

COUNTY: DELAWARE
SECTION 29, T 89 N, R 5 W
ALIQUOT PART: SE 1/4 - NW 1/4
CITY: MANCHESTER
SURVEY: PARCEL 2021-73 & PARCEL 2021-74
PROPRIETOR: PARCEL 2021-73: DONALD R. WENDLING &
JANET M. WENDLING, RICHARD J. CLEMEN & MARY R. CLEMEN
PARCEL 2021-74: RICHARD J. CLEMEN & MARY R. CLEMEN
REQUESTED BY: CHRIS DOMEYER
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
JUN 16 2021

FILED
Delaware Co. Auditor
JUN 16 2021

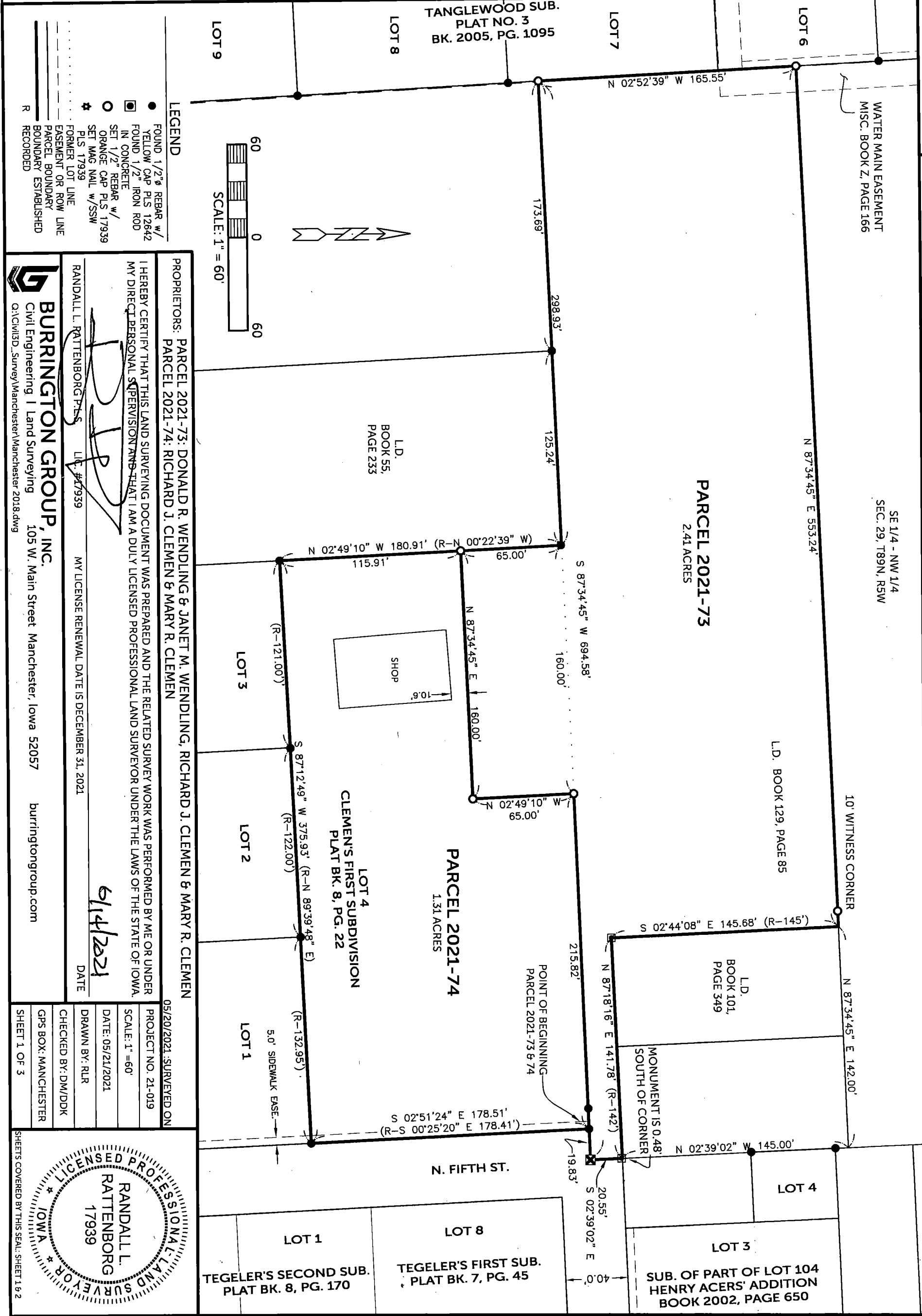


Book 2021 Page 2199
Document 2021 2199 Type 06 002 Pages 3
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

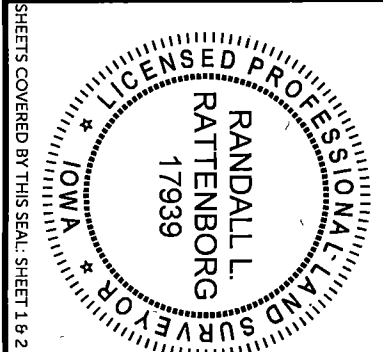
PLAT OF
SURVEY

PARCEL 2021-73, PART OF THE SE 1/4 - NW 1/4 AND PART OF LOT 4 OF CLEMEN'S FIRST SUBDIVISION
PARCEL 2021-74, PART OF LOT 4 OF CLEMEN'S FIRST SUBDIVISION
ALL IN SEC. 29, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057
burringtongroup.com
Q:\CIVIL\SD_Survey\Manchester\Manchester 2018.dwg

PROPRIETORS: PARCEL 2021-73: DONALD R. WENDLING & JANET M. WENDLING, RICHARD J. CLEMEN & MARY R. CLEMEN
PARCEL 2021-74: RICHARD J. CLEMEN & MARY R. CLEMEN
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.E.
L.I.C. #217939
DATE: 6/14/2021
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PROJECT NO. 21-019
SCALE: 1" = 60'
DATE: 05/21/2021
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: MANCHESTER
SHEET 1 OF 3



LEGAL DESCRIPTION:

PARCEL 2021-73, Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and part of Lot 4 of Clemen's First Subdivision in Section 29, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing 2.41 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner of Lot 4 of Clemen's First Subdivision, as recorded in Plat Book 8, Page 22;

THENCE along the northerly line of said Lot 4, South 87° 34' 45" West, 215.82 feet;

THENCE South 02° 49' 10" East, 65.00 feet;

THENCE South 87° 34' 45" West, 160.00 feet, to the westerly line of said Lot 4;

THENCE along the westerly line of said Lot 4, North 02° 49' 10" West, 65.00 feet to the northerly line of said Lot 4;

THENCE along the westerly extension of the northerly line of said Lot 4, South 87° 34' 45" West, 298.93 feet to the easterly line of Tanglewood Subdivision Plat #3, as recorded in Book 2005, Page 1095;

THENCE along the easterly line of said Tanglewood Subdivision Plat #3, North 02° 52' 39" West, 165.55 feet;

THENCE North 87° 34' 45" East, 553.24 feet, to the westerly line of a parcel recorded In Land Deed Book 101, Page 349;

THENCE along said westerly line, South 02° 44' 08" East, 145.68 feet, to the southerly line of said parcel;

THENCE along the southerly line of said parcel, North 87° 18' 16" East, 141.78 feet, to the Southwest corner of Lot 104 of Henry Acers' Addition;

THENCE on a southerly extension of the westerly line of said Lot 104, South 02° 39' 02" East, 20.55 feet, to the easterly extension of the northerly line of said Lot 4 of Clemen's First Subdivision;

THENCE along said easterly extension, South 87° 34' 45" West, 19.83 feet to the **POINT OF BEGINNING**;

The northerly line of Lot 4 of Clemen's First Subdivision as recorded in Plat Book 8, Page 22, is assumed to bear South 87° 34' 45" West.

LEGAL DESCRIPTION:

PARCEL 2021-74, Part of Lot 4 of Clemen's First Subdivision in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 29, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing 1.31 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner of Lot 4 of Clemen's First Subdivision, as recorded in Plat Book 8, Page 22;

THENCE along the easterly line of said Lot 4, being the westerly line of North 5th Street, South 02° 51' 24" East, 178.51 feet, to the southeast corner of said Lot 4;

THENCE along the southerly line of said Lot 4, South 87° 12' 49" West, 375.93 feet, to the Southwest corner of said Lot 4;

THENCE along the westerly line of said Lot 4, North 02° 49' 10" West, 115.91 feet;

THENCE North 87° 34' 45" East, 160.00 feet;

THENCE North 02° 49' 10" West, 65.00 feet, to the northerly line of said Lot 4;

THENCE along the northerly line of said Lot 4, North 87° 34' 45" East, 215.82 feet, to the **POINT OF BEGINNING**;

The northerly line of Lot 4 of Clemen's First Subdivision as recorded in Plat Book 8, Page 22, is assumed to bear South 87° 34' 45" West.

R-064-2021

Parcel 2021-73, Part of the SE 1/4 of the NW 1/4 and part of Lot 4 of Clemen's First Subdivision,
Parcel 2021-74, Part of Lot 4 of Clemen's First Subdivision,
All in Section 29, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa

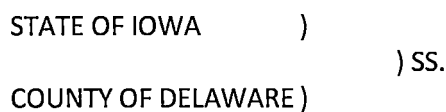
WHEREAS, the owner(s) of the property, Parcel 2021-73 & Parcel 2021-74: Donald R. Wendling & Janet M. Wendling, Richard J. Clemen & Mary R. Clemen have requested the City waive their right to review this property division, and

Parcel 2021-73, Part of the SE 1/4 of the NW 1/4 and part of Lot 4 of Clemen's First Subdivision,
Parcel 2021-74, Part of Lot 4 of Clemen's First Subdivision,
All in Section 29, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa

PASSED AND APPROVED this 14th day of June, 2021.

Milt L. Kramer
Milt L. Kramer, Mayor

Laura K. Thomas
Laura K. Thomas, Deputy City Clerk



Julie A. Schmitz
Julie A. Schmitz, Notary Public

