

COUNTY: DELAWARE  
SECTION 33, T 89 N, R 5 W  
ALIQUOT PART: SW 1/4 - SW 1/4  
CITY:  
SURVEY: PARCEL 2024-55 & PARCEL 2024-56  
BLOCK: LOTS:  
PROPRIETOR: PATRICIA A. GRAYBILL REVOCABLE TRUST AGREEMENT  
REQUESTED BY: KEVIN GRAYBILL  
SURVEYOR: RANDALL L. RATTENBORG  
COMPANY: BURREINGTON, GROUP, INC.  
105 W. MAIN STREET, MANCHESTER, IA 52057  
INFO@BURREINGTONGROUP.COM 563-927-2434

FILED  
Delaware Co. Assessor  
JUL 08 2024

FILED  
Delaware Co. Auditor  
JUL 08 2024

Book 2024 Page 1576  
Document 2024 1576 Type 06 002 Pages 3  
Date 7/08/2024 Time 2:16:43PM  
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**PLAT OF SURVEY**

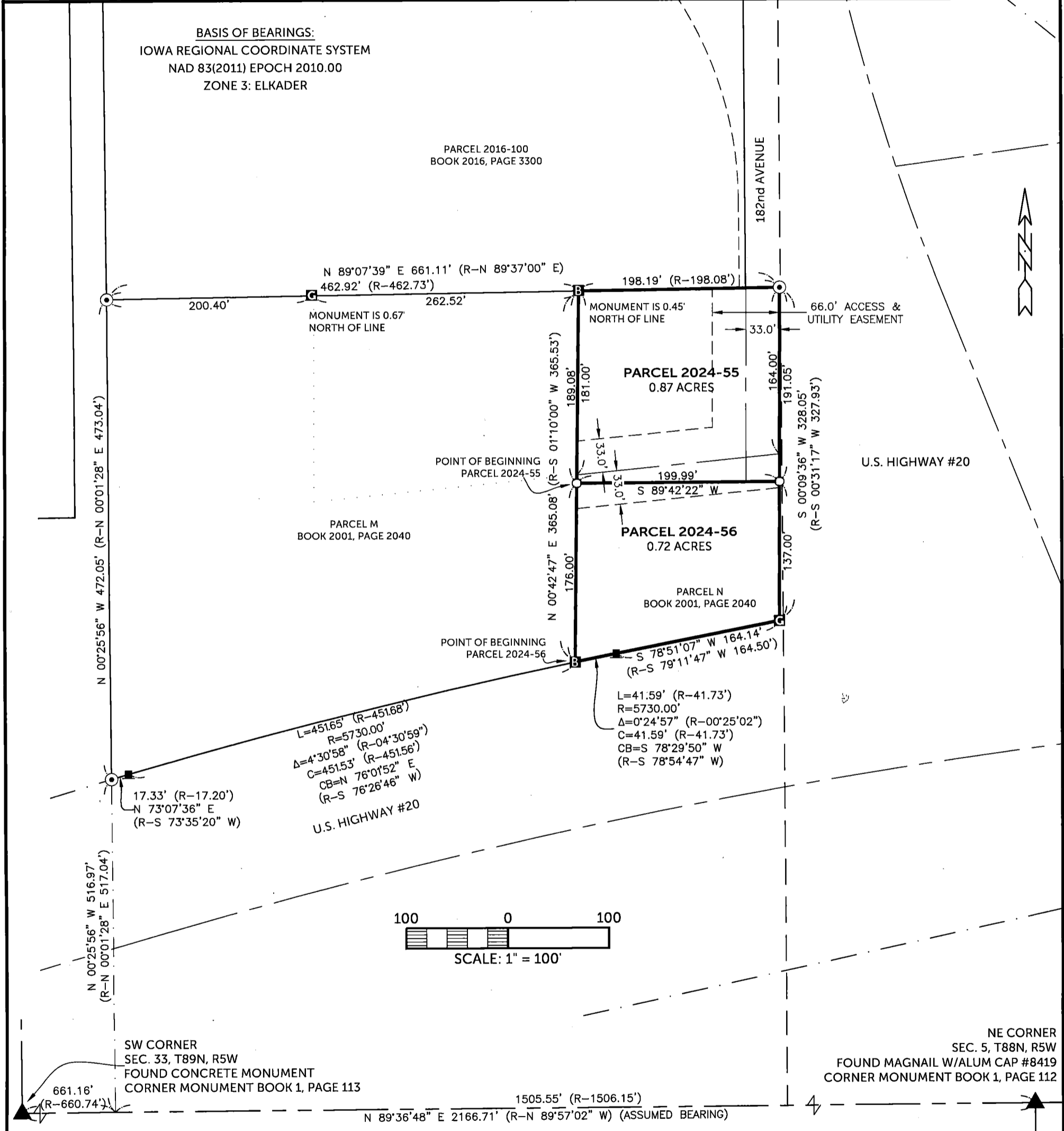
**PARCEL 2024-55, PART OF PARCEL N IN THE SW 1/4 - SW 1/4,  
PARCEL 2024-56, PART OF PARCEL N IN THE SW 1/4 - SW 1/4,  
SECTION 33, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA**

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

PARCEL 2016-100  
BOOK 2016, PAGE 3300

PARCEL M  
BOOK 2001, PAGE 2040

PARCEL N  
BOOK 2001, PAGE 2040



SURVEYED ON: 6/17/2024  
SURVEY REQUESTED BY: KEVIN GRAYBILL

Q:\Civil3D\_Survey\Manchester\Manchester IaRCS 2022.dwg

PROPRIETORS: **PATRICIA A. GRAYBILL REVOCABLE TRUST AGREEMENT**

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, 2025

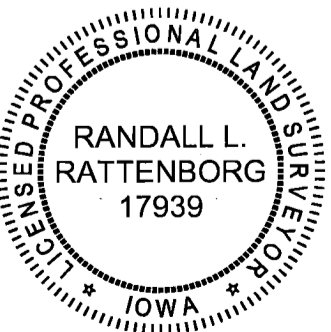
7/8/2024  
DATE

**BURREINGTON GROUP, INC.**  
Civil Engineering | Land Surveying  
105 W. Main Street Manchester, Iowa 52057 burreingtongroup.com

PROJECT NO. 24-087  
SCALE: 1" = 100'  
DATE: 6/17/2024  
DRAWN BY: RLR  
CHECKED BY: DDK  
GPS BOX: MANCHESTER  
SHEET 1 OF 2

**LEGEND**

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/YELLOW CAP #12642
- FOUND 1/2" REBAR w/ORANGE CAP #8419
- ⊙ FOUND 2" I.D. IRON PIPE
- FOUND RIGHT OF WAY RAIL
- SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FORMER PARCEL LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED



SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PARCEL 2024-55, PART OF PARCEL N IN THE SW 1/4 - SW 1/4,  
PARCEL 2024-56, PART OF PARCEL N IN THE SW 1/4 - SW 1/4,  
SECTION 33, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

**LEGAL DESCRIPTION:**

**PARCEL 2024-55**, Part of Parcel N in the SW 1/4 of the SW 1/4 of Section 33, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.87 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the southwest corner of Section 33, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the southerly line of the SW 1/4 of the SW 1/4 of said Section 33, North 89° 36' 48" East (assumed bearing), 661.16 feet, to a southerly extension of the westerly line of Parcel M, as recorded in Book 2001, Page 2040;

**THENCE** along said southerly extension, North 00° 25' 56" West, 516.97 feet, to the southerly line of said Parcel M, being the northerly right of way line of US Hwy. #20;

**THENCE** along the southerly line of said Parcel M and northerly line of US Hwy. #20, North 73° 07' 36" East, 17.33 feet;

**THENCE** continuing along the southerly line of said Parcel M and northerly line of US Hwy. #20 along a circular curve concave southeasterly having an arc length of 461.65 feet, a radius of 5730.00 feet, a central angle of 04° 30' 58", a chord length of 451.53 feet, and a chord bearing of North 76° 01' 52" East, to the westerly line of Parcel N, as recorded in Book 2001, Page 2040;

**THENCE** along the westerly line of said Parcel N, North 00° 42' 47" East, 176.00 feet to the **POINT OF BEGINNING**;

**THENCE** continuing along the westerly line of said Parcel N, North 00° 42' 47" East, 189.08 feet, to the northerly line of said Parcel N;

**THENCE** along the northerly line of said Parcel N, North 89° 07' 39" East, 198.19 feet to the easterly line of said Parcel N;

**THENCE** along the easterly line of said Parcel N, South 00° 09' 36" W, 191.05 feet;

**THENCE** South 89° 42' 22" West, 199.99 feet to the **POINT OF BEGINNING**.

**LEGAL DESCRIPTION:**

**PARCEL 2024-56**, Part of Parcel N in the SW 1/4 of the SW 1/4 of Section 33, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.72 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the southwest corner of Section 33, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the southerly line of the SW 1/4 of the SW 1/4 of said Section 33, North 89° 36' 48" East (assumed bearing), 661.16 feet, to a southerly extension of the westerly line of Parcel M, as recorded in Book 2001, Page 2040;

**THENCE** along said southerly extension, North 00° 25' 56" West, 516.97 feet, to the southerly line of said Parcel M, being the northerly right of way line of US Hwy. #20;

**THENCE** along the southerly line of said Parcel M and northerly line of US Hwy. #20, North 73° 07' 36" East, 17.33 feet;

**THENCE** continuing along the southerly line of said Parcel M and northerly line of US Hwy. #20 along a circular curve concave southeasterly having an arc length of 461.65 feet, a radius of 5730.00 feet, a central angle of 04° 30' 58", a chord length of 451.53 feet, and a chord bearing of North 76° 01' 52" East, to the westerly line of Parcel N, as recorded in Book 2001, Page 2040, the **POINT OF BEGINNING**;

**THENCE** along the westerly line of said Parcel N, North 00° 42' 47" East, 176.00 feet;

**THENCE** North 89° 42' 22" East, 199.99 feet to the easterly line of said Parcel N;

**THENCE** along the easterly line of said Parcel N, South 00° 09' 36" West, 137.00 feet, to the southerly line of said Parcel N, being the northerly right of way line of US Hwy. #20;

**THENCE** along the southerly line of said Parcel N and northerly line of US Hwy. #20, South 78° 51' 07" West, 164.14 feet;

**THENCE** continuing along the southerly line of said Parcel N and northerly line of US Hwy. #20 along a circular curve concave southeasterly having an arc length of 41.59 feet, a radius of 5730.000 feet, a central angle of 00° 24' 57", a chord length of 41.59 feet, and a chord bearing of South 78° 29' 50" West, to the **POINT OF BEGINNING**.

**R-071-2024**  
**RESOLUTION WAIVING RIGHT TO REVIEW PLAT**

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

PARCEL 2024-55, PART OF PARCEL N IN THE SW 1/4 - SW 1/4, and PARCEL 2024-56, PART OF PARCEL N IN THE SW 1/4 - SW 1/4, ALL IN SECTION 33, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA; and,

WHEREAS, PARCEL 2024-55 and PARCEL 2024-56 of this Plat of Survey falls under Manchester Code Chapter 170.23 (2) "A division of property through the probate of an estate, or by order of a court of law.", and is exempt from subdivision regulations; and,


WHEREAS, the owner(s) of the property, Patricia A Graybill Revocable Trust Agreement requests the City of Manchester waive it's right to review this property division; and,

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 2024-55, PART OF PARCEL N IN THE SW 1/4 - SW 1/4, and PARCEL 2024-56, PART OF PARCEL N IN THE SW 1/4 - SW 1/4, ALL IN SECTION 33, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA.

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 24<sup>th</sup> day of June, 2024.

CITY OF MANCHESTER, IOWA

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

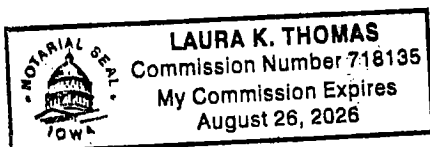



ATTEST:

  
\_\_\_\_\_  
Erin Learn, City Clerk

STATE OF IOWA            )  
  ) ss.  
COUNTY OF DELAWARE )

On this 24<sup>th</sup> day of June, 2024, before me Laura 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-071-2024 by the City Council of the City of Manchester, Iowa on the 24<sup>th</sup> day of June, 2024, 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 Thomas, Notary Public