

LOCATION: LOT 7 - CREEK VIEW ESTATES - PLAT NO. 1,
DELAWARE COUNTY, IOWA

PROPRIETORS: JEROME P. MOORMAN & ROSE M. MOORMAN

REQUESTOR: MIKE LOECKE

SURVEYOR: BILL BURGER

SURVEYOR
COMPANY: WM. BURGER LANDSURVEYOR

FILED
Delaware Co. Auditor

AUG 16 2018

Book 2018 Page 2325

Document 2018 2325 Type 06 002 Pages 3
Date 8/16/2018 Time 3:47:25PM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT,
WORTHINGTON, IA 52078 | (563) 855-2028

FILED
Delaware Co. Assessor

AUG 16 2018

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

PLAT OF SURVEY

PARCEL 2018-82

PART OF LOT 7 OF CREEK VIEW ESTATES - PLAT NO. 1 IN
THE NORTH HALF (N1/2) 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

LEGEND



SET 1/2" IRON ROD W/
YELLOW CAP #12642



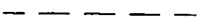
FD. IRON ROD WITH
ALUMINUM CAP #5227



BOUNDARY LINE SURVEYED



EXISTING LOT LINE



EASEMENT LINE



()
P.O.B.

PREVIOUSLY RECORDED AS
POINT OF BEGINNING

LOT 6
CREEK VIEW ESTATES
PLAT NO. 1
PLAT BOOK 3, PAGE 150

LOT 7
CREEK VIEW ESTATES
PLAT NO. 1
PLAT BOOK 3, PAGE 150

HONEY CREEK

EASEMENT A
MAINTENANCE
EASEMENT

LOT 8
CREEK VIEW ESTATES
PLAT NO. 1
PLAT BOOK 3, PAGE 150

LOT 9
CREEK VIEW ESTATES
PLAT NO. 1
PLAT BOOK 3, PAGE 150

**PARCEL
2018-82**

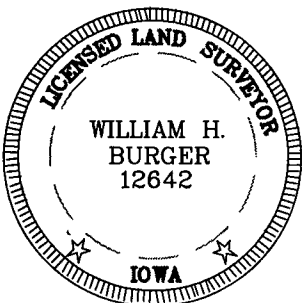
0.46 +/- ACRES TOTAL

SOUTHWEST CORNER
LOT 7 - CREEK VIEW
ESTATES - PLAT 1
P.O.B. PARCEL 2018-82

SOUTHEAST CORNER
LOT 7 - CREEK VIEW
ESTATES - PLAT 1



60 0 60 120



NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 8/1/2018

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, 2018

WILLIAM H. BURGER
#12642

DATE

SHEET 1 OF 3

SCALE: 1" = 60'

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2018-82 - part of Lot 7 of Creek View Estates – Plat No. 1 in the North Half (N1/2) 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 0.46 acres more or less, **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 Southwest corner of Lot 7 of Creek View Estates – Plat No. 1 in the North Half (N1/2) 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 as recorded in the Office of the Delaware County Recorder in Plat Book 3, Page 150;

Thence North 00°-58'-50" West 200.00 feet along the West line of said Lot 7;

Thence North 89°-02'-18" East 99.96 feet to the East line of said Lot 7, corner also being the Southwest corner of Lot 8 of said Creek View Estates – Plat 1;

Thence South 00°-58'-38" East 199.98 feet along the East line and to the Southeast corner of said Lot 7;

Thence South 89°-01'-40" West 99.95 feet along the South line of said Lot 7 to the **POINT OF BEGINNING**, containing a total of 0.46 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The East line of Lot 7 of Creek View Estates – Plat No. 1 in the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-58'-38" East.

EASEMENT A – a maintenance easement is hereby created across Lot 7 of Creek View Estates – Plat No. 1 in the North Half (N1/2) 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, said easement being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of Lot 7 of Creek View Estates – Plat No. 1 in the North Half (N1/2) 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 as recorded in the Office of the Delaware County Recorder in Plat Book 3, Page 150;

Thence North 00°-58'-50" West 200.00 feet along the West line of said Lot 7 to the **POINT OF BEGINNING**;

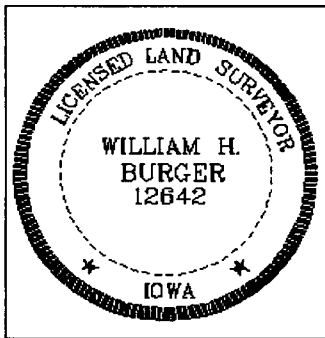
Thence North 00°-58'-50" West 175.00 feet along said West line of Lot 7;

Thence North 89°-02'-18" East 99.97 feet to the East line of said Lot 7;

Thence South 00°-58'-38" East 175.00 feet along said East line of Lot 7;

Thence South 89°-02'-18" West 99.96 feet to the **POINT OF BEGINNING**;

The East line of Lot 7 of Creek View Estates – Plat No. 1 in the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-58'-38" East.

	<u>SURVEYORS CERTIFICATE</u> 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, 2018 <i>William H. Burger</i> 8/9/18 _____ William H. Burger Date Reg. No. 12642 Sheet No. 2 covered by this seal
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RESOLUTION R-091-2018
RESOLUTION WAVING RIGHT TO REVIEW PLAT, CITY OF MANCHESTER, IOWA

WHEREAS, a plat of **PARCEL 2018-82**, is located on the fringes of the Two mile radius of the corporate limits of the City of Manchester has been filed with the City of Manchester , Delaware County, Iowa; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, hereby waves their right to review the plat of:
Parcel 2018-82

The Mayor and City Clerk are hereby directed to certify this resolution and affix the same to said plat as by law provided.

PASSED AND APPROVED this 13th day of August, 2018.


Milt L. Kramer, Mayor

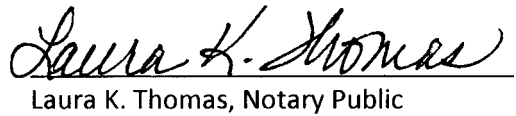
ATTEST:


Erin Learn, City Clerk



STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 15th day of August, 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-091-2018 passed by the City Council of the City of Manchester, Iowa on the 13th day of August, 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

