

COUNTY: DELAWARE
SECTION 29, T 89 N, R 5 W
ALIQUOT PART: NW 1/4 - SE 1/4

CITY: MANCHESTER
SURVEY: PARCEL 2021-147 & PARCEL 2021-148
BLOCK: : LOTS:
PROPRIETOR: ANTHONY THOMAS BARDGETT (a/k/a ANTHONY T. BARDGETT)
REBECCA JANE BARDGETT (a/k/a REBECCA J. BARDGETT)
REQUESTED BY: ANTHONY BARDGETT
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 16 2021

FILED
Delaware Co. Auditor

DEC 16 2021

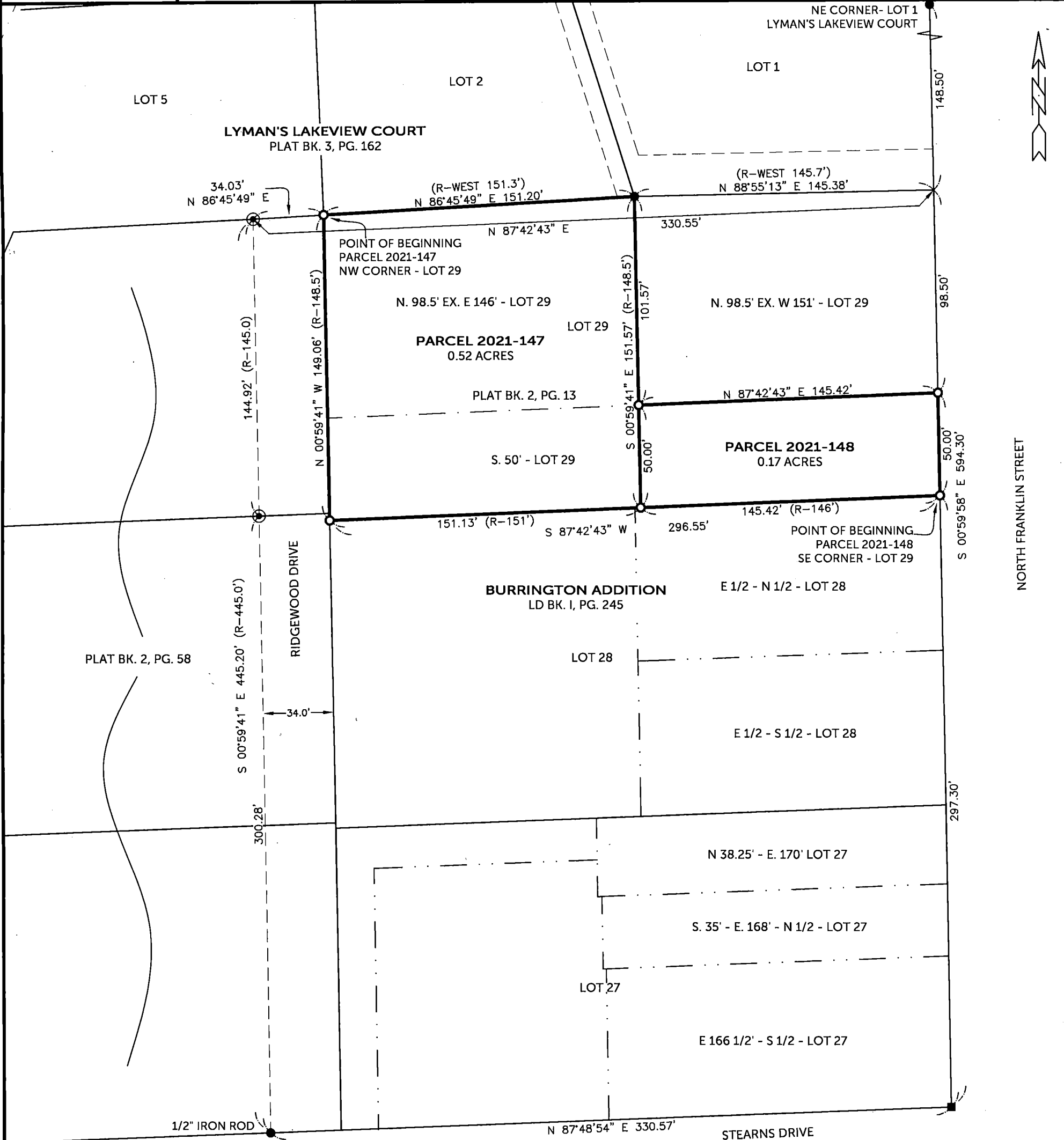
Book 2021 Page 4352

Document 2021 4352 Type 06 002 Pages 3
Date 12/16/2021 Time 12:35:35PM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2021-147, THE NORTH 98 1/2' OF LOT 29 EXCEPT THE EAST 146' THEREOF AND PART OF THE SOUTH 50' OF LOT 29;
PARCEL 2021-148, PART OF THE SOUTH 50' OF LOT 29; ALL IN BURRINGTON'S ADDITION TO MANCHESTER
(FORMERLY BURRINGTON), IOWA IN THE NW 1/4 - SE 1/4, SEC. 29, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 12/8/2021
SURVEY REQUESTED BY: ANTHONY BARDGETT

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

PROPRIETORS: ANTHONY THOMAS BARDGETT (a/k/a ANTHONY T. BARDGETT)
REBECCA JANE BARDGETT (a/k/a REBECCA J. BARDGETT)

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

12/16/2021
DATE

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

PROJECT NO. 21-195
SCALE: 1" = 50'
DATE: 12/8/2021
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: MANCHESTER
SHEET 1 OF 2

LEGEND

- FOUND 5/8" IRON ROD
- FOUND 1/2" REBAR
- W/ALUM CAP #5227
- FOUND 3/4" IRON PIPE
- SET 1/2" REBAR w/
ORANGE CAP PLS 17939
- LOT DIVISION LINE
- LOT LINE FORMER
- DIMENSION LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
RECORDED AS

50 0 50
SCALE: 1" = 50'



SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

LEGAL DESCRIPTION:

Parcel 2021-147, The North 98.5 feet of Lot 29 except the East 146 feet thereof and part of the South 50 feet of Lot 29 in Burrington Addition to Manchester (formerly Burrington), Iowa, in the NW 1/4 of the SE 1/4, Section 29, T89N, R5W of the Fifth P.M., Delaware County, Iowa containing a total of 0.52 acres, subject to easement of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of Lot 29 of Burrington Addition to Manchester (formerly Burrington), Iowa as recorded in Land Deed Book I, Page 245, being the southwest corner of Lot 2 of Lyman's Lakeview Court, as recorded in Plat Book 3, Page 162;

THENCE along the northerly line of said Lot 29 and southerly line of said Lot 2, North 86° 45' 49" East, 151.20 feet, to the southwest corner of Lot 1 of said Lyman's Lakeview Court;

THENCE along the westerly line of the North 98.5 feet of Lot 29 except the West 151 feet, South 00° 59' 41" East, 151.57 feet, to the southerly line of said Lot 29;

THENCE along the southerly line of said Lot 29, South 87° 42' 43" West, 151.13 feet to the southwest corner of said Lot 29;

THENCE along the westerly line of said Lot 29, North 00° 59' 41" West, 149.06 feet to the POINT OF BEGINNING;

The westerly line of Lot 29 of Burrington Addition to Manchester (formerly Burrington), Iowa as recorded in Land Deed Book I, Page 245 is assumed to bear North 00° 59' 41" West.

LEGAL DESCRIPTION:

Parcel 2021-148, Part of the South 50 feet of Lot 29 in Burrington Addition to Manchester (formerly Burrington), Iowa, in the NW 1/4 of the SE 1/4, Section 29, T89N, R5W of the Fifth P.M., Delaware County, Iowa containing a total of 0.17 acres, subject to easement of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southeast corner of Lot 29 of Burrington Addition to Manchester (formerly Burrington), Iowa as recorded in Land Deed Book I, Page 245

THENCE along the southerly line of said Lot 29, South 87° 42' 43" West, 145.43 feet to the southerly extension of the westerly line of the North 98.5 feet of Lot 29 except the West 151 feet;

THENCE northerly along the southerly extension of the westerly line of the North 98.5 feet of Lot 29 except the West 151 feet, North 00° 59' 41" West, 50.00 feet, to the southerly line of the North 98.5 feet of Lot 29 except the West 151 feet;

THENCE along the southerly line of the North 98.5 feet of Lot 29 except the West 151 feet, North 87° 42' 43" East, 145.42 feet, to the easterly line of said Lot 29;

THENCE along the easterly line of said Lot 29, South 00° 59' 58" East, 50.00 feet to the POINT OF BEGINNING;

The westerly line of Lot 29 of Burrington Addition to Manchester (formerly Burrington), Iowa as recorded in Land Deed Book I, Page 245 is assumed to bear North 00° 59' 41" West.



R-141-2021
RESOLUTION APPROVING FINAL PLAT

WHEREAS, a final plat of

PARCEL 2021-147, THE NORTH 98 1/2' OF LOT 29 EXCEPT THE EAST 146' THEREOF AND PART OF THE SOUTH 50' OF LOT 29;

PARCEL 2021-148, PART OF THE SOUTH 50' OF LOT 29;

ALL IN BURRINGTON ADDITION TO MANCHESTER (FORMERLY BURRINGTON), IOWA IN THE NW 1/4

- SE 1/4, SEC. 29, T89N, R5W OF THE FIFTH P.M., 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 2021-147 & PARCEL 2021-148, falls under Section 170.23 (4) 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 2021-147 & PARCEL 2021-148 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
Milt L. Kramer, Mayor

ATTEST:

Erin Learn
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-141-2021 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
Laura K. Thomas, Notary Public

