

COUNTY: DELAWARE
 SECTION 29, T 89 N, R 5 W
 ALIQUOT PART: NW 1/4 - NE 1/4
 CITY: MANCHESTER
 SURVEY: South 20.10' of the West 99.3' - Lot 17, Henry Acers' Addition
 BLOCK: LOTS:
 PROPRIETOR: Douglas Alan Henderson
 REQUESTED BY: Mitchell S. Boeckenstedt and Mary E. Boeckenstedt
 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

AUG 23 2024

FILED
 Delaware Co. Auditor

AUG 23 2024

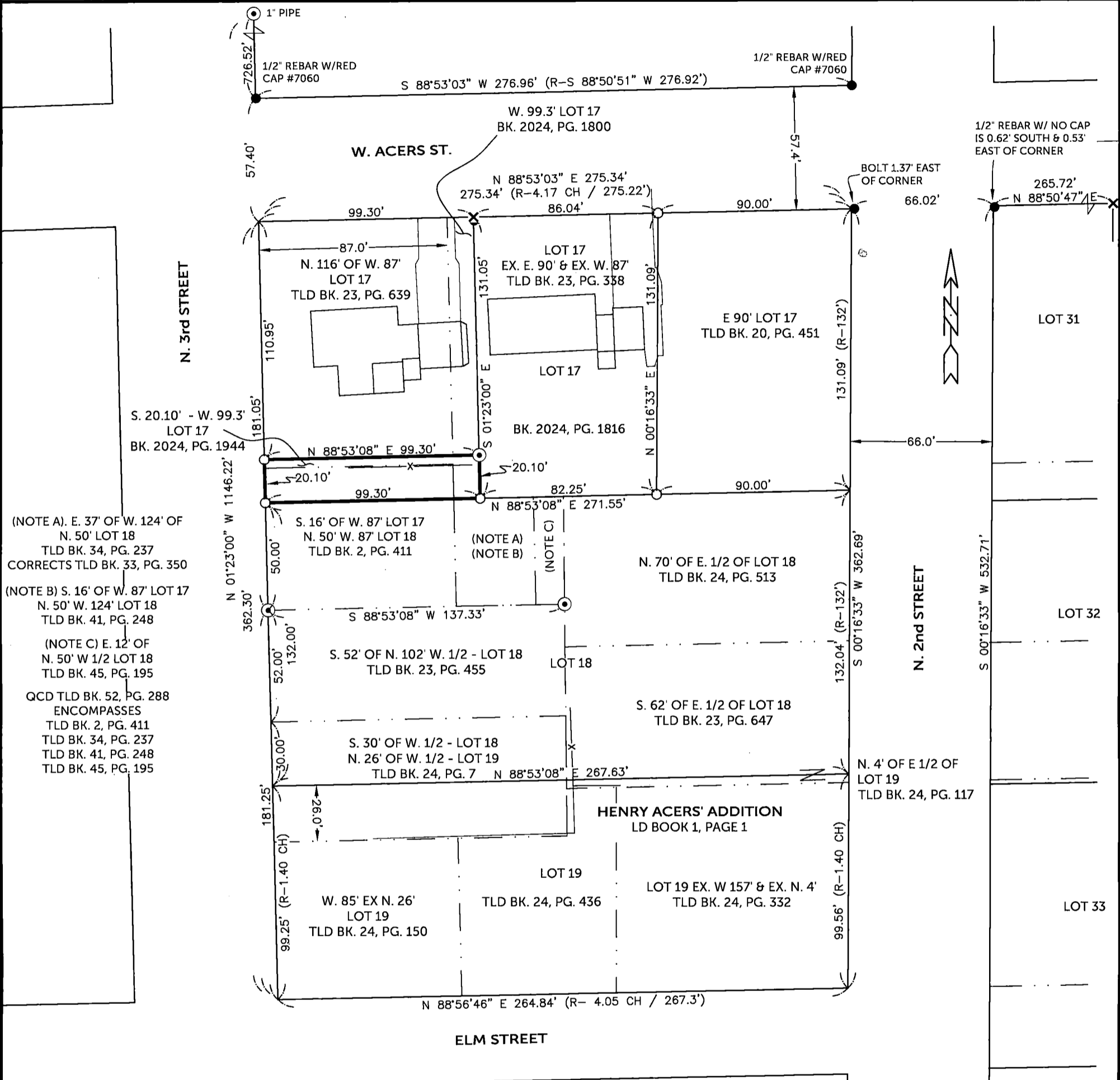
Book 2024 Page 2055

Document 2024 2055 Type 06 002 Pages 2
 Date 8/23/2024 Time 10:14:05AM
 Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

PLAT OF SURVEY

THE SOUTH TWENTY AND ONE TENTH (20.10) FEET OF THE WEST NINETY-NINE AND THREE TENTHS (99.30) FEET OF LOT 17 OF HENRY ACERS' ADDITION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 1, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

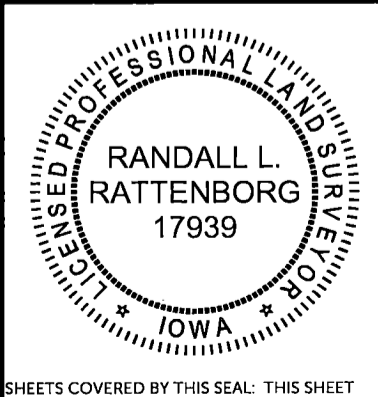


BASIS OF BEARINGS:
 IOWA REGIONAL COORDINATE SYSTEM
 NAD 83(2011) EPOCH 2010.00
 ZONE 3: ELKADER

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
	R RECORDED AS

Q:\Civil3D_Survey\Manchester\Manchester IaRCS 2022.dwg
 SURVEYED ON: 8/22/2024
 SURVEY REQUESTED BY: Mitchell S. Boeckenstedt and Mary E. Boeckenstedt



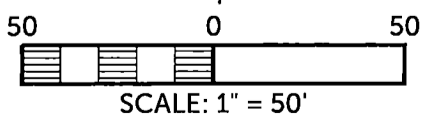
PROPRIETORS: **Douglas Alan Henderson**

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.

[Signature]
 RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 8/22/2024
 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: 6/19/2024
 DRAWN BY: RLR
 CHECKED BY: DDK
 GPS BOX: MANCHESTER
 SHEET 1 OF 1



R-087-2024
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

THE SOUTH TWENTY AND ONE TENTH (20.10) FEET OF THE WEST NINETY-NINE AND THREE TENTHS (99.30) FEET OF LOT 17 OF HENRY ACERS' ADDITION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 1, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, and

WHEREAS, **THE SOUTH TWENTY AND ONE TENTH (20.10) FEET OF THE WEST NINETY-NINE AND THREE TENTHS (99.30) FEET OF LOT 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

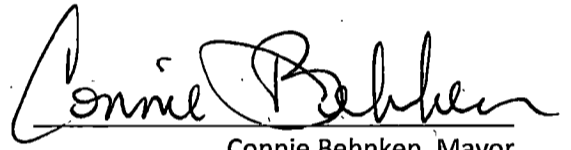
WHEREAS, **THE SOUTH TWENTY AND ONE TENTH (20.10) FEET OF THE WEST NINETY-NINE AND THREE TENTHS (99.30) FEET OF LOT 17 OF HENRY ACERS' ADDITION TO MANCHESTER, IOWA** of this Plat of Survey falls under Manchester Code Chapter 180.23 (6) "Adjustment of boundary lines and/or easements between two abutting parcels...", and is exempt from subdivision regulations, and

WHEREAS, the owner(s) of the property, Mitchell S. Boeckenstedt and Mary E. Boeckenstedt have requested the City waive their right to review this property division, and

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 12th day of August, 2024.


Connie Behnken, Mayor

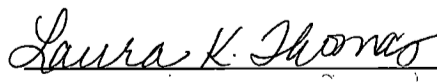
ATTEST:


Erin Learn, City Clerk



STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 13th day of August, 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-087-2024 passed by the City Council of the City of Manchester, Iowa on the 12th day of August, 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

