

COUNTY: DELAWARE
SECTION 20, T 89 N, R 5W
ALIQUOT PART: NE 1/4 - SE 1/4
CITY: MANCHESTER
SURVEY: PARCEL 2019-16 & PARCEL 2019-17
BLOCK: LOTS:
PROPRIETOR: S & R CONSTRUCTION
REQUESTED BY: STEVEN J. HUEGEL
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
APR 02 2019



Book 2019 Page 709
2019 709 Type 06 002 Pages 3
Date 4/02/2019 Time 3:05:19PM
Rec Amt \$17.00

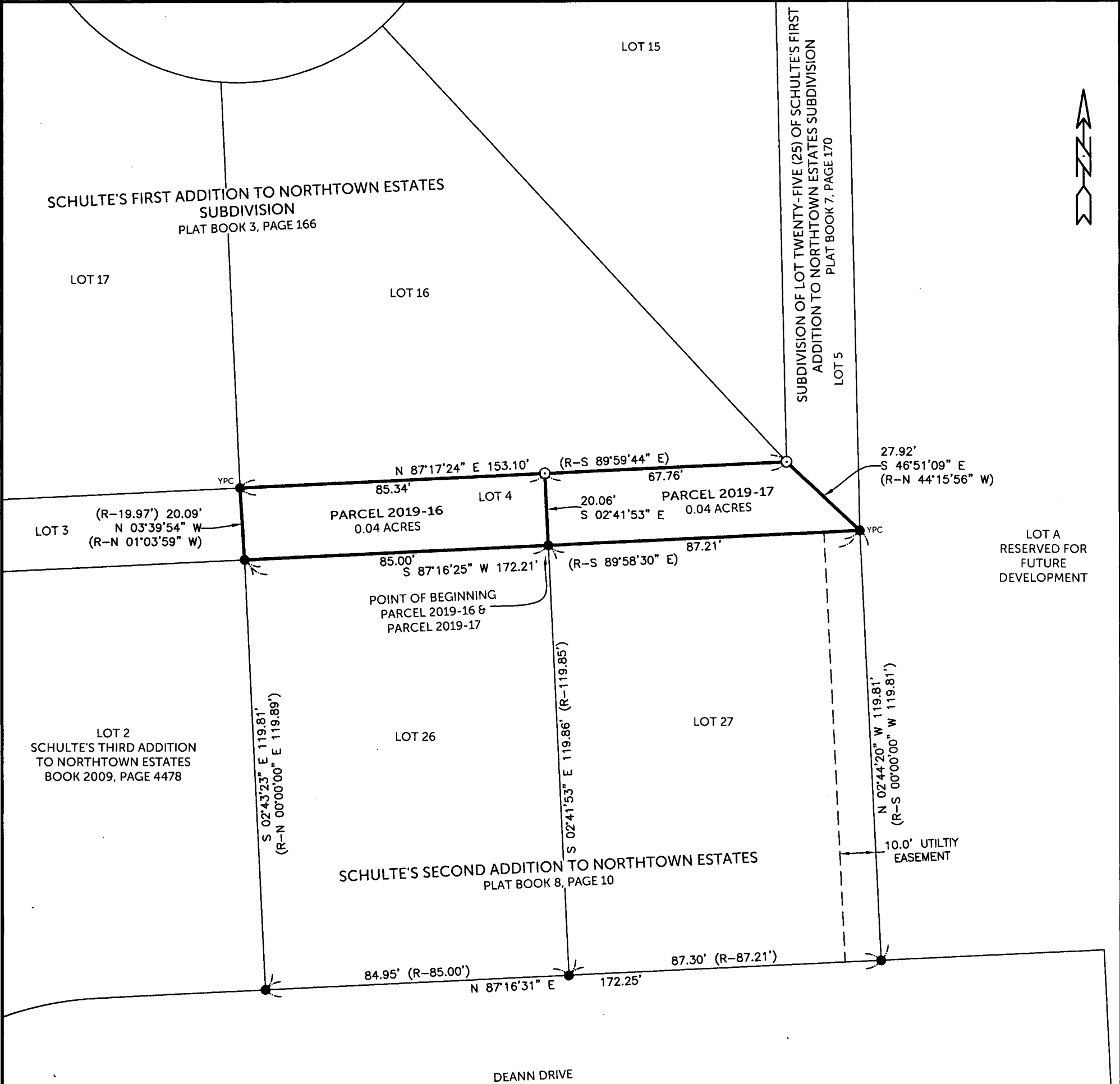
FILED
Delaware Co. Auditor
APR 02 2019

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2019-16 & PARCEL 2019-17

PART OF LOT 4 OF SUBDIVISION OF LOT TWENTY-FIVE (25) OF SCHULTE'S FIRST ADDITION TO NORTHTOWN ESTATES SUBDIVISION
OF SEC. 20 T89N, R5W OF FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



PARCEL 2019-16 AND PARCEL 2019-17 HAS A SANITARY SEWER, ELECTRIC LINES AND TELEPHONE LINES LOCATED WITHIN THE BOUNDARY. A UTILITY EASEMENT IS BEING CREATED BY THIS PLAT TO FULLY ENCOMPASS THESE PARCELS.

SURVEYED ON:
SURVEY REQUESTED BY: STEVEN J. HUEGEL

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

PROPRIETORS: S & R CONSTRUCTION

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. 18-108

SCALE: 1"=30'

DATE: 03/19/2019

DRAWN BY: RLR

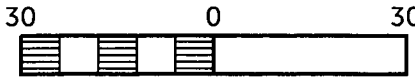
CHECKED BY: DDK/DM

GPS BOX: MANCHESTER

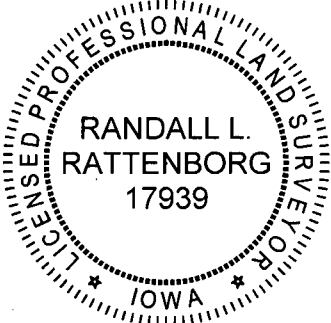
SHEET 1 OF 2

LEGEND

- FD. 1/2"Ø REBAR w/ ORANGE CAP PLS #8419
- FD. 1/2" REBAR w/ YELLOW CAP #7474
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- EASEMENT OR ROW LINE
- PARCEL/LOT BOUNDARY
- BOUNDARY ESTABLISHED BY RECORDED



SCALE: 1" = 30'



LEGAL DESCRIPTION:

PARCEL 2019-16, Part of Lot 4 of the Subdivision of Lot Twenty-Five (25) of Schulte's First Addition to Northtown Estates Subdivision in Section Twenty-(20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.04 acres, subject to easement of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Lot 26 of Schulte's Second Addition to Northtown Estates Subdivision, as recorded in Plat Book 8, Page 10, being on the South Line of Lot 4 of the Subdivision of Lot Twenty-Five (25) of Schulte's First Addition to Northtown Estates Subdivision, as recorded in Plat Book 7, Page 170;

THENCE along the North Line of said Lot 26 and South Line of said Lot 4, South 87° 16' 25" West, 85.00 feet, to the Westerly Line of said Lot 4;

THENCE along the Westerly Line of said Lot 4, North 03° 39' 54" West, 20.09 feet to the Southerly Line of Lot 16 of Schulte's First Addition to Northtown Estates Subdivision, as recorded in Plat Book 3, Page 166, also being the Northerly Line of said Lot 4;

THENCE along the Southerly Line of said Lot 16, being the Northerly Line of said Lot 4, North 87° 17' 24" East, 85.34 feet;

THENCE South 02° 41' 53" East, 20.06 feet to the POINT OF BEGINNING;

The Southerly Line of Lot 4 of the Subdivision of Lot Twenty-Five (25) of Schulte's First Addition to Northtown Estates Subdivision, as recorded in Plat Book 7, Page 170, is assumed to bear South 87° 16' 25" West.

LEGAL DESCRIPTION:

PARCEL 2019-17, Part of Lot 4 of the Subdivision of Lot Twenty-Five (25) of Schulte's First Addition to Northtown Estates Subdivision in Section Twenty-(20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.04 acres, subject to easement of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of Lot 27 of Schulte's Second Addition to Northtown Estates Subdivision, as recorded in Plat Book 8, Page 10, being on the South Line of Lot 4 of the Subdivision of Lot Twenty-Five (25) of Schulte's First Addition to Northtown Estates Subdivision, as recorded in Plat Book 7, Page 170;

THENCE North 02° 41' 53" West, 20.06 feet to the Southerly Line of Lot 16 of Schulte's First Addition to Northtown Estates Subdivision, as recorded in Plat Book 3, Page 166, also being the Northerly Line of said Lot 4;

THENCE along the Southerly Line of said Lot 16, being the Northerly Line of said Lot 4, North 87° 17' 24" East, 67.76 feet to the Easterly Line of said Lot 4;

THENCE along the Easterly Line of said Lot 4, South 46° 51' 09" East, 27.92 feet, to the Southerly Line of said Lot 4, being on the Northerly Line of said Lot 27;

THENCE along the Southerly Line of said Lot 4, being on the Northerly Line of said Lot 27, South 87° 16' 25" West, 87.21 feet to the POINT OF BEGINNING;

The Southerly Line of Lot 4 of the Subdivision of Lot Twenty-Five (25) of Schulte's First Addition to Northtown Estates Subdivision, as recorded in Plat Book 7, Page 170, is assumed to bear South 87° 16' 25" West.

R-037-2019
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2019-16 and **PARCEL 2019-17**, Part of Lot 4 of the Subdivision of Lot Twenty-Five (25) of Schulte's First Addition to Northtown Estates Subdivision in Section Twenty-(20), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, and

WHEREAS, the parent parcel of this Plat of Survey (Lot 4) is an unbuildable lot itself, and

WHEREAS, **PARCEL 2019-16** and **PARCEL 2019-17** 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, the owner(s) of the property, S & R Construction, Steve Pettlon, President, 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 2019-16 and **PARCEL 2019-17**, Part of Lot 4 of the Subdivision of Lot Twenty-Five (25) of Schulte's First Addition to Northtown Estates Subdivision in Section Twenty-(20), Township Eighty-nine North (T89N), 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 25th day of March, 2019

CITY OF MANCHESTER, IOWA



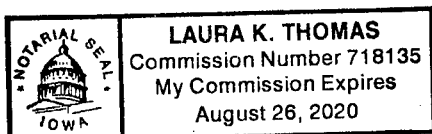
Milt L. Kramer
Milt L. Kramer, Mayor

ATTEST:

Erin Learn
Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 26th 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-037-2019 passed by the City Council of the City of Manchester, Iowa on the 25th 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 K. Thomas
Laura K. Thomas, Notary Public