

COUNTY: DELAWARE
SECTION 32, T 89 N, R 5 W
ALIQUOT PART: NE 1/4 - NE1/4
CITY: MANCHESTER
SURVEY: SHERMAN - MURPHY SUBDIVISION
BLOCK: LOTS: 1 & 2
PROPRIETOR: DEAN K. SHERMAN & JACQUELINE K. SHERMAN
REQUESTED BY: ROBERT MURPHY
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
APR 21 2022

FILED
Delaware Co. Auditor
APR 21 2022



Book 2022 Page 1272
Document 2022 1272 Type 06 002 Pages 5
Date 4/21/2022 Time 11:16:40AM
Rec Amt \$27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION PLAT

PART OF LOT 2 OF THE SUBDIVISION OF THE NE 1/4 - NE 1/4, SEC. 32, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

SHERMAN - MURPHY SUBDIVISION

LEGAL DESCRIPTION:

SHERMAN - MURPHY SUBDIVISION, Part of Lot 2 of the Subdivision of the NE 1/4 of the NE 1/4 of Section 32, T 89 N, R 5 W of the 5th Principal Meridian, City of Manchester, Delaware County Iowa, containing 3.16 acres, subject to easements of record, divided into two lots numbered Lot 1 and Lot 2, and more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 2 of the Subdivision of the NE 1/4 of the NE 1/4 of Section 32, T 89 N, R 5 W of the 5th Principal Meridian, City of Manchester, Delaware County Iowa, as recorded in Plat Book A, Page 20;

THENCE along the westerly line of said Lot 2, North 00° 30' 49" West, 142.33 feet, to the southerly line of the North 75 feet of the West 297 feet of said Lot 2;

THENCE along the southerly line of the North 75 feet of the West 297 feet of said Lot 2, North 89° 25' 10" East, 297.00 feet, to the easterly line of the North 75 feet of the West 297 feet of said Lot 2;

THENCE along the easterly line of the North 75 feet of the West 297 feet of said Lot 2, North 00° 30' 49" West, 76.66 feet to the northerly line of said Lot 2;

THENCE along the northerly line of said Lot 2, North 89° 25' 10" East, 434.54 feet, to the easterly line of said Lot 2, also being the easterly line of the NE 1/4 of said Section 32;

THENCE along the easterly line of said Lot 2, also being the easterly line of the NE 1/4 of said Section 32, South 00° 36' 00" East, 219.09 feet, to the southerly line of said Lot 2, also being the northerly line of the Canadian National / Illinois Central Gulf Railroad;

THENCE along the southerly line of said Lot 2, also being the northerly line Canadian National / Illinois Central Gulf Railroad, South 89° 25' 40" West, 731.87 feet to the POINT OF BEGINNING;

The easterly line of the NE 1/4 of Section 32, T 89 N, R 5 W of the 5th Principal Meridian, City of Manchester, Delaware County Iowa, is assumed to bear South 00° 36' 00" East.

POINT OF BEGINNING
SHERMAN - MURPHY SUBDIVISION

CANADIAN NATIONAL/ILLINOIS CENTRAL GULF RAILROAD

Q:\CIVIL3D_Survey\Manchester\Manchester\IARCS 2022.dwg

SURVEYED ON: 2/7 & 2/11/2022
SURVEY REQUESTED BY: ROBERT MURPHY

PROPRIETORS: DEAN K. SHERMAN & JACQUELINE K. SHERMAN

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.
I.C. #17939

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

2/27/2022

E 1/4 CORNER
SEC. 32, T89N, R5W
FOUND CONCRETE MONUMENT
BOOK 2001, PAGE 1696

SCALE: 1" = 80'

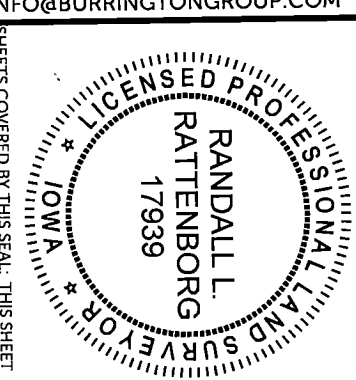
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com



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PROJECT NO. 21-202
SCALE: 1" = 80'
DATE: 2/7/2022
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: MANCHESTER
SHEET 1 OF 5

FOUND CONCRETE MONUMENT
BOOK 2001, PAGE 1696
SCALE: 1" = 80'



SHEETS COVERED BY THIS SEAL: THIS SHEET



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FOUND CONCRETE MONUMENT
BOOK 2001, PAGE 1696
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ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in SHERMAN – MURPHY SUBDIVISION of Manchester, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated FEBRUARY 27, 2022.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc. and was last certified to by said company on the 31st day of March, A.D., 2022, at the hour of eight o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in the names of Dean K. Sherman and Jacqueline K. Sherman, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common.

Dated at Manchester, Iowa in said County, this 20th day of April, 2022.



Steven E. Carr
Attorney at Law

R-035-2022
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of **SHERMAN - MURPHY SUBDIVISION**, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated February 7, 2022, 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; and

WHEREAS, the 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; and

WHEREAS, the subdivision plat of **SHERMAN - MURPHY SUBDIVISION**, City of Manchester, Delaware County, Iowa, is presented with the following variances, declarations and conditions;

- a. No new street or improvements are necessary at this time.
- b. No new well or septic system is necessary and therefore construction of said utilities is not being authorized by the approval of final plat.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that

Said **SHERMAN - MURPHY SUBDIVISION**, City of Manchester, Delaware County, Iowa, be, 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 14th day of March, 2022.



ATTEST:

A handwritten signature in black ink, appearing to read "Connie Behnken", written over a horizontal line.

Connie Behnken, Mayor

A handwritten signature in black ink, appearing to read "Erin Learn", written over a horizontal line.

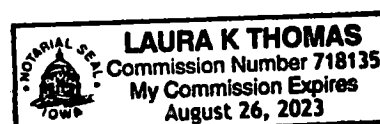
Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 15th day of March, 2022, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Connie Behnken 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-035-2022 adopted by the City Council on the 14th day of March, 2022, and that Connie Behnken 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.

A handwritten signature in black ink, appearing to read "Laura K. Thomas", written over a horizontal line.

Laura K. Thomas, Notary Public



OWNER’S ACKNOWLEDGMENT

I Dean K. Sherman & Jacqueline K. Sherman of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

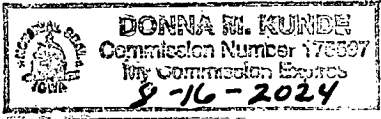
Dean K. Sherman
Dean K. Sherman

Jacqueline K. Sherman
Jacqueline K. Sherman

State of Iowa)
)
County of Delaware) ss:

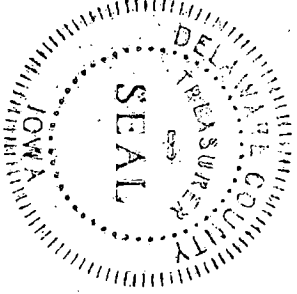
On this 20 day of ~~March~~ ^{April} A.D. 2022, before me a Notary Public in and for said State, personally appeared Dean K. Sherman & Jacqueline K. Sherman to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said State



CERTIFICATE OF TREASURER

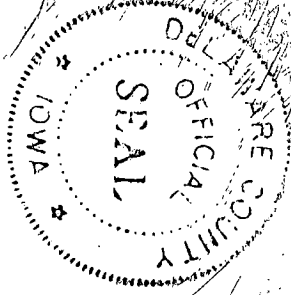
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **SHERMAN - MURPHY SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Genny Eichen - Deputy 4-21-22
Pam Klein, County Treasurer Date

APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **SHERMAN - MURPHY SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla K. Becker
Carla K. Becker, Delaware County Auditor