

COUNTY: DELAWARE
SECTION 30, T 89 N, R 5 W
ALIQUOT PART:
SW 1/4 - NW 1/4, NW 1/4 - SW 1/4, SW 1/4 - SW 1/4
CITY:
SURVEY: PARCEL 2023-60, PARCEL 2023-61, PARCEL 2023-62
BLOCK: LOTS:
PROPRIETOR: BRIAN M. LINDSAY - PARCEL A
WILBUR E. KEHRLI - PARCEL B
REQUESTED BY: JEFF AND BRIAN LINDSAY
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

JUL 26 2023



Book 2023 Page 1745

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Delaware Co. Auditor

JUL 26 2023

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**PLAT OF SURVEY**

PARCEL 2023-60, PART OF THE SW 1/4 - NW 1/4; PARCEL 2023-61, PART OF THE SW 1/4 - NW 1/4 AND PART OF THE NW 1/4 - SW 1/4; PARCEL 2023-62, PART OF THE NW 1/4 - SW 1/4 AND PART OF THE SW 1/4 - SW 1/4; SECTION 30, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

**LEGAL DESCRIPTION:**

**PARCEL 2023-60**, Part of the SW 1/4 of the NW 1/4 of Section 30, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 9.99 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**BEGINNING** at the Northwest Corner of the SW 1/4 of the NW 1/4 of Section 30, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, also being the northwest corner of Parcel B, as recorded in Plat Book 7, Page 173;

**THENCE** along the northerly line of the SW 1/4 of the NW 1/4 of said Section 30 and northerly line of said Parcel B, South 89° 56' 49" East, 1069.45 feet, to the easterly line of said Parcel B;

**THENCE** along the easterly line of said Parcel B, South 00° 43' 37" East, 33.00 feet;

**THENCE** continuing along the easterly line of said Parcel B, South 89° 56' 49" East, 308.21 feet, the westerly line of the East 1 acre of the SW 1/4 of the NW 1/4 of said Section 30;

**THENCE** continuing along the easterly line of said Parcel B and westerly line of the East 1 acre of the SW 1/4 of the NW 1/4, and also the Easterly Line of Parcel A, as recorded in Plat Book 7, Page 173, South 00° 48' 30" East (assumed bearing), 286.00 feet;

**THENCE** North 89° 30' 18" West, 589.75 feet;

**THENCE** South 88° 12' 07" West, 792.00 feet to the Westerly Line of said Parcel A;

**THENCE** along the westerly line of said Parcel A and said Parcel B, North 00° 07' 50" West, 340.00 feet to the **POINT OF BEGINNING**;

**LEGAL DESCRIPTION:**

**PARCEL 2023-61**, Part of the SW 1/4 of the NW 1/4 and part of the NW 1/4 of the SW 1/4 of Section 30, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 50.00 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**BEGINNING** at the West Quarter Corner of Section 30, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, being on the westerly line of Parcel A, as recorded in Plat Book 7, Page 173;

**THENCE** along the westerly line of said Parcel A and westerly line of the NW 1/4 of the SW 1/4, North 00° 07' 50" West, 980.34 feet;

**THENCE** North 88° 12' 07" East, 792.00 feet;

**THENCE** South 89° 30' 18" East, 589.75 feet to the easterly line of said Parcel A;

**THENCE** along the easterly line of said Parcel A, South 00° 48' 30" East, (assumed bearing) 1566.17 feet;

**THENCE** South 89° 43' 09" West, 1399.49 feet to the westerly line of said Parcel A and the westerly line of NW 1/4 of the SW 1/4;

**THENCE** along the westerly line of said Parcel A and the westerly line of NW 1/4 of the SW 1/4, North 00° 10' 21" West, 572.79 feet to the **POINT OF BEGINNING**;

**LEGAL DESCRIPTION:**

**PARCEL 2023-62**, Part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the SW 1/4 of Section 30, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 47.58 acres, including 0.37 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 Southwest Corner of Section 30, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, being on the southwest corner of Parcel A, as recorded in Plat Book 7, Page 173;

**THENCE** along the westerly line of the SW 1/4 of said Section 30, North 00° 10' 21" West, 2076.26 feet;

**THENCE** North 89° 43' 09" East, 1399.49 feet to the easterly line of said Parcel A and westerly line of the east 1 acre of the NW 1/4 of the SW 1/4 of said Section 30;

**THENCE** along the easterly line of said Parcel A, and westerly line of the east 1 acre of the NW 1/4 of the SW 1/4, South 00° 48' 30" East, (assumed bearing) 756.45 feet;

**THENCE** continuing along the easterly line of said Parcel A, and westerly line of the east 1 acre of the SW 1/4 of the SW 1/4 of said Section 30, South 00° 47' 38" East, 398.55 feet, to the southerly line of said Parcel A and the boundary of a parcel recorded in Land Deed Book 133, Page 200;

**THENCE** along the southerly line of said Parcel A and boundary of said parcel, South 89° 43' 09" West, 932.47 feet;

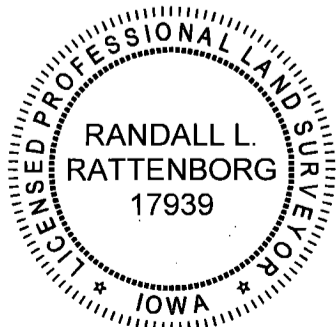
**THENCE** continuing along the southerly line of said Parcel A and boundary of said parcel, South 01° 04' 19" East, 921.76 feet, to the southerly line of the SW 1/4 of the SW 1/4;

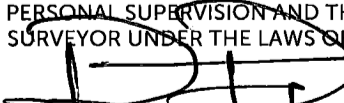
**THENCE** continuing along the southerly line of said Parcel A and to the southerly line of the SW 1/4 of the SW 1/4, South 89° 45' 38" West, 494.20 feet to the **POINT OF BEGINNING**;

SURVEYED ON: JULY 2023

SURVEY REQUESTED BY: JEFF AND BRIAN LINDSAY

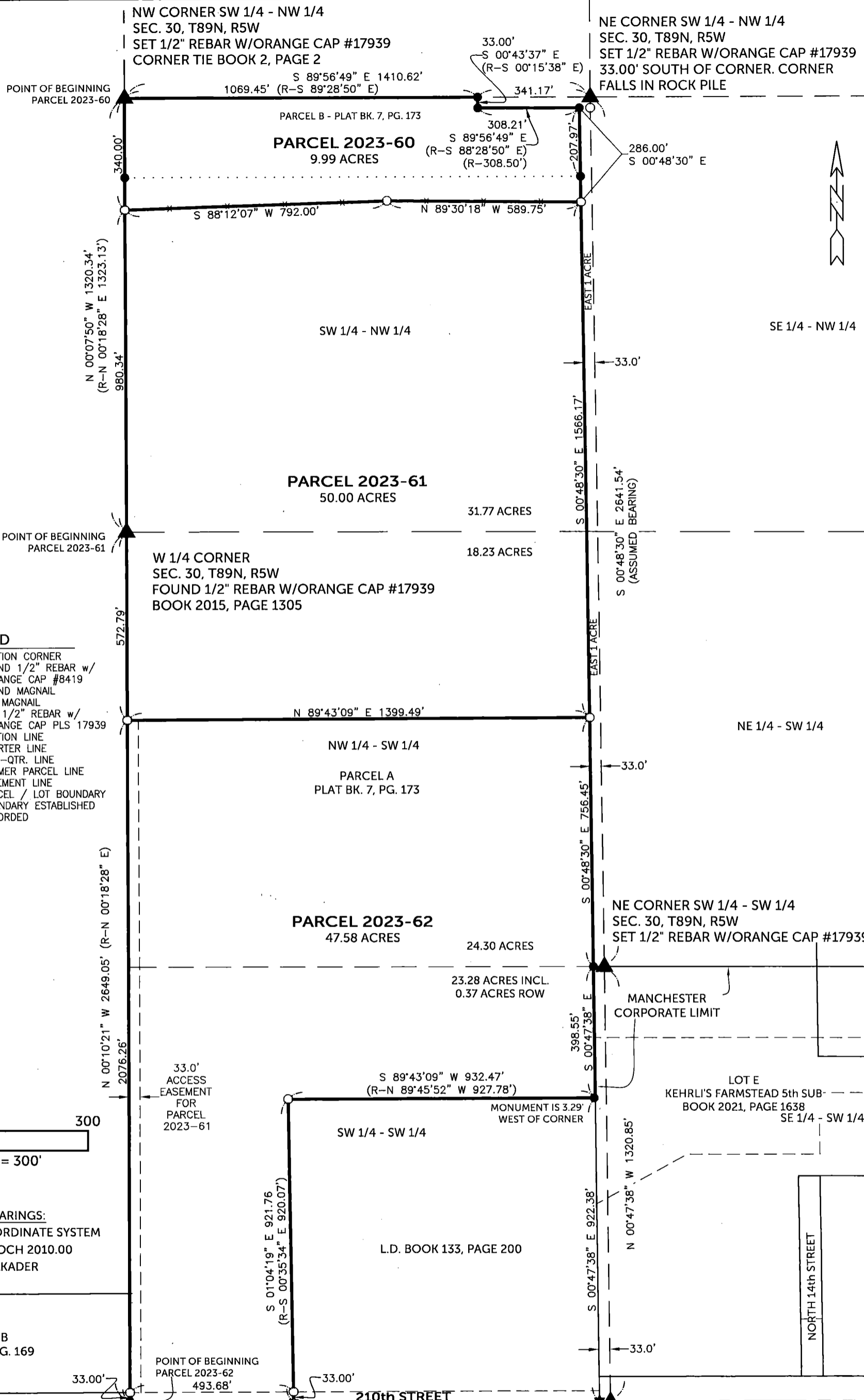
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PROPRIETORS: <b>BRIAN M. LINDSAY - PARCEL A</b> <b>WILBUR E. KEHRLI - PARCEL B</b>		PROJECT NO. 23-058
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.		SCALE: 1" = 300'
 RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 7/24/2023 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023		DATE: 7/12/2023
<b>BURRINGTON GROUP, INC.</b> Civil Engineering   Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com		DRAWN BY: RLR
		CHECKED BY: DM/DDK
		GPS BOX: MANCHESTER
		SHEET 1 OF

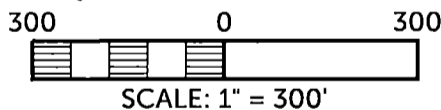
SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PARCEL 2023-60, PART OF THE SW 1/4 - NW 1/4; PARCEL 2023-61, PART OF THE SW 1/4 - NW 1/4 AND PART OF THE NW 1/4 - SW 1/4;  
 PARCEL 2023-62, PART OF THE NW 1/4 - SW 1/4 AND PART OF THE SW 1/4 - SW 1/4;  
 SECTION 30, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



**LEGEND**

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/ ORANGE CAP #8419
- ★ FOUND MAGNAIL
- ☆ SET MAGNAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FORMER PARCEL LINE
- EASEMENT LINE
- PARCEL / LOT BOUNDARY
- BOUNDARY ESTABLISHED RECORDED



**BASIS OF BEARINGS:**  
 IOWA REGIONAL COORDINATE SYSTEM  
 NAD 83(2011) EPOCH 2010.00  
 ZONE 3: ELKADER

PARCEL B  
 PLAT BK. 7, PG. 169

**R-064-2023**  
**RESOLUTION WAIVING RIGHT TO REVIEW PLAT**

WHEREAS, the Plat of Survey of **Parcel 2023-60, Parcel 2023-61, and Parcel 2023-62**, Section 30, T89N, R5W of the Fifth P.M., Delaware County, Iowa affecting premises more specifically shown in the attached plat and legal descriptions has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa; and,

WHEREAS, Chapter 170.23 of the City Code of the City of Manchester, Iowa, allows for exceptions to the subdivision ordinance; and,

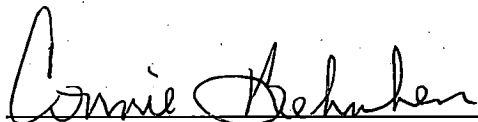
WHEREAS, the attached Plat of Survey falls under Manchester City Code Chapter 170.23(3) "A division of property where all new lots or parcels are for agricultural purposes, all lots will be greater than 35 acres..." and Chapter 170.23(6) "Adjustments of boundary lines and/or easements between two abutting parcels where such adjustments do not increase or decrease the size of either lot affected by the adjustment by more than 25 percent," and is exempt from subdivision regulations; and,

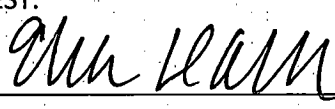
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Plat of Survey of **Parcel 2023-60, Parcel 2023-61, and Parcel 2023-62**, Section 30, T89N, R5W of the Fifth P.M., Delaware County, Iowa, is an exception to Chapter 170.23 of the City Code of the City of Manchester, Iowa, and hereby waives it's right to review said plat.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Plat of Survey as by law provided.

Passed this 24<sup>th</sup> day of July, 2023.

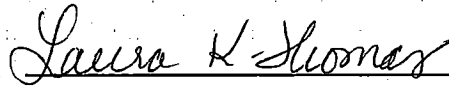


  
\_\_\_\_\_  
Connie Behnken, Mayor

ATTEST:  
  
\_\_\_\_\_  
Erin Learn, City Clerk

STATE OF IOWA                    )  
  ) SS.  
COUNTY OF DELAWARE        )

On this 25<sup>th</sup> day of July, 2023, 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-064-2023 adopted by the City Council on the 24<sup>th</sup> day of July, 2023, 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

