

COUNTY: DELAWARE

SECTION 20, T 89 -N, R 5W

ALIQUOT PART: NE 1/4 - SW 1/4

CITY: MANCHESTER

SURVEY: PARCELS 2019-05, 2019-06, 2019-07, 2019-08, 2019-09

BLOCK: LOTS:

PROPRIETOR:SEE BELOW

REQUESTED BY:RICHARD LEE

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

MAR 19 2019

FILED  
Delaware Co. Auditor

MAR 19 2019

  
Book 2019 Page 582  
2019 582 Type 06 002 Pages 11  
Date 3/19/2019 Time 3:46:40PM  
Rec Amt \$57.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2019-05, PARCEL 2019-06, PARCEL 2019-07, PARCEL 2019-08, PARCEL 2019-09  
ALL A PART OF LOT 1 OF THE SUBDIVISION OF THE N 1/2 OF THE SW 1/4 OF SECTION 20, T89N, R5W OF THE FIFTH P.M.,  
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

**PARCEL 2019-05**, Part of Lot 1 of the Subdivision of the North 1/2 of the SW 1/4 of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing 0.40 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the Southwest Corner of Lot 1 of the Subdivision of the North 1/2 of the SW 1/4 of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, as recorded Plat Book A, Page 19;

**THENCE** along the Southerly Line of the NE 1/4 of the SW 1/4 of said Section 20, North 86° 43' 22" East, 33.01 feet to the Southerly extension of the Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road;

**THENCE** along the Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road, and Westerly Line of Nelson's Subdivision, as recorded in Plat Book 4, Page 3, North 01° 41' 24" West, 677.34 feet, to the Northeasterly Line of said Quaker Mill Drive, being the former Delhi & West Union State Road;

**THENCE** along the Northeasterly Line of said Quaker Mill Drive, being the former Delhi & West Union State Road, North 59° 39' 05" West, 26.50 feet to the **POINT OF BEGINNING**;

**THENCE** continuing along Northeasterly Line of said Quaker Mill Drive, being the former Delhi & West Union State Road, North 59° 39' 05" West, 252.10 feet;

**THENCE** North 87° 55' 54" East, 236.17 feet to the Westerly Line of said Nelson's Subdivision;

**THENCE** along the Westerly Line of said Nelson's Subdivision, South 01° 41' 24" East, 133.69 feet;

**THENCE** South 84° 12' 51" West, 22.52 feet to the **POINT OF BEGINNING**.

The Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road, also being the Westerly Line of Nelson's Subdivision, as recorded in Plat Book 4, Page 3, is assumed to bear North 01° 41' 24" West.

LEGAL DESCRIPTION:

**PARCEL 2019-06**, Part of Lot 1 of the Subdivision of the North 1/2 of the SW 1/4 of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing 0.20 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the Southwest Corner of Lot 1 of the Subdivision of the North 1/2 of the SW 1/4 of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, as recorded Plat Book A, Page 19;

**THENCE** along the Southerly Line of the NE 1/4 of the SW 1/4 of said Section 20, North 86° 43' 22" East, 33.01 feet to the Southerly extension of the Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road;

**THENCE** along the Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road, and Westerly Line of Nelson's Subdivision, as recorded in Plat Book 4, Page 3, North 01° 41' 24" West, 677.34 feet, to the Northeasterly Line of said Quaker Mill Drive, being the former Delhi & West Union State Road;

**THENCE** continuing along the Westerly Line of said Nelson's Subdivision, North 01° 41' 24" West, 149.35 feet to the **POINT OF BEGINNING**;

**THENCE** South 87° 55' 54" West, 132.00 feet;

**THENCE** North 01° 41' 24" West, 66.00 feet;

**THENCE** North 87° 55' 54" East, 132.00 feet to the Westerly Line of said Nelson's Subdivision;

**THENCE** along the Westerly Line of said Nelson's Subdivision, South 01° 41' 24" East, 66.00 feet to the **POINT OF BEGINNING**.

The Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road, also being the Westerly Line of Nelson's Subdivision, as recorded in Plat Book 4, Page 3, is assumed to bear North 01° 41' 24" West.

PROPRIETORS:

PARCEL 2019-05; ROBERT ERLAND LEE & ANGELA MARIE LEE (1/4 INTEREST), RICHARD P. LEE (1/4 INTEREST), RANDALL W. LEE (1/4 INTEREST), PAULETTE A. MOREHOUSE (1/4 INTEREST)

PARCEL 2019-06; LAURENCE F. LILLIBRIDGE, AS TRUSTEE OF THE LAURENCE & HELEN LILLIBRIDGE REVOCABLE TRUST

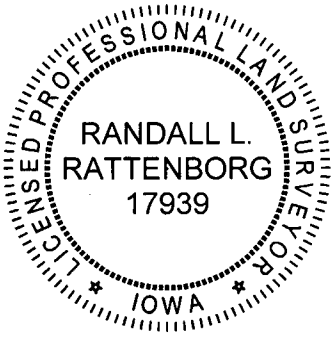
PARCEL 2019-07; RICHARD PAUL LEE

PARCEL 2019-08; ROSEMARY DREES & DANIEL F. DREES

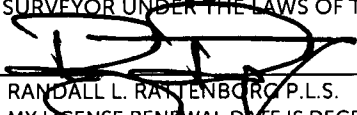
PARCEL 2019-09; ROBERT ERLAND LEE & ANGELA MARIE LEE (1/4 INTEREST), RICHARD P. LEE (1/4 INTEREST), RANDALL W. LEE (1/4 INTEREST), PAULETTE A. MOREHOUSE (1/4 INTEREST)

SURVEYED ON: 12/21/2018 & 2/8/2019  
SURVEY REQUESTED BY: RICHARD LEE

Q:\Civil3D\_Survey\Manchester\Manchester 2018.dwg

  
SHEETS COVERED BY THIS SEAL: SHEET 1 - 4

PROPRIETORS: SEE ABOVE

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 DATE 3/11/19  
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. 18-167

SCALE: 1" = 60'

DATE: 02/01/2019

DRAWN BY: RLR

CHECKED BY: DDK/DM

GPS BOX: MANCHESTER

SHEET 1 OF 10

LEGAL DESCRIPTION:

**PARCEL 2019-07**, Part of Lot 1 of the Subdivision of the North 1/2 of the SW 1/4 of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing 0.28 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the Southwest Corner of Lot 1 of the Subdivision of the North 1/2 of the SW 1/4 of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, as recorded Plat Book A, Page 19;

**THENCE** along the Southerly Line of the NE 1/4 of the SW 1/4 of said Section 20, North 86° 43' 22" East, 33.01 feet to the Southerly extension of the Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road;

**THENCE** along the Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road, and Westerly Line of Nelson's Subdivision, as recorded in Plat Book 4, Page 3, North 01° 41' 24" West, 677.34 feet, to the Northeasterly Line of said Quaker Mill Drive, being the former Delhi & West Union State Road;

**THENCE** continuing along the Westerly Line of said Nelson's Subdivision, North 01° 41' 24" West, 215.38 feet to the **POINT OF BEGINNING**;

**THENCE** South 87° 55' 54" West, 132.00 feet;

**THENCE** North 01° 41' 24" West, 46.99 feet to the Southerly Line of Quaker Mill Drive, being the former Delhi & West Union State Road;

**THENCE** North 53° 12' 56" East, 161.33 feet to the Westerly Line of said Nelson's Subdivision;

**THENCE** along the Westerly Line of said Nelson's Subdivision, South 01° 41' 24" East, 138.87 feet to the **POINT OF BEGINNING**.

The Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road, also being the Westerly Line of Nelson's Subdivision, as recorded in Plat Book 4, Page 3, is assumed to bear North 01° 41' 24" West.

LEGAL DESCRIPTION:

**PARCEL 2019-08**, Part of Lot 1 of the Subdivision of the North 1/2 of the SW 1/4 of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing 0.20 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the Southwest Corner of Lot 1 of the Subdivision of the North 1/2 of the SW 1/4 of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, as recorded Plat Book A, Page 19;

**THENCE** along the Southerly Line of the NE 1/4 of the SW 1/4 of said Section 20, North 86° 43' 22" East, 33.01 feet to the Southerly extension of the Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road;

**THENCE** along the Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road, and Westerly Line of Nelson's Subdivision, as recorded in Plat Book 4, Page 3, North 01° 41' 24" West, 677.34 feet, to the Northeasterly Line of said Quaker Mill Drive, being the former Delhi & West Union State Road;

**THENCE** along the Northeasterly Line of said Quaker Mill Drive, being the former Delhi & West Union State Road, North 59° 39' 05" West, 278.60 feet to the **POINT OF BEGINNING**;

**THENCE** continuing along the Northeasterly Line of said Quaker Mill Drive, being the former Delhi & West Union State Road, North 59° 39' 05" West, 35.95 feet to the Southerly Line of West Honey Creek Drive, being the former Independence & Dyersville State Road;

**THENCE** along the Southerly Line of West Honey Creek Drive, being the former Independence & Dyersville State Road, North 53° 12' 56" East, 164.55 feet;

**THENCE** South 01° 41' 24" East, 112.99 feet;

**THENCE** South 87° 55' 54" West, 104.17 feet to the **POINT OF BEGINNING**.

The Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road, also being the Westerly Line of Nelson's Subdivision, as recorded in Plat Book 4, Page 3, is assumed to bear North 01° 41' 24" West.

LEGAL DESCRIPTION:

**PARCEL 2019-09**, Part of Lot 1 of the Subdivision of the North 1/2 of the SW 1/4 of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing 176 square feet (0.004 acres), subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the Southwest Corner of Lot 1 of the Subdivision of the North 1/2 of the SW 1/4 of Section 20, Township 89 North, Range 5 West of the Fifth Principal Meridian, as recorded Plat Book A, Page 19;

**THENCE** along the Southerly Line of the NE 1/4 of the SW 1/4 of said Section 20, North 86° 43' 22" East, 33.01 feet to the Southerly extension of the Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road;

**THENCE** along the Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road, and Westerly Line of Nelson's Subdivision, as recorded in Plat Book 4, Page 3, North 01° 41' 24" West, 677.34 feet, to the Northeasterly Line of said Quaker Mill Drive, being the former Delhi & West Union State Road, the **POINT OF BEGINNING**;

**THENCE** along the Northeasterly Line of said Quaker Mill Drive, being the former Delhi & West Union State Road, North 59° 39' 05" West, 26.50 feet;

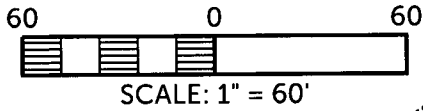
**THENCE** North 84° 12' 51" East, 22.52 feet to the Westerly Line of Nelson's Subdivision;

**THENCE** along the Westerly Line of Nelson's Subdivision, South 01° 41' 24" East, 15.66 feet to the **POINT OF BEGINNING**.

The Easterly Line of Quaker Mill Drive, being the former Delhi & West Union State Road, also being the Westerly Line of Nelson's Subdivision, as recorded in Plat Book 4, Page 3, is assumed to bear North 01° 41' 24" West.

PARCEL 2019-05, PARCEL 2019-06, PARCEL 2019-07, PARCEL 2019-08, PARCEL 2019-09

ALL A PART OF LOT 1 OF THE SUBDIVISION OF THE N 1/2 OF THE SW 1/4 OF SECTION 20, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



NOTE:  
20' EASEMENT IS AN INGRESS/EGRESS EASEMENT FOR  
PARCELS 2019-05, 2019-06, 2019-07 & 2019-08 ONLY.  
IT IS NOT A PUBLIC RIGHT OF WAY.

IN THE ATTACHED EXPLANATION AND INTENT OF SURVEY;  
PARCEL 2019-05 IS NOTED AS LEGAL DESCRIPTION (1)  
PARCEL 2019-06 IS NOTED AS LEGAL DESCRIPTION (2)  
PARCEL 2019-07 IS NOTED AS LEGAL DESCRIPTION (3)  
PARCEL 2019-08 IS NOTED AS LEGAL DESCRIPTION (4)

A POINT OF BEGINNING FOR PARCEL 2019-05  
B POINT OF BEGINNING FOR PARCEL 2019-06  
C POINT OF BEGINNING FOR PARCEL 2019-07  
D POINT OF BEGINNING FOR PARCEL 2019-08  
E POINT OF BEGINNING FOR PARCEL 2019-09

LD BOOK 101, PAGE 130

LD BOOK 101, PAGE 131

LOT 6  
PLAT BOOK A, PAGE 19

PLAT BOOK 6, PAGE 84

LEGEND

- ▲ SECTION CORNER
- FD. 5/8" IRON ROD
- DS ● FD. 1/2" REBAR W/YELLOW CAP #14417
- SET 1/2" REBAR w/ORANGE CAP PLS 17939
- ☆ SET MAG NAIL w/SSW PLS 17939
- CALCULATED POSITION
- QTR.-QTR. LINE
- x-x- FENCE LINE
- - - CENTER LINE
- - - EASEMENT OR ROW LINE
- - - LOT LINE
- - - BOUNDARY ESTABLISHED
- R RECORDED AS

LOT 7  
PLAT BOOK A, PAGE 19

SW CORNER NE 1/4 - SW 1/4  
SEC. 20, T89N, R5W  
FOUND 1/2" REBAR W/ ALUM CAP #7060  
BOOK 2007, PAGE 1565

SW CORNER - LOT 1  
SE CORNER - LOT 7  
POINT OF COMMENCEMENT

POINT OF COMMENCEMENT IN  
AFFIDAVIT RECORDED IN  
MISCELLANEOUS BOOK 18, PAGE 162

SE CORNER NE 1/4 - SW 1/4  
SEC. 20, T89N, R5W  
FOUND MAGNAIL W/STEEL CAP #7060  
BOOK 2007, PAGE 1565



**BURRINGTON GROUP, INC.**

Civil Engineering | Land Surveying  
105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

burringtongroup.com

**SHEET 3**

EXPLANATION AND INTENT OF SURVEY

Confusion has arisen as to where the point of commencement for the following five legal descriptions which has raised title objections by title examiners. The intent of this survey is to use the overall geometry and intent of Legal Descriptions (1), (2), (3), and (4) to accurately locate these areas on the ground. The intent of these legal descriptions has been gleaned from actual placement of the houses upon the real estate, boundaries observed by the current titleholders and their predecessors in interest and found survey monuments relating to the geometry of the following legal descriptions.

All the following legal descriptions start at, or are related to, the Southwest Corner of Lot 1 – A Subdivision of the N 1/2 of the SW 1/4 of Section Twenty (20), Township 89 North, Range Five (5), West of the Fifth P.M., recorded in Plat Book A, Page 19 filed January 5, 1877 in the records of the Delaware County Recorder. The Plat of this subdivision shows the Southwest Corner of Lot 1 being at the intersection of the South Line of the South 1/2 of the N 1/2 of the SW 1/4 of said Section 20 and the centerline of the Delhi & West Union State Road. The distances shown on the plat of Lot 1 corresponds to the current location of the Quaker Mill Road.

Legal Description (A): Beginning with real estate conveyed to Paul Hawker and Clara Hawker in a Warranty Deed filed July 5, 1968, in Book 87, L.D., Page 252 legally described as follows:

Commencing at a point ten (10) chains North from the South West corner of Lot One (1) on the East line of the Delhi and West Union State Road, thence North West along the center of said Road 5.85 chains to its intersection with the Independence and Dyersville State Road, thence North East along the center of said Independence and Dyersville State Road 6 chains to a point 6.36 chains North of the place of beginning, thence South to the place of beginning; all in Section Twenty (20), Township 89 North, Range Five (5), West of the Fifth P.M.

(The southwest Corner of Lot 1 is NOT on the East Line of the Delhi and West Union State Road)

Legal Description (1): Paul Hawker and Clara Hawker subsequently convey to Paul R. Lee and Aimee E. Lee in a Warranty Deed filed February 14, 1969 in Book 88, L.D., Page 39 real estate legally described as follows:

That part of Lot One (1) of the Subdivision of the North one half of the Southwest quarter of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, described as commencing at a point ten (10) chains North from the Southwest corner of said Lot One (1) on the East Line of the Delhi and West Union State Road, thence North One hundred forty nine (149) feet, four (4) inches, thence Westerly two hundred twenty four (224) feet to the centerline of the said Delhi and West Union State Road, thence Southeasterly along the centerline of said road two hundred seventy (270) feet to the point of beginning.

(The southwest Corner of Lot 1 is NOT on the East Line of the Delhi and West Union State Road)

Legal Description (2): Paul Hawker and Clara Hawker also convey to Clifford J. Nelson and Carolyn L. Nelson in a warranty deed filed September 11, 1970 in Book 89, Page 304 real estate legally described as follows:

That part of Lot One of the Subdivision of The North One Half of the Southwest Quarter of Section Twenty (20), Township Eighty Nine (89) North, Range Five (5), West of the 5th P. M., in Delaware County, Iowa, described as Commencing at a point which is North on an extension of the West Line of Lot One (1), 809 feet 4 inches from the Southwest corner of said Lot One (1), thence westerly 132 feet on a line which, if extended a total distance of 224 feet would intersect the Southwest line of said Lot One (1), thence Northerly at right angles 66 feet, thence Easterly at right angle 132 feet to a point on the extended West line of Lot One (1) a distance of 66 feet Northerly from the point of beginning, thence Southerly 66 feet on the extended West line of Lot One (1), to point of beginning; Subject to highways and easements of record.

Legal Description (3): Paul Hawker and Clara Hawker convey to Jerald L. Boies and Lyn Boies in a Warranty Deed filed August 10, 1971 in Book 90, L.D, Page 299 real estate legally described as follows:

Commencing at the Southwest corner of Lot One (1) of the Subdivision of the North One Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth P.M., Delaware County, Iowa, thence North 895.0 feet along the West line of Lot One (1) to point of beginning, thence West 132.0 feet, thence North 46.5 feet to a point on the Southeast right of way line of the Independence and Dyersville State Road; thence Northeasterly along said Southeast right of way line 160.4 feet, thence South 138.0 feet to the point of beginning, subject to road rights of way and easements of record.

Legal Description (4): Paul Hawker and Clara Hawker convey to Raymond H. McDowell and Joyce A. McDowell in a Warranty Deed filed May 10, 1973 in Book 93, L.D., Page 267 real estate legally described as follows (per plat recorded in Book 3, Plats, Page 7):

Commencing at the Southwest corner of Lot One of the Subdivision of the North One Half of the Southwest Quarter of Section Twenty, Township 89 North, Range 5, West of the 5th P. M., Delaware County, Iowa; thence North 829.0 feet along the -West line of Lot One, thence West 132.0 feet to point of beginning; thence West 105.5 feet to the Northeast right of way line of Delhi and West Union State Road; thence Northwest along said right of way line 35.8 feet to a point of intersection with the Southeast right of way line of Independence and Dyersville State Road thence Northeast along the Southeast right of way line of Independence and Dyersville State Road 163.9 feet; thence South 112.5 feet to point of beginning, said parcel containing 0.76 acres, all in Lot One of the Subdivision of the North One Half of the Southwest Quarter of Section 20, Township 89 North, Range 5, West of the 5th P. M., Delaware County, Iowa.

An affidavit signed by Alvin H. Miller was filed on June 30, 1995 in Book 18, Misc., Page 162. Said affidavit changed the point of Commencement of Legal Descriptions (3) and (4) from the Southwest Corner of Lot 1 to a point 33 feet East of the Southwest Corner of Lot 1. This change in the Point of Commencement allows the Legal Descriptions (3) & (4) commence at a point which corresponds to the actual location of the ground.

In summary, Legal Descriptions (1), (2), (3) & (4) are faulty. Legal Descriptions (1) & (2) fit with each other geometrically, however they do not accurately reflect the location on the ground. Legal Descriptions (3) & (4) fit with each other geometrically and also do not reflect the location on the ground prior to the affidavit. Legal Description (1) and (2) do not geometrically fit with Legal Description (3) & (4), therefore creating gaps. After the Affidavit filed in Book 18, Misc., Page 162, changed the Point of Commencement for Legal Descriptions (3) & (4), larger gaps between the legal descriptions were created.

This survey disregards the Point of Commencement issue. It uses the overall geometry, found survey monuments, and intent of Legal Description (1), (2), (3) & (4) to accurately locate these areas on the ground. In doing so, all four parcels in this Plat of Survey generally match the distances as called for in the aforementioned original deeds from Paul and Clara Hawker. All four surveyed parcels do not have any gaps or overlaps between them and also accurately reflects what is actually being used on the ground by the current titleholders of record.

OWNER'S ACKNOWLEDGMENT

I, Robert Erland Lee of DELAWARE County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Robert Erland Lee  
Robert Erland Lee

State of Iowa )  
County of DELAWARE ) ss:

On this 13<sup>th</sup> day of FEBRUARY A.D. 2019, before me a Notary Public in and for said State, personally appeared Robert Erland Lee to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]  
Notary Public in and for said State



OWNER'S ACKNOWLEDGMENT

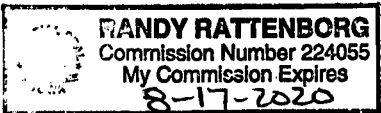
I, Angela Marie Lee of DELAWARE County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Angela Marie Lee  
Angela Marie Lee

State of Iowa )  
County of DELAWARE ) ss:

On this 13<sup>th</sup> day of FEBRUARY A.D. 2019, before me a Notary Public in and for said State, personally appeared Angela Marie Lee to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]  
Notary Public in and for said State



OWNER'S ACKNOWLEDGMENT

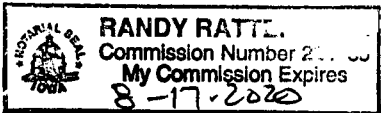
I, Richard P. Lee of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Richard P. Lee  
Richard P. Lee

State of Iowa )  
County of Delaware ) ss:

On this 13<sup>th</sup> day of FEBRUARY A.D. 2019, before me a Notary Public in and for said State, personally appeared Richard P. Lee to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]  
Notary Public in and for said State



OWNER'S ACKNOWLEDGMENT

I, Randall W. Lee of DELAWARE County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Randall W. Lee  
Randall W. Lee

State of Iowa )  
County of DELAWARE ) ss:

On this 19<sup>th</sup> day of FEBRUARY A.D. 2019, before me a Notary Public in and for said State, personally appeared Randall W. Lee to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]  
Notary Public in and for said State



OWNER'S ACKNOWLEDGMENT

I, Richard Paul Lee of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Richard P. Lee  
Richard Paul Lee

State of Iowa )  
County of Delaware ) ss:

On this 13<sup>th</sup> day of FEBRUARY A.D. 2019, before me a Notary Public in and for said State, personally appeared Richard Paul Lee to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]  
Notary Public in and for said State



**OWNER'S ACKNOWLEDGMENT**

I, Laurence F. Lillibridge, as Trustee of the Laurence & Helen Lillibridge Revocable Trust of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Laurence F. Lillibridge

Laurence F. Lillibridge, as Trustee of the Laurence & Helen Lillibridge Revocable Trust

State of Iowa )  
County of Delaware ) ss:

On this 14<sup>th</sup> day of FEBRUARY A.D. 2019, before me a Notary Public in and for said State, personally appeared Laurence F. Lillibridge, as Trustee of the Laurence & Helen Lillibridge Revocable Trust to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]  
Notary Public in and for said State



OWNER'S ACKNOWLEDGMENT

I, Rosemary Drees of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Rosemary Drees  
Rosemary Drees

State of Iowa )  
County of Delaware ) ss:

On this 13<sup>th</sup> day of FEBRUARY A.D. 2019, before me a Notary Public in and for said State, personally appeared Rosemary Drees to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]  
Notary Public in and for said State



## OWNER'S ACKNOWLEDGMENT

I, Paulette A. Morehouse of Jackson County, State of Missouri, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Paulette A. Morehouse  
Paulette A. Morehouse

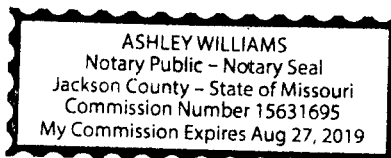
N/A

State of Missouri )

County of Jackson ) ss:

On this 20 day of Feb A.D. 2019, before me a Notary Public in and for said State, personally appeared Paulette A. Morehouse to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Ashley Williams  
Notary Public in and for said State



**R-032-2019**  
**RESOLUTION WAIVING RIGHT TO REVIEW PLAT**

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

**PARCEL 2019-05** and **PARCEL 2019-09**, Part of Lot 1 in the North One-half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, and

WHEREAS, **PARCEL 2019-05** and **PARCEL 2019-09** of this Plat of Survey falls under Manchester Code Chapter 180.23 (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 2019-05** and **PARCEL 2019-09** of this Plat of Survey falls under Manchester Code Chapter 180.23 (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, Robert Erland Lee & Angela Marie Lee (1/4 Interest), Richard P. Lee (1/4 Interest), Randall W. Lee (1/4 Interest), Paulette A. Morehouse (1/4 Interest), 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 2019-05** and **PARCEL 2019-09**, Part of Lot 1 in the North One-half (N 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty (20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, and

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 11<sup>th</sup> day of March, 2019

CITY OF MANCHESTER, IOWA



Milt L. Kramer, Mayor

ATTEST:

Erin Learn, City Clerk

STATE OF IOWA                     )  
                                              ) ss.  
COUNTY OF DELAWARE        )

On this 12<sup>th</sup> day of March, 2019, 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-032-2019 passed by the City Council of the City of Manchester, Iowa on the 11<sup>th</sup> day of March, 2019, 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 Thomas, Notary Public

