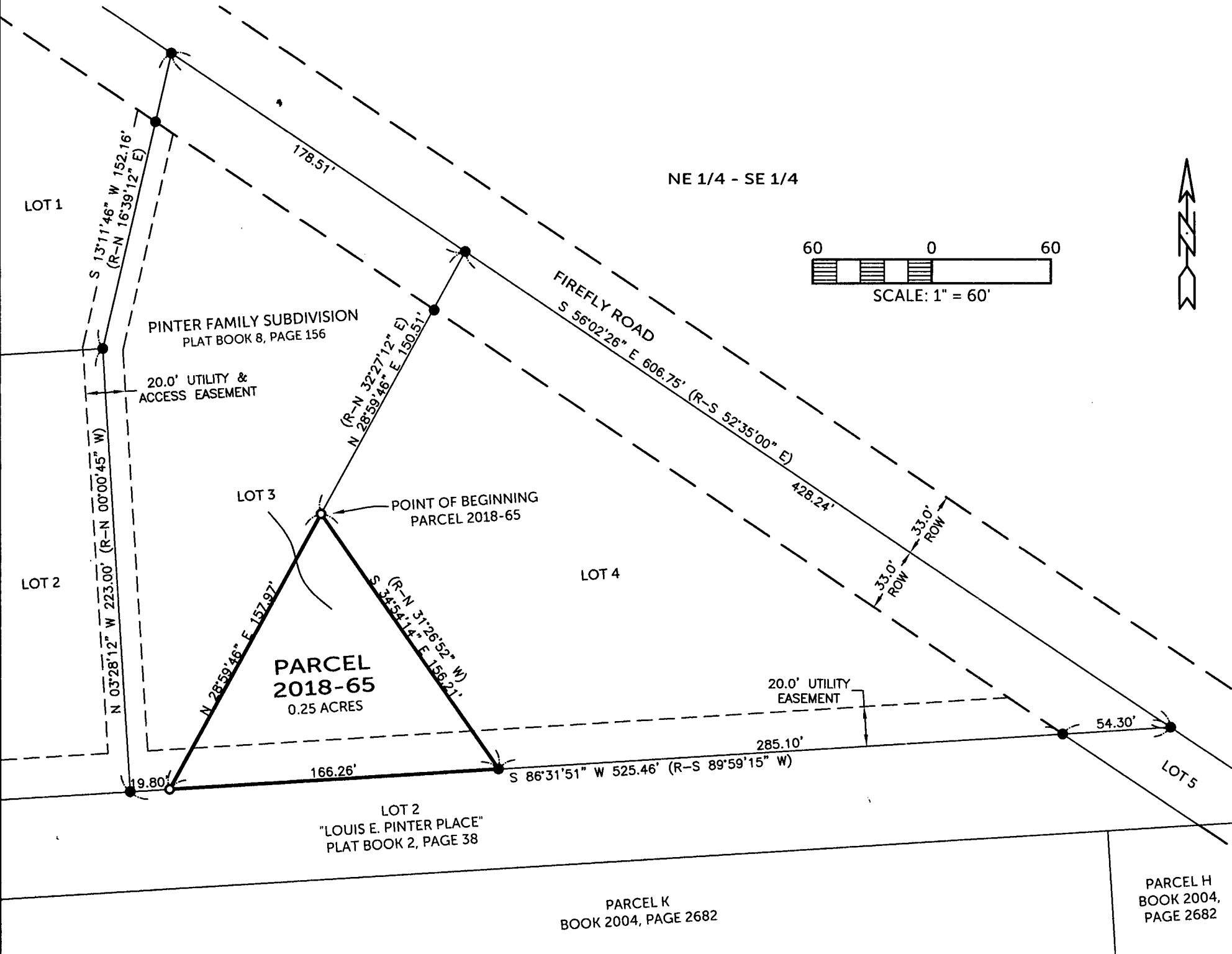
BEGINNING at the Westerly most corner of Lot 4 of Pinter Family Subdivision, as recorded in Plat Book 8, Page 156, being of the Easterly Line of Lot 3 of said Pinter Family Subdivision;

THENCE along the Westerly Line of said Lot 4, being the Easterly Line of said Lot 3, South 34° 54' 14" East, 156.21 feet to the Southeast Corner of said Lot 3;

THENCE along the Southerly Line of said Lot 3, South 86° 31' 51" West, 166.26 feet, to a Southerly extension of the Easterly Line of said Lot 3;

THENCE along said Southerly extension of the Easterly Line of said Lot 3, North 28° 59' 46" East, 157.97 feet to the POINT OF BEGINNING;

The Southerly Line of Pinter Family Subdivision, as recorded in Plat Book 8, Page 156, is assumed to bear South 86° 31' 51" West.



SURVEYED ON: 06/12/2018
SURVEY REQUESTED BY: RODNEY L. & CALLIE L. McDONALD

Q:\Civil3D_Survey\GPS Box 22\GPS Box 22 2016.dwg

PROPRIETORS: JOSHUA A. SOPPE

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 P.L.S. LIC. #17939
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. 18-074

SCALE: 1" = 60'

DATE: 06/15/2018

DRAWN BY: RLR

CHECKED BY: DDK/DM

GPS BOX: 22

SHEET 1 OF 2

LEGEND

- FOUND 1/2"Ø REBAR w/ ORANGE CAP PLS 8419
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- EASEMENT OR ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED



SHEETS COVERED BY THIS SEAL: THIS SHEET

R-074-2018

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

PARCEL 2018-65, PART OF LOT 3 OF THE PINTER FAMILY SUBDIVISION IN THE NE ¼ - SE ¼ OF SECTION 18, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA,

WHEREAS, said intent of this Plat of Survey is to create a parcel of land to be transferred to Lot 4 of Pinter Family Subdivision, and

WHEREAS, this Plat of Survey is an exception to the Subdivision Regulations and falls under Manchester Code Chapter 170.23 (6) "Adjustments of boundary lines and/or easements between two abutting parcels where such adjustments do not increase or decrease the size of either lot affected by the adjustment by more than 25 percent. No such adjustments of boundary lines shall be permitted if such adjustment would cause either affected lot to be in violation of minimum size standards, setback requirements, or other provisions of the City zoning ordinance...", and

WHEREAS, this division does not render Lot 3 of Pinter Family Subdivision substandard under the Manchester City Zoning Ordinance, and

WHEREAS, the owner of the property, Joshua A. Soppe is requesting 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 2018-65, PART OF LOT 3 OF THE PINTER FAMILY SUBDIVISION IN THE NE ¼ - SE ¼ OF SECTION 18, T89N, R5W OF THE FIFTH P.M., 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 25th day of June, 2018.

CITY OF MANCHESTER, IOWA

Milt L. Kramer
Milt L. Kramer, Mayor

ATTEST:

Erin Learn
Erin Learn, City Clerk

Erin Learn, City Clerk

STATE OF IOWA)

) SS.

COUNTY OF DELAWARE)



On this 26th 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-075-2018 passed by the City Council of the City of Manchester, Iowa on the 25th 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
Laura K. Thomas, Notary Public

