

COUNTY: DELAWARE
SECTION 4 , T 88 N, R 5W
ALIQOT PART: NW 1/4 - FR. NW 1/4
CITY:
SURVEY: OBERREUTER'S SUBDIVISION
BLOCK: LOTS: LOT 1 & LOT 2
PROPRIETOR: STEVEN OBERREUTER & ELAINE GAIL OBERREUTER
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

JUL 26 2019

FILED
Delaware Co. Auditor

JUL 26 2019



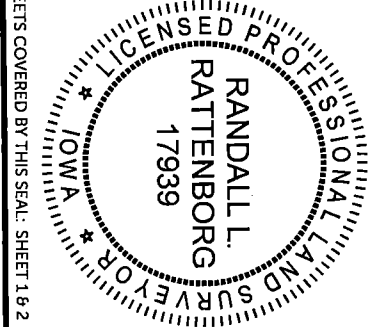
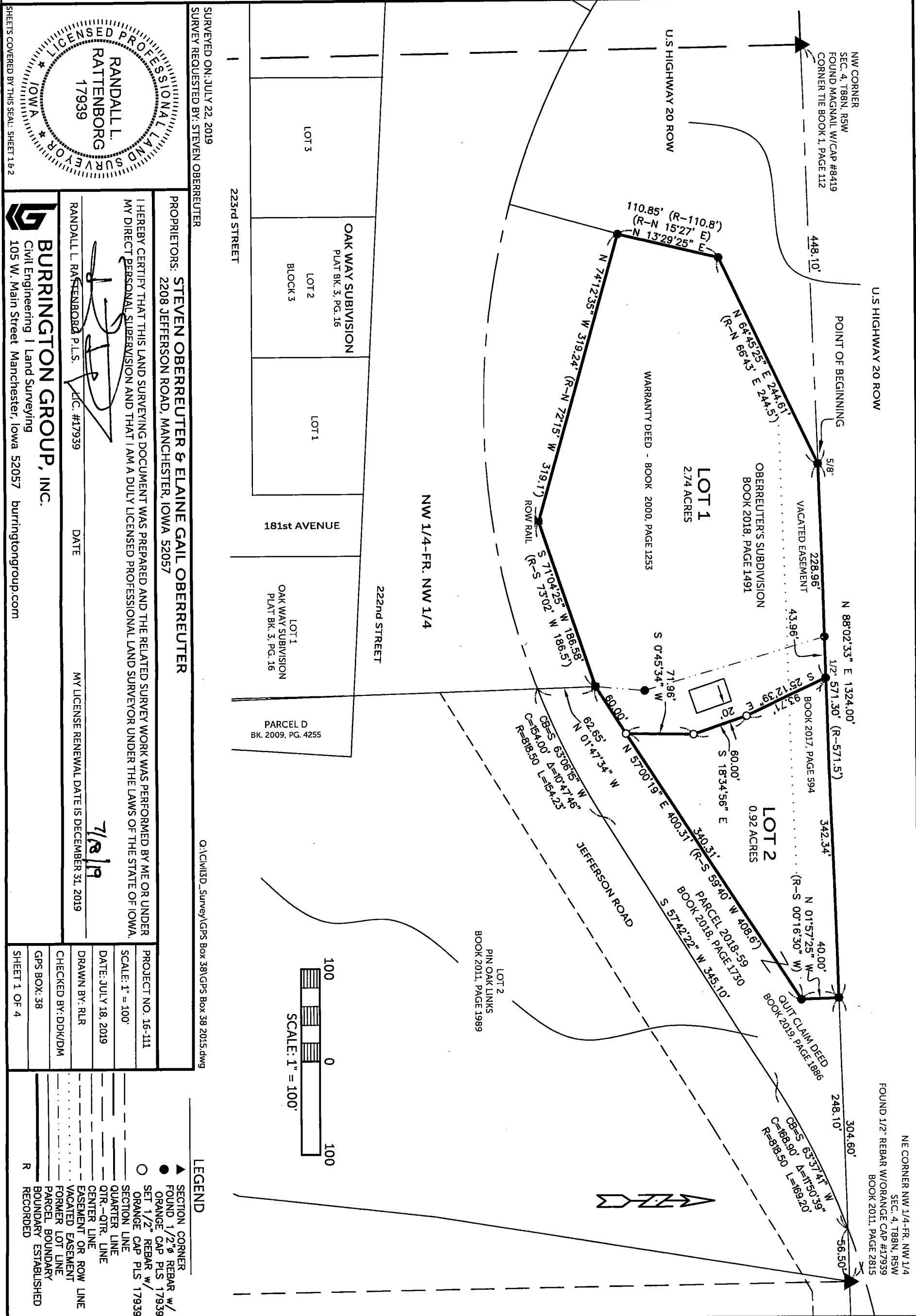
Book 2019 Page 1980

2019 1980 Type 06 002 Pages 4
Date 7/26/2019 Time 3:35:36PM
Rec Amt \$22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION
PLAT

AMENDED PLAT - OBERREUTER'S SUBDIVISION
A SUBDIVISION OF PART OF THE NW 1/4 OF THE FR. NW 1/4, SECTION 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: JULY 22, 2019
SURVEY REQUESTED BY: STEVEN OBERREUTER
PROPRIETORS: STEVEN OBERREUTER & ELAINE GAIL OBERREUTER
2208 JEFFERSON ROAD, MANCHESTER, IOWA 52057
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
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PROJECT NO. 16-111
SCALE: 1" = 100'
DATE: JULY 18, 2019
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: 38
SHEET 1 OF 4

LEGEND
▲ SECTION CORNER
● FOUND 1/2" REBAR w/
ORANGE CAP PLS 17939
○ SET 1/2" REBAR w/
ORANGE CAP PLS 17939
SECTION LINE
CENTER LINE
EASEMENT OR ROW LINE
VACATED EASEMENT
FORMER LOT LINE
PARCEL BOUNDARY
BOUNDARY ESTABLISHED
R RECORDED

LEGAL DESCRIPTION:

AMENDED PLAT - OBERREUTER'S SUBDIVISION, Part 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, containing a total of 3.66 acres, divided into two (2) lots, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northwesterly Line of the Fractional Northwest Quarter (NW 1/4) of said Section Four (4), North 88° 02' 33" East, 448.10 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Northwesterly Line of the Fractional Northwest Quarter (NW 1/4) of said Section Four (4), North 88° 02' 33" East, 571.30 feet, to the Westerly Line of Lot 2 of Pin Oak Links, as recorded in Book 2011, Page 1989, (now being the Northerly Line of Parcel 2018-59 as recorded in Book 2018, Page 1730) being the Northerly Line of Jefferson Road;

THENCE along the Westerly Line of Lot 2 of said Pin Oak Links (now being the Northerly Line of said Parcel 2018-59) being the Northerly Line of Jefferson Road, South 01° 57' 25" East, 40.00 feet;

THENCE continuing along the Westerly Line of said Lot 2 (now being the Northerly Line of said Parcel 2018-59) and the Northerly Line of Jefferson Road, South 57° 00' 19" West, 400.31 feet;

THENCE continuing along the Northerly Line of Jefferson Road, South 71° 04' 25" West, 186.58 feet;

THENCE continuing along the Northerly Line of Jefferson Road, North 74° 12' 35" West, 319.24 feet, to the right of way line of U.S. Highway 20;

THENCE along said right of way line of U.S. Highway 20, North 13° 29' 25" East, 110.85 feet;

THENCE continuing along the right of way line of U.S. Highway 20, North 64° 45' 25" East, 244.61 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.

This Amended Plat of Oberreuter's Subdivision supersedes originally recorded Subdivision Plat in Book 2018, Page 1491

OWNER’S ACKNOWLEDGMENT

I (we) Steven Oberreuter & Elaine Gail Oberreuter 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.

Steven Oberreuter
Steven Oberreuter

Elaine Gail Oberreuter
Elaine Gail Oberreuter

State of Iowa)
County of Delaware) ss:

On this 23rd day of JULY A.D. 2019, before me a Notary Public in and for said State, personally appeared Steven Oberreuter & Elaine Gail Oberreuter 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



079-2019
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

AMENDED PLAT - OBERREUTER'S SUBDIVISION, Part 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, and

WHEREAS, the **OBERREUTER'S SUBDIVISION**, as recorded in Book 2018, Page 1491 in the Delaware County Recorder's office has been previously approved by the City of Manchester, and

WHEREAS, this **AMENDED PLAT - OBERREUTER'S SUBDIVISION** only adjusts the line between the Lot 1 and Lot 2 and not the overall boundary, and

WHEREAS adjacent Parcel 2018-59 has been acquired (Quit Claim Deed, Book 2019, Page 1886) by and is to be included with Lot 2, therefore complying with City of Manchester Ordinances for minimum Lot acreage, and

WHEREAS, this **AMENDED PLAT - OBERREUTER'S SUBDIVISION** still complies with the City of Manchester Subdivision Ordinance and City of Manchester Zoning Ordinance

WHEREAS, the owner(s) of the property, Steven Oberreuter and Elaine Gail Oberreuter 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

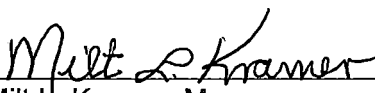
AMENDED PLAT - OBERREUTER'S SUBDIVISION, Part of the Northwest Quarter (NW 1/4) of the Fractional Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, and

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.

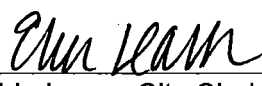
PASSED AND APPROVED this 22nd day of July, 2019

CITY OF MANCHESTER, IOWA



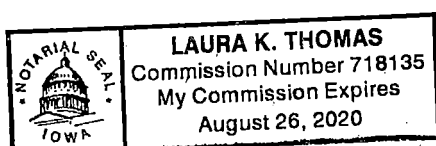

Milt L. Kramer, Mayor

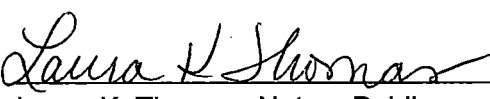
ATTEST:


Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 23rd day of July, 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-079-2019 passed by the City Council of the City of Manchester, Iowa on the 22nd day of July, 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, Notary Public