

COUNTY: DELAWARE
SECTION 6 , T 88 N, R 5 W
ALIQUOT PART: NW 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2022-129 & PARCEL 2022-130
BLOCK: LOTS:
PROPRIETOR: 1/2 INTEREST: DA GUDENKAUF FAMILY TRUST
1/2 INTEREST: JUDITH A. GUDENKAUF
REQUESTED BY: ROB GUDENKAUF
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

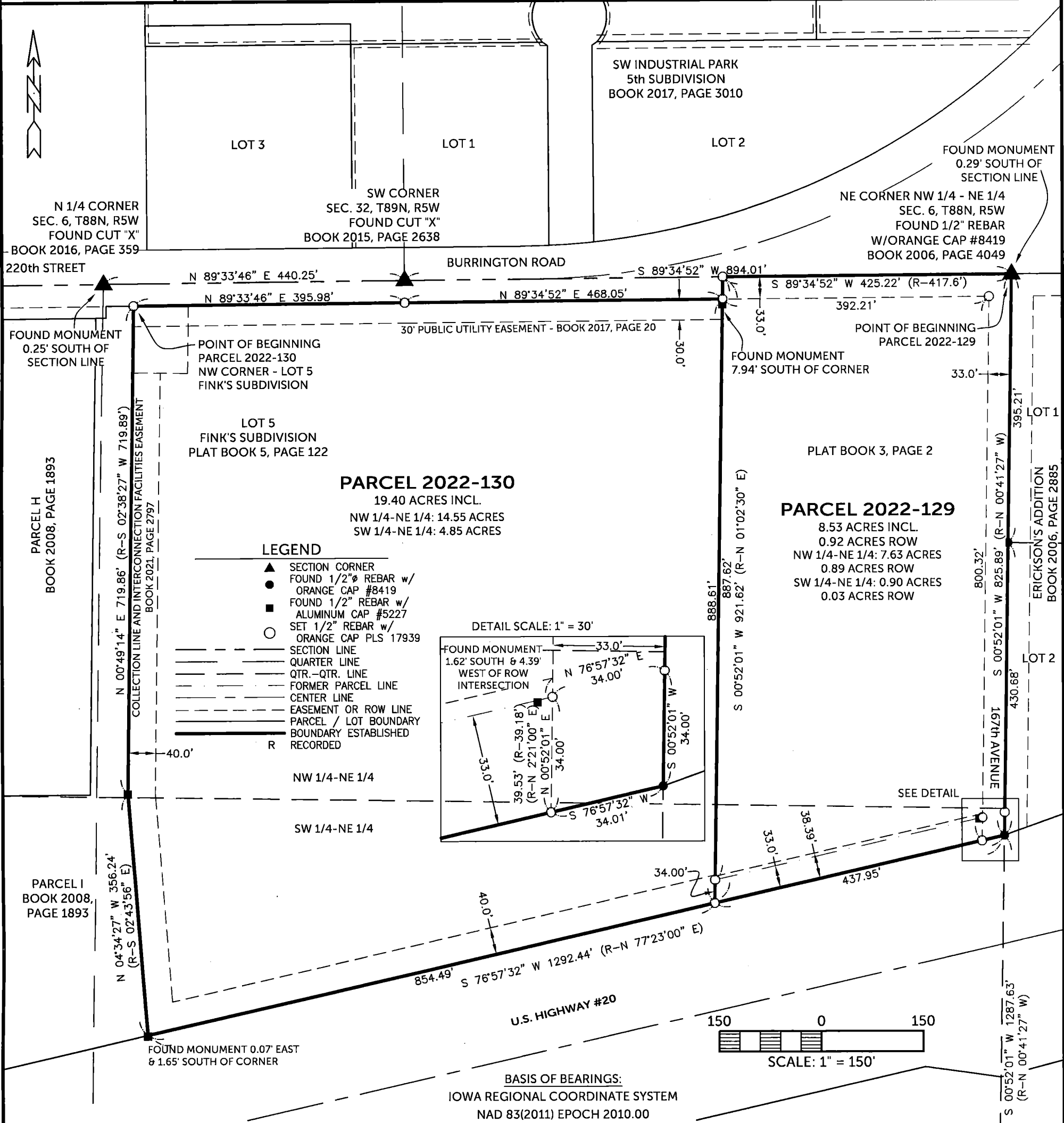
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OCT 21 2022

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Delaware Co. Auditor
OCT 21 2022

Book 2022 Page 3167
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY
PARCEL 2022-129, PART OF THE NW 1/4 - NE 1/4, PART OF THE SW 1/4 - NE 1/4, & PART OF LOT 5 OF FINK'S SUBDIVISION
PARCEL 2022-130, PART OF LOT 5 OF FINK'S SUBDIVISION
ALL IN SECTION 6, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 10/3/2022
SURVEY REQUESTED BY: ROB GUDENKAUF

RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: **1/2 INTEREST: DA GUDENKAUF FAMILY TRUST**
1/2 INTEREST: JUDITH A. GUDENKAUF

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, 2023

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

PROJECT NO. 22-126
SCALE: 1" = 150'
DATE: 10/4/2022
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: MANCHESTER
SHEET 1 OF 2

SE CORNER SW 1/4 - NE 1/4
SEC. 6, T88N, R5W
FOUND 1/2" REBAR
W/YELLOW CAP #12642
CORNER TIE BOOK 2, PAGE 76

LEGAL DESCRIPTION:

PARCEL 2022-129, Part of the NW 1/4 of the NE 1/4, part of the SW 1/4 of the NE 1/4, and part of Lot 5 of Fink's Subdivision, Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 8.53 acres, including 0.92 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner of the NW 1/4 of the NE 1/4 of Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the east line of the of the NE 1/4 of said Section 6, South 00° 52' 01" West, 825.89 feet, to the northerly right of way line of U.S. Hwy #20;

THENCE along the northerly right of way line of U.S. Hwy #20, South 76° 57' 32" West, 437.95 feet, to the southerly extension of the westerly line of a parcel recorded in Plat Book 3, Page 2, also being a southerly extension of the easterly line of Lot 5 of Fink's Subdivision, as recorded in Plat Book 5, Page 122;

THENCE along said line, North 00° 52' 01" East, 921.62 feet, to the northerly line of the NW 1/4 of the NE 1/4 of said Section 6;

THENCE along the northerly line of the NW 1/4 of the NE 1/4 of said Section 6, North 89° 34' 52" East, 425.22 feet to the **POINT OF BEGINNING**;

The easterly line of the NE 1/4 of Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 52' 01" West.

LEGAL DESCRIPTION:

PARCEL 2022-130, Part of Lot 5 of Fink's Subdivision, Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 19.40 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of Lot 5 of Fink's Subdivision as recorded in Plat Book 5, Page 122;

THENCE along the northerly line of said Lot 5 also being the southerly right of way line of 220th St (a/k/a Burrington Road), North 89° 33' 46" East, 395.98 feet;

THENCE continuing along the northerly line of said Lot 5 also being the southerly right of way line of 220th St (a/k/a Burrington Road), North 89° 34' 52" East, 468.05 feet, to the easterly line of said Lot 5;

THENCE along the easterly line of said Lot 5, South 00° 52' 01" West, 888.61 feet, to the northerly right of way line of U.S. Hwy #20;

THENCE along the northerly right of way line of U.S. Hwy #20, South 76° 57' 32" West, 854.49 feet to the westerly line of said Lot 5, also being the easterly line of Parcel I, as recorded in Book 2008, Page 1893;

THENCE along the westerly line of said Lot 5 and easterly line of said Parcel I, North 04° 34' 27" West, 356.24 feet;

THENCE continuing along the westerly line of said Lot 5 and easterly line of said Parcel I, North 00° 49' 14" East, 719.86 feet to the **POINT OF BEGINNING**;

The easterly line of the NE 1/4 of Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 52' 01" West.



R-118-2022
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

WHEREAS, a Plat of Survey is located on the premises described as:

PARCEL 2022-129, PART OF THE NW 1/4 - NE 1/4 AND PART OF LOT 5 OF FINK'S SUBDIVISION,
and **PARCEL 2022-130**, PART OF LOT 5 OF FINK'S SUBDIVISION, ALL IN SECTION 6, T88N, R5W OF
THE FIFTH P.M., DELAWARE COUNTY, IOWA, and

WHEREAS, **PARCEL 2022-129 & PARCEL 2022-130** of this Plat of Survey falls under Manchester Code Chapter 170.23 (4) "The division and sale of a legally platted lot provided (a) the grantors lot is not rendered substandard....; and (b) the number of building parcels is not increased as a result of such conveyance", and is exempt from subdivision regulations, and

WHEREAS, the **PARCEL 2022-129 & PARCEL 2022-130** of this Plat of Survey falls under Manchester Code Chapter 170.23 (6) "Adjustment of boundary lines and/or easements between two abutting parcels...", and is exempt from subdivision regulations, and


WHEREAS, the owner(s) of the property, DA Gudenkauf Family Trust and Judith A. Gudenkauf requests the City of Manchester waive its right to review this property division.

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Manchester, Iowa hereby waives it's right to review the plat of **PARCEL 2022-129**, PART OF THE NW 1/4 - NE 1/4 AND PART OF LOT 5 OF FINK'S SUBDIVISION, and **PARCEL 2022-130**, PART OF LOT 5 OF FINK'S SUBDIVISION, ALL IN SECTION 6, T88N, R5W 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 AND APPROVED this 10th day of October, 2022.



CITY OF MANCHESTER, IOWA



Connie Behnken, Mayor


ATTEST:



Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 11th day of October, 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in resolution R-118-2022 passed by the City Council of the City of Manchester, Iowa on the 10th day of October, 2022, and that Connie Behnken and Erin Learn acknowledged 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

