

COUNTY: DELAWARE
SECTION 29, T 89 N, R 5 W
ALIQUOT PART: NW 1/4 - NE 1/4
CITY: MANCHESTER
SURVEY: WEST 99.3 FEET - LOT 17, HENRY ACERS' ADDITION
BLOCK: LOTS:
PROPRIETOR: SARA NICOLE YOUNG
REQUESTED BY: SARA NICOLE YOUNG
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 31 2024

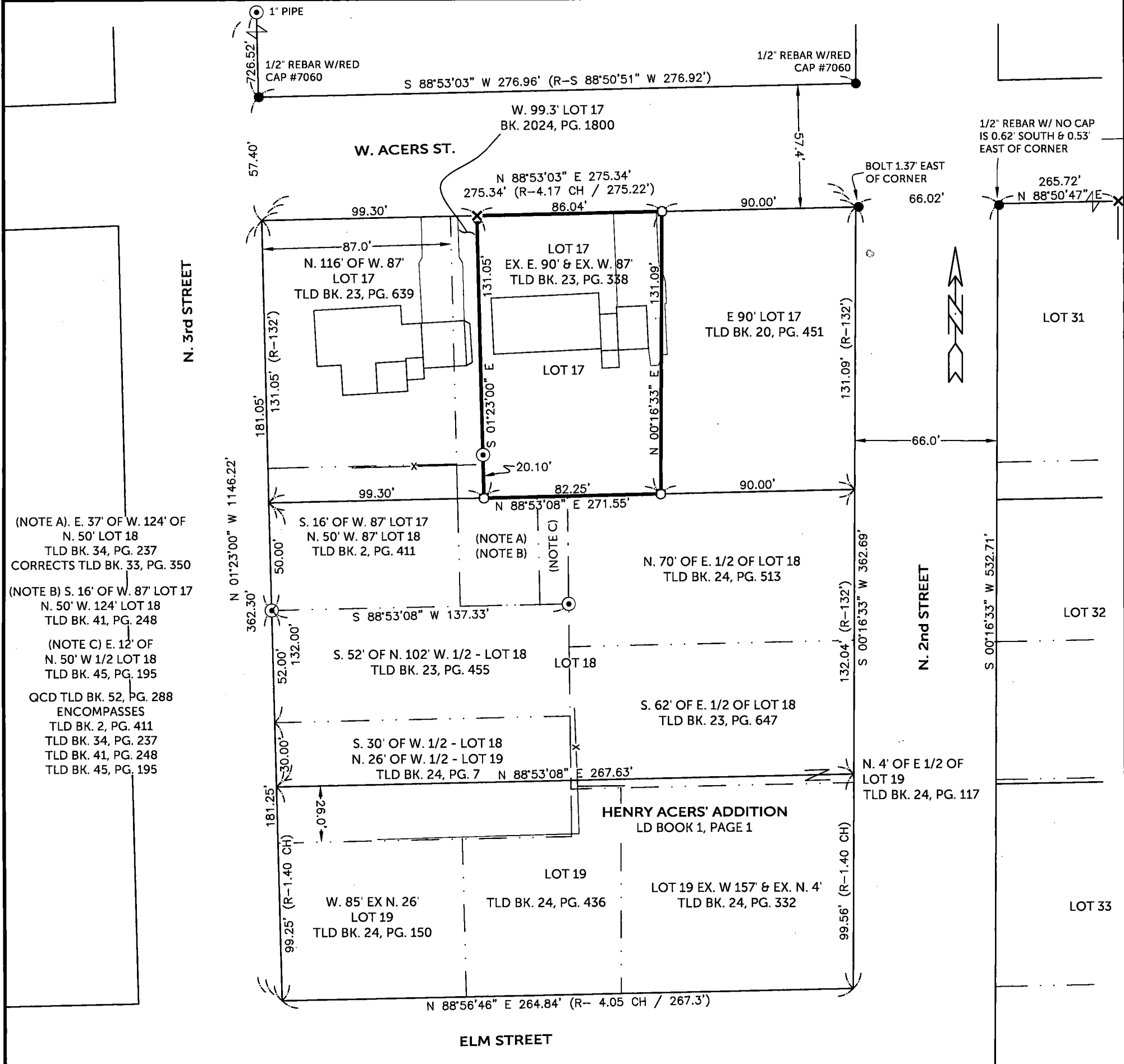
Book 2024 Page 1816
Document 2024 1816 Type 06 002 Pages 3
Date 7/31/2024 Time 12:37:51PM
Rec Amt \$17.00

FILED
Delaware Co. Auditor
JUL 31 2024

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

LOT SEVENTEEN (17) OF HENRY ACERS' ADDITION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 1, EXCEPT THE EAST NINETY (90.0) FEET THEREOF AND EXCEPT THE WEST 99.3 FEET THEREOF, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



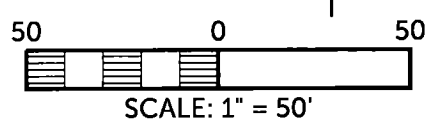
(NOTE A) E. 37' OF W. 124' OF N. 50' LOT 18 TLD BK. 34, PG. 237 CORRECTS TLD BK. 33, PG. 350
(NOTE B) S. 16' OF W. 87' LOT 17 N. 50' W. 124' LOT 18 TLD BK. 41, PG. 248
(NOTE C) E. 12' OF N. 50' W 1/2 LOT 18 TLD BK. 45, PG. 195
QCD TLD BK. 52, PG. 288 ENCOMPASSES TLD BK. 2, PG. 411 TLD BK. 34, PG. 237 TLD BK. 41, PG. 248 TLD BK. 45, PG. 195

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

SURVEYED ON: 5/7 & 6/28/2024
SURVEY REQUESTED BY: SARA NICOLE YOUNG

LEGEND

FOUND CUT 'X'
FOUND 1/2" IRON PIPE
SET 1/2" REBAR w/ORANGE CAP #17939
SET CUT 'X'
FENCE LINE
LOT DIVISION LINE
LOT LINE
BOUNDARY ESTABLISHED
RECORDED AS



Q:\Civil3D_Survey\Manchester\Manchester IaRCS 2022.dwg



PROPRIETORS: **SARA NICOLE YOUNG**
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 DATE 7/31/2024
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 24-049
SCALE: 1" = 50'
DATE: 6/4/2024
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: MANCHESTER
SHEET 1 OF 1

SHEETS COVERED BY THIS SEAL: THIS SHEET

R-072-2024
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

LOT SEVENTEEN (17) OF HENRY ACERS' ADDITION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 1, EXCEPT THE EAST NINETY (90.0) FEET THEREOF AND EXCEPT THE WEST 99.3 FEET THEREOF, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA; and

WHEREAS, the WEST 99.3 FEET OF LOT SEVENTEEN (17) OF HENRY ACERS' ADDITION TO MANCHESTER, IOWA of this Plat of Survey falls under Manchester Code Chapter 180.23 (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 WEST 99.3 FEET OF LOT SEVENTEEN (17) OF HENRY ACERS' ADDITION TO MANCHESTER, IOWA of this Plat of Survey falls under Manchester Code Chapter 180.23 (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, Sara Nichole Young has requested the City waive their right to review this property division.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Manchester, Iowa that the City Council of the City of Manchester, Iowa hereby waives it's right to review the plat, and 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 24th day of June, 2024.

CITY OF MANCHESTER, IOWA



Connie Behnken, Mayor

ATTEST:

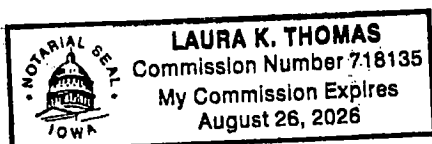


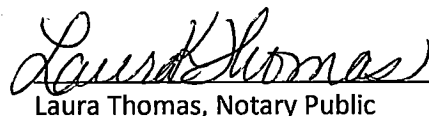
Erin Learn, City Clerk



STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 24th 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-072-2024 passed by the City Council of the City of Manchester, Iowa on the 24th 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

MORTGAGE HOLDERS ACKNOWLEDGMENT

The MidWestOne Bank, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

By Megan A McAllister

By [Signature]

State of Iowa)
County of Dubuque) Ss:

On this 25th day of June, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Megan McAllister and Jason Heister, to me personally known, who being duly sworn, did say that they are the VP and VP respectively, of the MidWestOne Bank executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed hereto is the seal of the) ; that said instrument was signed (and sealed) on behalf of the Corporation by authority of its Board of Directors; and that Megan McAllister and Jason Heister as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Corporation, by it and by them voluntarily executed.

Tanya Ostwinkle
Notary Public in and for said State

