

INDEX LEGEND

LOCATION: LOT 3 OF SCOVEL SECOND ADDITION IN SECTION 16, T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PROPRIETORS: CLYDE A SCOVEL & DORIS A. SCOVEL

REQUESTOR: CLYDE SCOVEL

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

FILED
Delaware Co. Auditor

NOV 04 2022

FILED
Delaware Co. Assessor

NOV 04 2022



Book 2022 Page 3327

Document 2022 3327 Type 06 002 Pages 5

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

PLAT OF SURVEY

PARCEL 2022-131

PART OF LOT 3 OF SCOVEL SECOND ADDITION IN SECTION SIXTEEN (16), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

PARCEL 2022-132

PART OF LOT 3 OF SCOVEL SECOND ADDITION IN SECTION SIXTEEN (16), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

FINAL PLAT

PART OF THE NE1/4, SEC. 16, T89N, R5W
DESCRIBED BY DEED IN BOOK 2011, PAGE 916

NE CORNER SW1/4 NE1/4
SECTION 16, T89N, R5W
FD. 1/2" IRON ROD W/
YELLOW CAP # 12642

NW CORNER SW1/4 NE1/4
SECTION 16, T89N, R5W
FD. 1/2" IRON ROD W/
YELLOW CAP # 12642

S 89°14'54" E 1376.96'

994.53'

☑ HONEY CREEK ROAD

LOT 1 - SCOVEL ADDITION
BOOK 2002, PAGE 4457

LOT 2 - SCOVEL ADDITION
BOOK 2002, PAGE 4457

P.O.B. PARCEL 2022-131
(S 89°15'01" E 378.55')
S 89°15'20" E 378.39'

29.82' 348.57'
28.95' 348.33'

N 89°59'12" E 377.28'

(257.52')
257.41'
N 81°44'31" W 229.28'

LOT 1
SCOVEL SECOND
ADDITION

176.44' N 00°22'27" W

LOT 2
SCOVEL SECOND
ADDITION

172.28' N 00°22'27" W

23.99' 255.39'
S 88°32'06" E 279.38'
(279.40')

PARCEL 2022-131

0.72 +/- ACRES TOTAL
0.06 +/- ACRES R.O.W.
0.66 +/- ACRES NET

PARCEL 2022-132

36.13 +/- ACRES TOTAL
0.30 +/- ACRES R.O.W.
35.83 +/- ACRES NET

LOT 3
SCOVEL SECOND ADDITION

LEGEND

- SET 1/2" IRON ROD W/YELLOW LS CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW LS CAP #12642
- BOUNDARY SURVEYED
- - - R.O.W. LINE
- - - CENTERLINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- APPROX. DRAIN FIELD
- Ⓜ APPROX. LOCATION OF WELL

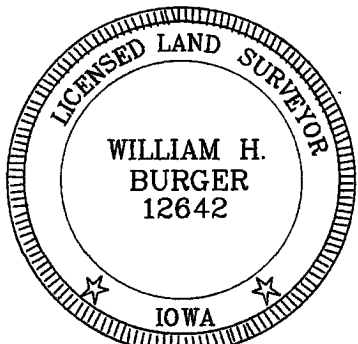
SE CORNER SW1/4 NE1/4
SECTION 16, T89N, R5W
FD. 1/2" IRON ROD W/
YELLOW CAP # 12642
P.O.B. PARCEL 2022-???

CENTER OF SECTION
SECTION 16, T89N, R5W
FD. 1/2" IRON ROD W/
YELLOW CAP # 12642

NW1/4 SE1/4
SEC. 16, T89N, R5W

S 89°57'59" W 1126.86'
(S 89°58'12" W)

150 0 150 300



DATE OF SURVEY: 9/29/2022

SCALE: 1" = 150'

SHEET 1 OF 4

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

11/4/22

WILLIAM H. BURGER #12642

DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

NO. OF SHEETS COVERED BY THIS SEAL: 1

LEGAL DESCRIPTION

PARCEL 2022-131 – Part of Lot 3 of Scovel Second Addition in Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.72 acres more or less, including 0.06 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 Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-00'-50" West 296.84 feet along the West line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) said Section Sixteen (16) to the **POINT OF BEGINNING**, corner also being the Southwest corner of Lot 2 of Scovel Addition as recorded in Book 2002, Page 4457 in the Office of the Delaware County Recorder;

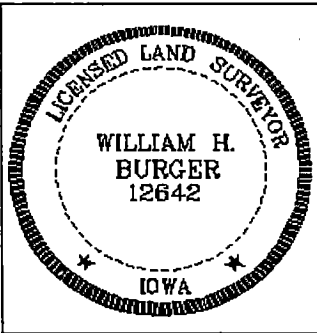
Thence South 89°-15'-20" East 378.39 feet along the South line and to the Southeast corner of said Lot 2;

Thence South 00°-47'-31" West 80.23 feet;

Thence South 89°-59'-12" West 377.28 feet to the West line of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), also being the West line of Lot 3 of Scovel Second Addition as recorded in Book 2005, Page 1575 in the Office of the Delaware County Recorder;

Thence North 00°-00'-50" East 85.23 feet along West line of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the West line of said Lot 3 to the **POINT OF BEGINNING**, containing a total of 0.72 acres more or less, including 0.06 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 West line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-00'-50" East.

	<p>SURVEYORS CERTIFICATE</p> <p>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;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 11/4/22 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 2 covered by this seal</p>
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LEGAL DESCRIPTION

PARCEL 2022-132 – Part of Lot 3 of Scovel Second Addition in Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 36.13 acres more or less, including 0.30 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:

BEGINNING at the Southeast corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-57'-59" West 1126.86 feet along the South line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) said Section Sixteen (16), also being a Southerly line of Lot 3 of Scovel Second Addition as recorded in Book 2005, Page 1575 in the Office of the Delaware County Recorder;

Thence North 43°-34'-44" West 79.04 feet along a Southerly line of said Lot 3;

Thence South 46°-20'-52" West 83.05 feet along a Southerly line of said Lot 3;

Thence South 89°-57'-59" West 127.02 feet along a Southerly line of said Lot 3 and along the South line and to the Southwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Sixteen (16);

Thence North 00°-00'-50" East 468.77 feet along the West line of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), also being the West line of said Lot 3 to the Southwest corner of Lot 2 of said Scovel Second Addition;

Thence South 88°-32'-06" East 279.38 feet along the South line and to the Southeast corner of said Lot 2;

Thence North 00°-22'-27" West 172.28 feet along the East line and to the Northeast corner of said Lot 2;

Thence North 88°-49'-44" West 22.19 feet along the North line of said Lot 2 to the Northeast corner of Lot 1 of said Scovel Second Addition;

Thence North 00°-22'-27" West 176.44 feet along the East line and to the Northeast corner of said Lot 1;

Thence North 81°-44'-31" West 257.41 feet along the North line and to the Northwest corner of said Lot 1;

Thence North 00°-00'-50" East 104.23 feet to the West line of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and the West line of said Lot 3;

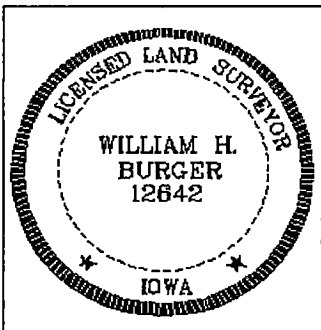
Thence North 89°-59'-12" East 377.28 feet;

Thence North 00°-47'-31" East 376.99 feet to the Northwest corner of said Lot 3;

Thence South 89°-14'-54" East 994.53 feet along the North line of said Lot 3 and along the North line and to the Northeast corner of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4);

Thence South 00°-22'-46" West 1315.22 feet along said East line of said Lot 3 and the East line of said Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) to the **POINT OF BEGINNING**, containing a total of 36.13 acres more or less, including 0.30 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 West line of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-00'-50" East.

	<p><u>SURVEYORS CERTIFICATE</u></p> <p>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;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 11/4/22 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>3</u> covered by this seal</p>
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R-126-2022
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of **Parcel 2022-131 and Parcel 2022-132**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of William H. Burger, dated October 17, 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 2022-131** part of Lot 3 of Scovel Second Addition in Section Sixteen (16), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County Iowa, containing a total of 0.72 acres more or less, including 0.06 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; and **Parcel 2022-132** part of Lot 3 of Scovel Second Addition in Section Sixteen (16), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County Iowa, containing a total of 36.13 acres more or less, including 0.30 acres more or less of public road right of way, subject to easements, reservations, restriction 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 2022-131 and Parcel 2022-132, 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 24th day of October, A.D., 2022.



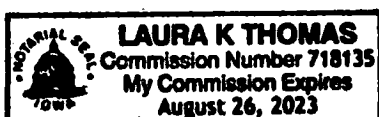

Connie Behnken, Mayor

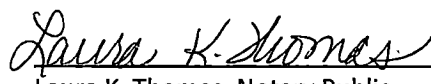
ATTEST:


Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 24th 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 the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number R-126-2022 adopted by the City Council on the 24th day of October, 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

CITY MANAGER DETERMINATION

Parcel 2022-131 part of Lot 3 of Scovel Second Addition in Section Sixteen (16), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County Iowa, containing a total of 0.72 acres more or less, including 0.06 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; and Parcel 2022-132 part of Lot 3 of Scovel Second Addition in Section Sixteen (16), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County Iowa, containing a total of 36.13 acres more or less, including 0.30 acres more or less of public road right of way, subject to easements, reservations, restriction and rights of way of record and not of record and more particularly described by metes and bounds qualifies as a Minor Subdivision as specified in Section 170.22 of the Manchester Code of Ordinances. Minor Subdivisions do not require review or approval by the Planning and Zoning Commission.

10/18/2022
Date

Timothy J. Vick
Timothy J. Vick, City Manager