

INDEX LEGEND	
LOCATION:	NW1/4 OF THE NE1/4, SECTION 18,T88N, R5W OF THE 5TH P.M. DELAWARE COUNTY, IOWA
REQUESTOR:	PAT DOLAN
PROPRIETOR:	STEVEN D. MOORMAN AND BARBARA J. MOORMAN
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028
PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028	

FILED
Delaware Co. Assessor
AUG 31 2022

Book 2022 Page 2600
Document 2022 2600 Type 06 002 Pages 3
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Delaware Co. Auditor

AUG 31 2022 Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2022-104

PART OF THE NORTHWEST QUARTER (NW1/4) OF
THE NORTHEAST QUARTER (NE1/4), SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-EIGHT NORTH
(T88N) RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

FINAL PLAT

LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ NO CAP
- ⊕ FD. CUT X
- FD. R.O.W. RAIL
- BOUNDARY LINE SURVEYED
- () RECORDED AS



SW1/4 SE1/4
SECTION 7,T88N,R5W

N1/4 CORNER
SECTION 18,T88N,R5W
FD. STUB STEEL POST

NE CORNER
SECTION 18,T88N,R5W
FD. RR RAIL

POINT OF BEGINNING

S 89°05'39" E 777.25'
240TH STREET

S 89°05'39" E 171.50'
33.00' 33.00'

S 89°05'39" E 1697.26

PARCEL AS DESCRIBED
BOOK 123, PAGE 215

WELL

SEPTIC TANK

DRAIN FIELD

(253.0')

N 00°54'21" E 254.00'

221.00'

221.00'

S 00°54'21" W 254.00'

171.50'
N 89°05'39" W

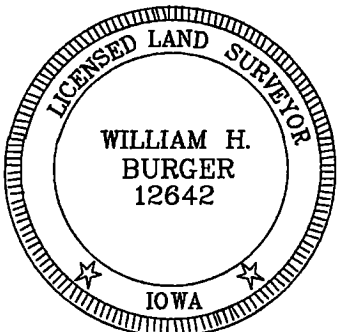
PARCEL 2022-104

1.00 +/- ACRES TOTAL
0.13 +/- ACRES R.O.W.
0.87 +/- ACRES NET

NW1/4 NE1/4
SECTION 18,T88N,R5W



100 0 100 200



NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 7/27/2022

SCALE: 1" = 100'

SHEET 1 OF 2

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS
PREPARED AND 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.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

WILLIAM H. BURGER

#12642

DATE

William H. Burger 8/10/22

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2022-104 – Part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.00 acres more or less, including 0.13 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the North Quarter (N1/4) corner of Section Eighteen (18), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-05'-39" East 777.25 feet along the North line of the Northeast Quarter (NE1/4) of said Section Eighteen (18) to the **POINT OF BEGINNING**;

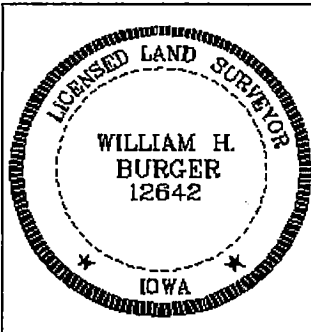
Thence continuing along the North line of said Northeast Quarter (NE1/4) South 89°-05'-39" East 171.50 feet;

Thence South 00°-54'-21" West 254.00 feet;

Thence North 89°-05'-39" West 171.50 feet to the Southeast corner of a parcel of land described by warranty deed recorded in Office of the Delaware County Recorder Book 123, Page 215;

Thence North 00°-54'-21" East 254.00 feet along the East line of said parcel of land as described in Book 123, Page 215 to the **POINT OF BEGINNING**, containing a total of 1.00 acres more or less, including 0.13 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89°-05'-39" East.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and 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;

My license renewal date is December 31, 2022

William H. Burger 8/10/22

William H. Burger Date

Reg. No. 12642

Sheet No. 2 covered by this seal

R-103-2022
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of **Parcel 2022-104**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of William H. Burger, dated August 10, 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 Manchester City Manager has recommended to the City Council that they accept the final plat of said **Parcel 2022-104**; *part of the northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼ of Section Eighteen (18), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.0 acres more or less, including 0.13 acres more or less of public road right of way, subject to easements, reservations, restrictions, and rights of way of record and not of record and more particularly described by metes and bounds, as presented with the following declarations and conditions;*

- 1) No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **Parcel 2022-104**, 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 22nd day of August, 2022.



Connie Behnken, Mayor

ATTEST:

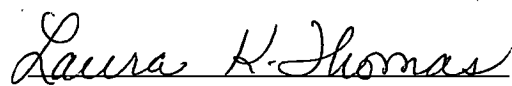


Erin Learn City Clerk



STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 31st day of August, 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-103-2022 adopted by the City Council on the 22nd day of August, 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.



Laura K. Thomas, Notary Public

