

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 33--89--5
QUARTER SECTION: NW1/4--SW1/4
CITY: MANCHESTER
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2021--100
PROPRIETOR: CITY OF MANCHESTER
REQUESTED BY: CITY OF MANCHESTER

Recorded: 8/6/2021 at 8:10:13.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 2821

Filed Delaware County Assessor 8/6/2021
Filed Delaware County Auditor 8/6/2021

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN STREET, SUITE 301, MANCHESTER, IA 52057 - Ph: (563)927-2060

PLAT OF SURVEY
PARCEL 2021-100 IN THE NW1/4 OF THE SW1/4 OF SECTION 33-T89N-R5W
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

NOTE: THIS PLAT OF SURVEY IS TO AID IN THE PROCESS OF QUIETING TITLE FOR DESCRIBED PARCEL 2021-100 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA. THIS PLAT OF SURVEY IS TO ALSO AID IN THE LOCATION OF THE PARCEL 2021-100 IN THE EXISTING EASEMENTS RECORDED IN BOOK 80, PAGE 64 AND IN BOOK 78, PAGE 353, BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

PARCEL 2021-100 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 89°42'08" WEST (ASSUMED BEARING), 106.66 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°42'08" WEST, 6.20 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF PARCEL 2016-99 AS RECORDED IN BOOK 2016, PAGE 3300 ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE NORTH 59°55'29" WEST, 354.14 FEET ALONG SAID PARCEL;

THENCE SOUTH 83°01'23" EAST, 257.90 FEET;

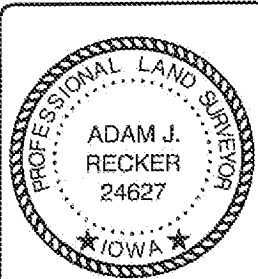
THENCE SOUTH 21°11'58" EAST, 156.72 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.422 ACRE SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE RECORDED NOVEMBER 28, 2016, IN BOOK 2016, PAGE 3300; TO A SURVEY AND PLAT MADE BY DAVID P. SCHNEIDER RECORDED MAY 24, 2000, IN BOOK 2000, PAGE 1568; TO A WARRANTY DEED RECORDED JUNE 17, 1993, IN BOOK 131, PAGE 274; TO A ROAD EASEMENT RECORDED JUNE 18, 1957, IN BOOK 80, PAGE 64; TO A ROAD EASEMENT RECORDED APRIL 3, 1956, IN BOOK 78, PAGE 353; TO A WARRANTY DEED RECORDED MAY 15, 1972, IN BOOK 91, PAGE 387; TO A RELEASE OF TEMPORARY EASEMENT RECORDED NOVEMBER 12, 1974, IN BOOK 96, PAGE 235; TO A WALKWAY EASEMENT PLAT AND SURVEY MADE BY PAUL R. HEROLD, RECORDED SEPTEMBER 1, 2005, IN BOOK 2005, PAGE 3129, ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

LEGEND

	SECTION CORNER AS DESCRIBED
	FOUND 1/2" REBAR W/OPC #14417
	FOUND 1" IRON PIPE
	FOUND PK/MAG NAIL
	FOUND 1/2" REBAR W/RPC #7060
	SET 1/2" REBAR W/RPC #24627
	SURVEY BOUNDARY
	1/4 SECTION LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	EXISTING CENTERLINE ROAD
	PREVIOUSLY RECORDED AS
	STAINLESS STEEL WASHER
	ORANGE PLASTIC CAP
	RED PLASTIC CAP



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 Land Surveyor under the laws of the State of Iowa.

Adam J. Recker, P.L.S.
License Number: 18659
My license renewal date is December 31, 2021.
Sheets covered by this seal: SHEETS 1 THROUGH 2

7-22-2021
Date

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ILLINOIS
IOWA
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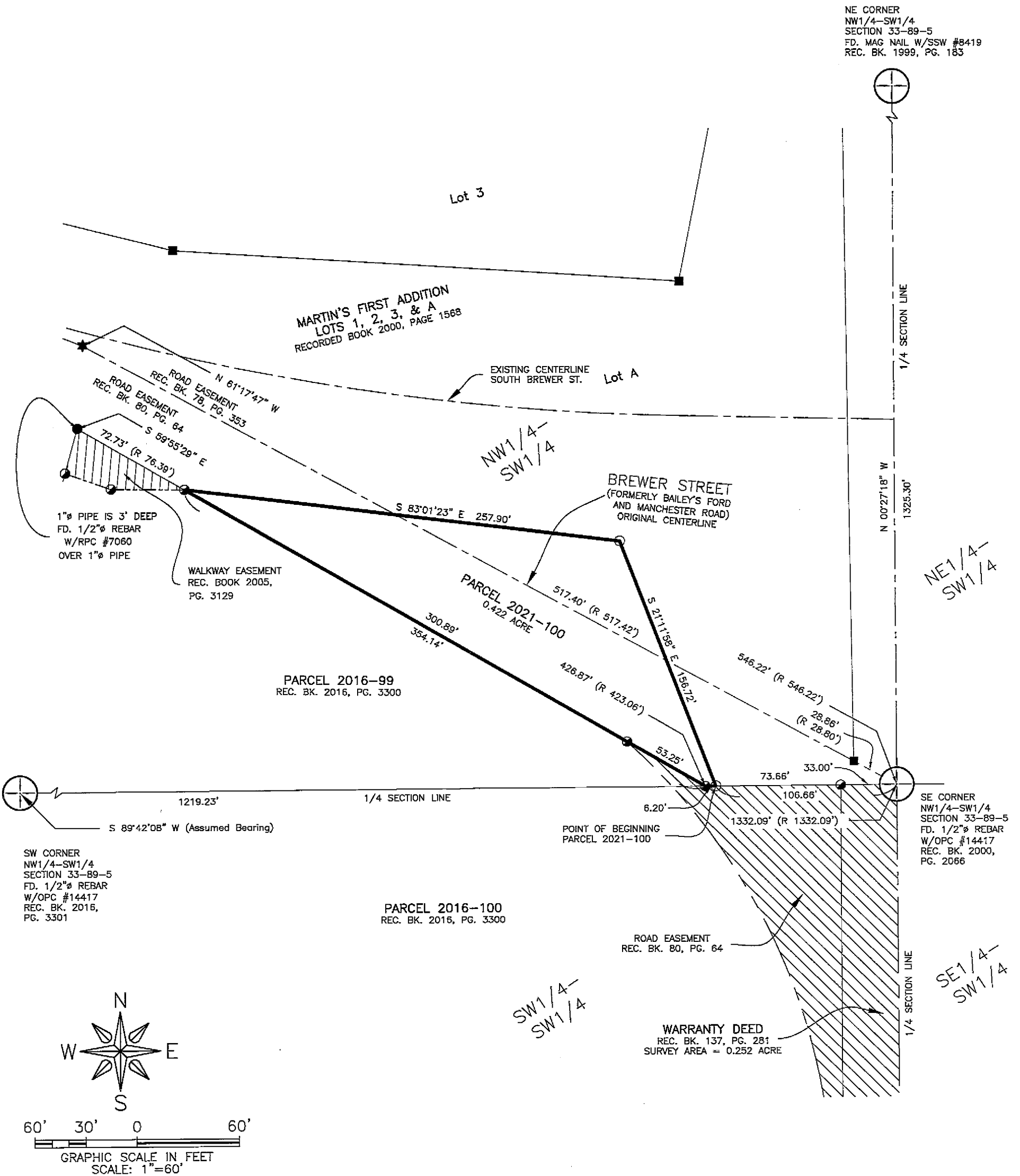
FLD BK: DEL. CO. DELAWARE TWP 1
PG: 52-53

SURVEY WAS COMPLETED ON:
July 22, 2021

JOB NUMBER:
18-603

SHEET NUMBER:
1 of 2

PLAT OF SURVEY
PARCEL 2021-100 IN THE NW1/4 OF THE SW1/4 OF SECTION 33-T89N-R5W
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



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FLD BK: DEL. CO. DELAWARE TWP 1
PG: 52-53

JOB NUMBER:
18-603

SURVEY WAS COMPLETED ON:
JULY 22, 2021

SHEET NUMBER:
2 of 2

R-081-2021

WHEREAS, the final subdivision plat of **PARCEL 2021-100**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Adam J. Recker, dated July 22nd, 2021, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the City Council has fully considered the same and found the same to be in accordance with the ordinances of the City of Manchester, Iowa, relating to plats and additions to cities or within a two mile radius of the City;

WHEREAS, the final subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code;

WHEREAS, the final subdivision plat and its attachments conform to Chapter 170 – Subdivision Regulations of the Manchester City Ordinances and therefore can be approved pursuant to 354.8 of the Iowa Code;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **PARCEL 2021-100**, Delaware County, Iowa, be, and exhibits attached thereto, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

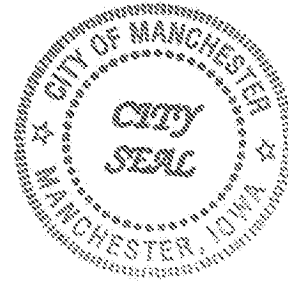
The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Final plat as by law provided.

Passed this 26th day of July, 2021.

Milt L. Kramer
Milt L. Kramer, Mayor

ATTEST:

Erin Learn
Erin Learn, City Clerk



STATE OF IOWA)
COUNTY OF DELAWARE) SS.

On this 27th day of July, 2021, 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 the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number 081-2021 adopted by the City Council on the 26th day of July, 2021, and that Milt L. Kramer and Erin Learn acknowledge 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

