

COUNTY: DELAWARE
SECTION 18, T 89 N, R 5 W
ALIQUOT PART: NE 1/4-NE 1/4, SE 1/4 - NE 1/4, SW 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2025-41, PARCEL 2025-42
BLOCK: LOTS:
PROPRIETOR: PARCEL 2025-41: JAMES L. WESSELS
PARCEL 2025-42: CJH FARMS, LLC
REQUESTED BY: BARB SAILER, HOMEFRONT REALTY
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
MAY 19 2025

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Delaware Co. Auditor
MAY 19 2025

Book 2025 Page 1273
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2025-41, PART OF LOT 3 OF BLOSCH SUBDIVISION IN THE SW 1/4 - NE 1/4;
PARCEL 2025-42, PART OF THE NE 1/4 - NE 1/4 AND PART OF THE SE 1/4 - NE 1/4
SEC. 18, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2025-41, Part of Lot 3 of Blosch Subdivision in the SW 1/4 of the NE 1/4 of Section 18, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.09 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of the SW 1/4 of the NE 1/4 of Section 18, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, being on the easterly line of Lot 3 of Blosch Subdivision, recorded in Book 2002, Page 2309;

THENCE along the southerly line of the said SW 1/4 of the NE 1/4, South 89° 58' 02" West, 18.00 feet;

THENCE North 01° 59' 18" West, 438.68 feet to the easterly line of the said SW 1/4 of the NE 1/4, being the easterly line of said Lot 3;

THENCE along the easterly line of the said SW 1/4 of the NE 1/4, being the easterly line of said Lot 3, South 04° 20' 00" East, 439.67 feet to the **POINT OF BEGINNING**;

The easterly line of the SW 1/4 of the NE 1/4 of Section 18, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 04° 20' 00" East.

LEGAL DESCRIPTION:

PARCEL 2025-42, Part of the NE 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 18, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.61 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of the SE 1/4 of the NE 1/4 of Section 18, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, being on the easterly line of Lot 3 of Blosch Subdivision, recorded in Book 2002, Page 2309;

THENCE along the westerly line of the said SE 1/4 of the NE 1/4 and easterly line of said Lot 3, North 04° 20' 00" West, 439.67 feet to the **POINT OF BEGINNING**;

THENCE continuing along the westerly line of the said SE 1/4 of the NE 1/4 and easterly line of said Lot 3, North 04° 20' 00" West, 1026.38 feet, to the northeast corner of said Lot 3;


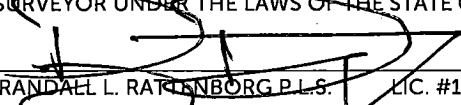

THENCE along an easterly extension of the northerly line said Lot 3, North 87° 10' 14" East, 52.00 feet;

THENCE South 01° 25' 49" East, 1026.33 feet to the **POINT OF BEGINNING**;

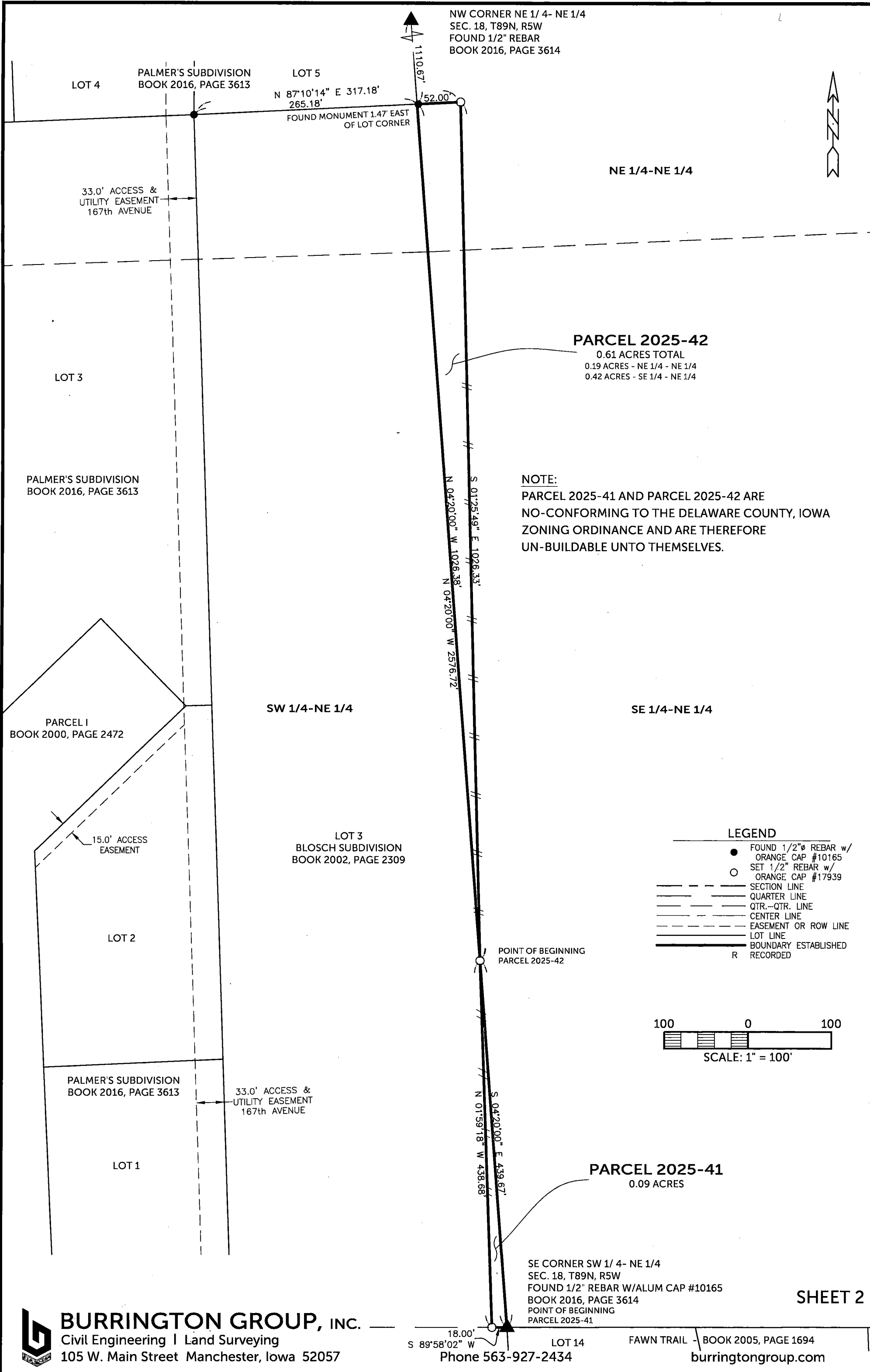
The westerly line of the SE 1/4 of the NE 1/4 of Section 18, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 04° 20' 00" West.

SURVEYED ON: 4/11/2025
SURVEY REQUESTED BY: BARB SAILER, HOMEFRONT REALTY

Q:\Civil3D_Survey\GPS Box 22\GPS Box 22 2016.dwg

	PROPRIETORS: PARCEL 2025-41: JAMES L. WESSELS PARCEL 2025-42: CJH FARMS, LLC	PROJECT NO. 25-035
	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" = 100'
	 RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025	DATE: 5/2/2025
	 BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	DRAWN BY: rlr
		CHECKED BY: ddk
SHEETS COVERED BY THIS SEAL: SHEET 1 & 2		GPS BOX: 22 SHEET 1 OF 2

NW CORNER NE 1/4- NE 1/4
SEC. 18, T89N, R5W
FOUND 1/2" REBAR
BOOK 2016, PAGE 3614

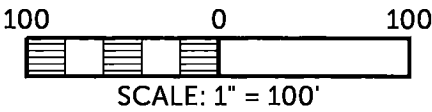


PARCEL 2025-42
0.61 ACRES TOTAL
0.19 ACRES - NE 1/4 - NE 1/4
0.42 ACRES - SE 1/4 - NE 1/4

NOTE:
PARCEL 2025-41 AND PARCEL 2025-42 ARE
NO-CONFORMING TO THE DELAWARE COUNTY, IOWA
ZONING ORDINANCE AND ARE THEREFORE
UN-BUILDABLE UNTO THEMSELVES.

LEGEND

- FOUND 1/2" REBAR w/
ORANGE CAP #10165
- SET 1/2" REBAR w/
ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED
R RECORDED



PARCEL 2025-41
0.09 ACRES

SE CORNER SW 1/4- NE 1/4
SEC. 18, T89N, R5W
FOUND 1/2" REBAR W/ALUM CAP #10165
BOOK 2016, PAGE 3614
POINT OF BEGINNING
PARCEL 2025-41

SHEET 2

R-045-2025
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2025-41, Part of Lot 3 of Blossch Subdivision in the SW 1/4 of the NE 1/4 of Section 18, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, and

PARCEL 2025-42, Part of the NE 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 18, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, and

WHEREAS, **PARCEL 2025-41** and **PARCEL 2025-42** of this Plat of Survey falls under Manchester Code Chapter 170.23 (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, **PARCEL 2025-41** and **PARCEL 2025-42** of this Plat of Survey also falls under Manchester Code Chapter 170.23 (6) "Adjustment of boundary lines and/or easements between two abutting parcels...", and is exempt from subdivision regulations, and

WHEREAS, the owner of **PARCEL 2025-41**, James L. Wessels, and

WHEREAS, the owner of **PARCEL 2025-42**, CJH Farms, LLC 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 of

PARCEL 2025-41, Part of Lot 3 of Blossch Subdivision in the SW 1/4 of the NE 1/4 of Section 18, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, and

PARCEL 2025-42, Part of the NE 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 18, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa

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 May, 2025



CITY OF MANCHESTER, IOWA

A handwritten signature in cursive script, appearing to read "Connie Behnken".

Connie Behnken, Mayor

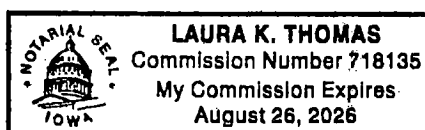
ATTEST:

A handwritten signature in cursive script, appearing to read "Erin Learn".

Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 12th day of May, 2025, 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 he instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in resolution R-045-2025 passed by the City Council of the City of Manchester, Iowa on the 12th day of May, 2025 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.



A handwritten signature in cursive script, appearing to read "Laura K. Thomas".
Laura Thomas, Notary Public