

COUNTY: Delaware
SECTION 31, T 89 N, R 5 W
ALIQUOT PART: SE 1/4 - SE 1/4

CITY: Manchester
SURVEY: Parcel 2021-151
BLOCK: LOTS:
PROPRIETOR: Manchester Enterprises, Inc.

REQUESTED BY: Tirzah Wedewer, Manchester Enterprises, Inc.
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
DEC 15 2021

FILED
Delaware Co. Auditor
DEC 15 2021

Book 2021 Page 4340
Document 2021 4340 Type 06 002 Pages 2
Date 12/15/2021 Time 3:14:10PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2021-151
Part of Lot 4 of SW Industrial Park 5th Subdivision in the SE 1/4 - SE 1/4 of Section 31, T89N, R5W
of the Fifth P.M., City of Manchester, Delaware County, Iowa

Parcel 2021-151, Part of Lot 4 of SW Industrial Park 5th Subdivision in the SE 1/4 - SE 1/4 of
Section 31, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, containing 0.21
acres, subject to easement of record, and more particularly described by metes and bounds as follows;

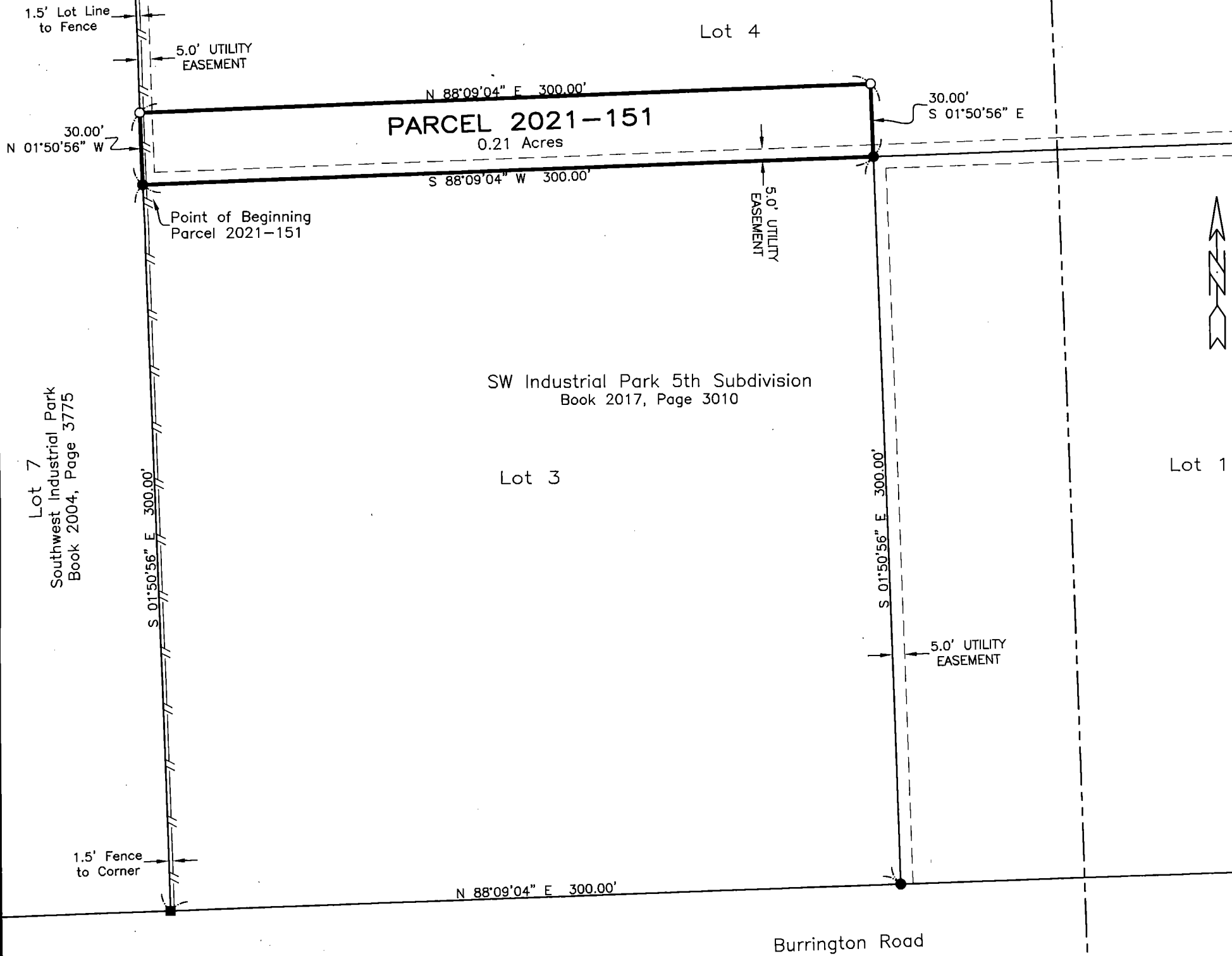
BEGINNING at the Southwest Corner of Lot 4 of SW Industrial Park 5th Subdivision, also being the
Northwest Corner of Lot 3, as recorded in Book 2017, Page 3010;

THENCE along the Westerly Line of said Lot 4, North 01° 50' 56" West, 30.00 feet;

THENCE along a line parallel with the South Line of said Lot 4, North 88° 09' 04" East, 300.00 feet, to
a northerly extension of the East Line of said Lot 3;

THENCE along said extension, South 01° 50' 56" East, 30.00 feet to the Northeast Corner of said Lot 3;

THENCE along the Northerly Line of said Lot 3 (assumed bearing), South 88° 09' 04" West, 300.00 feet
to the POINT OF BEGINNING

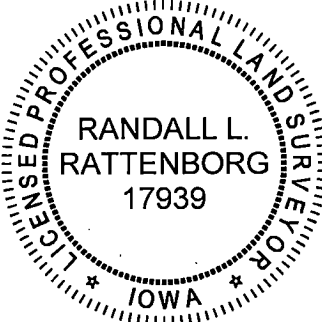
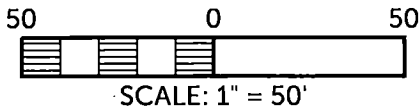


SURVEYED ON: 12/9/2021
SURVEY REQUESTED BY: Tirzah Wedewer, Manchester Enterprises, Inc.

Q:\Civil3D_Projects\Manchester_City\Manchester Enterprises 17-149\17-149.dwg

LEGEND

- FOUND 1/2"Ø REBAR w/
ORANGE CAP PLS 17939
- FOUND 1/2"Ø REBAR w/
RED CAP PLS 15525
- SET 1/2" REBAR w/
ORANGE CAP PLS 17939
- SECTION LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED



SHEETS COVERED BY THIS SEAL: This sheet

PROPRIETORS: Manchester Enterprises, Inc.

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, 2021



BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 21-201

SCALE: 1" = 50'

DATE: 12/9/2021

DRAWN BY: rlr

CHECKED BY: dm/ddk

GPS BOX: Manchester

SHEET 1 OF 1

R-142-2021
RESOLUTION APPROVING FINAL PLAT

WHEREAS, a final plat of

PARCEL 2021-151, PART OF LOT 4 SW INDUSTRIAL PARK 5TH SUBDIVISION

IN THE SE 1/4 - SE 1/4, SEC. 31, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

being within, or within a two mile radius of, the corporate limits of the City of Manchester has been filed with the City of Manchester, Delaware County, Iowa;

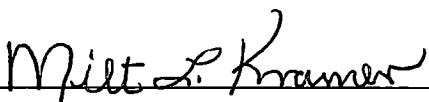
WHEREAS, **PARCEL 2021-151**, falls under Section 170.23 (6) of Chapter 170, Subdivision Regulations of the City of Manchester PLATS REQUIRED AND EXEMPTIONS ALLOWED, and is exempt from subdivision requirements;

WHEREAS, the City Manager and City Council have 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;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA: that the final plat for **PARCEL 2021-151** is hereby approved and accepted on the part of the City of Manchester, Delaware County, Iowa, in accordance with the City of Manchester Code of Ordinances.

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

Passed this 13th day of December, 2021.


Milt L. Kramer, Mayor

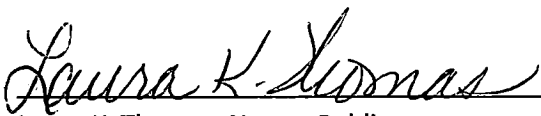
ATTEST:


Erin Learn, City Clerk



STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 13th day of December, 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 authority of its City Council, as contained in Resolution Number R-142-2021 adopted by the City Council on the 13th day of December, 2021, and that Milt L. Kramer and Erin Rempe acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.


Laura K. Thomas, Notary Public

