

INDEX LEGEND
COUNTY: DELAWARE
CITY: MANCHESTER
PARCEL ID: 130250001660
LEGAL DESCRIPTION: PART OF E1/2 & SE1/4 SW1/4 SEC. 25-T89N-R6W
PROPRIETOR: Francois, M Ruth Revocable Trust
SURVEYOR: CHAD W. MARSH
COMPANY: KIRKHAM MICHAEL
12700 WEST DODGE ROAD
OMAHA, NE 68154 402-393-5630

Recorded: 10/14/2021 at 12:59:53.0 PM
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: 3594

PLAT OF SURVEY

PARCEL 2021-114

IN THE E1/2 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 89 NORTH,
RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

PARCEL 2021-114 IN THE E1/2 AND THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID E1/2; THENCE N 01°46'49" W (ASSUMED BEARING), 412.94 FT. ON THE WEST LINE OF SAID E1/2 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE CENTERLINE OF EARLY STAGECOACH ROAD; THENCE N 67°51'06" W, 426.59 FT. ON SAID CENTERLINE; THENCE N 01°32'03" W, 742.23 FT.; THENCE N 88°20'56" E, 721.26 FT.; THENCE N 01°30'18" W, 2652.05 FT. TO THE NORTH LINE OF THE SW1/4 NE1/4; THENCE N 88°25'01" E, 66.78 FT. ON SAID NORTH LINE; THENCE S 01°33'01" E, 3054.20 FT.; THENCE S 88°17'28" W, 361.56 FT.; THENCE S 01°53'39" E, 208.51 FT.; THENCE S 88°27'19" W, 170.00 FT.; THENCE S 01°32'41" E, 160.00 FT.; THENCE N 88°28'54" E, 270.00 FT.; THENCE S 01°33'54" E, 203.70 FT. TO SAID CENTERLINE; THENCE N 68°05'58" W, 152.02 FT. ON SAID CENTERLINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 15.51 ACRES MORE OR LESS OF WHICH 0.44 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY ROGER R. MOHN, RECORDED NOVEMBER 6, 2019, IN BOOK 2019, PAGE 3125 AND TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED JUNE 16, 2015, IN BOOK 2015, PAGE 1530, BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

SURVEY FOR: CITY OF MANCHESTER



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT 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.

Chad W. Marsh 10/13/21
CHAD W. MARSH DATE

LICENSE NUMBER 17340

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1 THRU SHEET 2

SHEET
1
1/2

LEGAL DESCRIPTION
FEE TRACT #7 - FRANCOIS

PLAT OF SURVEY
MANCHESTER MUNICIPAL AIRPORT

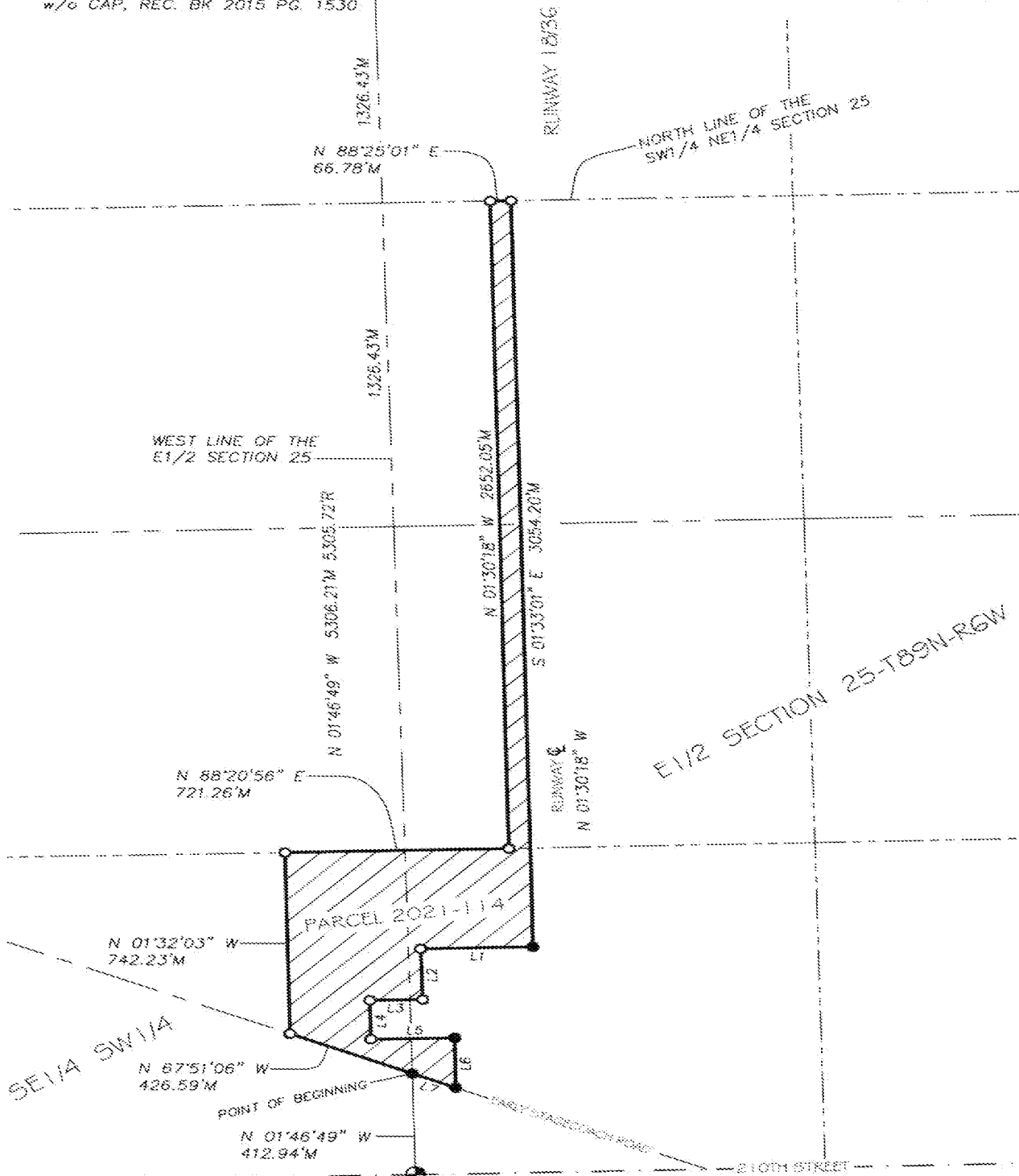
MANCHESTER

IOWA

KIRKHAM
MICHAEL

NW CORNER E1/2
SEC. 25--T89N--R6W
FND. 1/2" REBAR
w/o CAP, REC. BK 2015 PG. 1530

PLAT OF SURVEY PARCEL 2021-114



- SECTION CORNER
- SET 5/8" x 24" REBAR
w/ YELLOW PLASTIC CAP
- FOUND 1/2" REBAR (BK 2015, PG 1530)
- PARCEL BOUNDARY LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - QUARTER-QUARTER SECTION LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- TEKIPPE LS 7060, BK 2015, PG 1530

L1	S 88°17'28" W	381.56'M
L2	S 01°53'39" E	208.51'M
L3	S 88°27'19" W	170.00'M
L4	S 01°32'41" E	160.00'M
L5	N 88°28'54" E	270.00'M
L6	S 01°33'54" E	203.70'M
L7	N 68°05'58" W	152.02'M

SURVEY FOR: CITY OF MANCHESTER

SHEET
2/2

LEGAL DESCRIPTION
FEE TRACT #7 - FRANCOIS

PLAT OF SURVEY
MANCHESTER MUNICIPAL AIRPORT

reduced

KIRKHAM
MICHAEL

RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, a Final Plat affecting premises within two miles of the current city limits and more specifically described as Parcel 2021-114 all in Section 25, T89N, R6W of the Fifth P.M., Delaware County, Iowa, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa; and

WHEREAS, said plat is located on the fringes of the two mile radius of the current city limits; and

WHEREAS, it is unlikely that the city limits will extend to include this parcel; and

WHEREAS, the owner of the property, M. Ruth Francois, has requested the City waive their right to review this property division;

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 2021-114 all in Section 25, T89N, R6W of the Fifth P.M., 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 this 4th day of October, 2021.

City of Manchester, Iowa



Mill L. Kramer
Mill L. Kramer, Mayor

ATTEST:

Erin Learn
Erin Learn, City Clerk

State of Iowa)
) ss.
Delaware County)

On this 5th day of October, 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 R-110-2021 adopted by the City Council on the 4th day of October, 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

