

COUNTY: DELAWARE
SECTION 19, T 89 N, R 5 W
ALIQUOT PART: NE 1/4 - NE 1/4, SE 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2025-43, PARCEL 2025-44, PARCEL 2025-45
BLOCK: LOTS:
PROPRIETOR: JOHN E. TYRRELL TRUST
REQUESTED BY: CLARK TYRRELL
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

FILED
Delaware Co. Auditor
MAY 19 2025

Book 2025 Page 1274
Document 2025 1274 Type 06 002 Pages 4
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY	PARCEL 2025-43, PARCEL 2025-44, PARCEL 2025-45
	ALL PART OF THE NE 1/4 - NE 1/4 AND PART OF THE SE 1/4 - NE 1/4 IN SECTION 19, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2025 - 43, 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 19, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 2.50 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the northeast corner of the SE 1/4 of the NE 1/4 of Section 19, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the easterly line of the said SE 1/4 of the NE 1/4, South 01° 51' 05" East, 19.00 feet, to the northerly line of a parcel recorded in Land Deed Book 120, Page 248 and also as depicted in Plat Book 2, Page 132;

THENCE along said northerly line, North 59° 28' 24" West, 603.67 feet to the **POINT OF BEGINNING**;

THENCE continuing along said northerly line, North 59° 28' 24" West, 40.00 feet, to the easterly line of a parcel recorded in Land Deed Book 89, Page 4;

THENCE along said easterly line, South 40° 54' 55" West, 109.55 feet;

THENCE continuing along said easterly line, South 13° 18' 27" West, 280.00 feet, to the southerly line of the parcel recorded in Land Deed Book 89, Page 4;

THENCE along said southerly line, South 89° 24' 49" West, 39.20 feet, to the boundary line of a parcel as shown in Plat Book 6, Page 80;

THENCE along said boundary line, North 09° 59' 28" East, 169.67 feet;

THENCE continuing along said boundary line, North 17° 56' 09" East, 124.09 feet;

THENCE continuing along said boundary line, North 09° 48' 05" East, 281.55 feet;

THENCE continuing along said boundary line, North 05° 28' 03" East, 104.93 feet;

THENCE continuing along said boundary line, North 84° 29' 45" West, 50.27 feet;

THENCE continuing along said boundary line, South 67° 20' 09" West, 63.10 feet, to the southeasterly line of parcel B, as recorded in Plat Book 7, Page 172;

THENCE along the said southeasterly line, North 42° 01' 24" East, 57.70 feet;

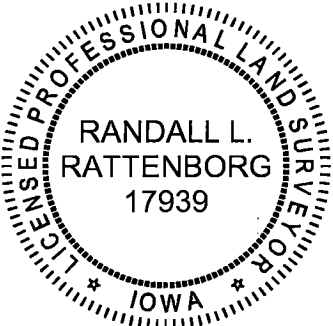
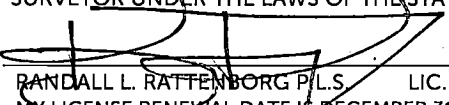
THENCE continuing along the said southeasterly line, South 86° 55' 13" East, 152.23 feet;

THENCE continuing along said southeasterly line, North 76° 53' 55" East, 324.86 feet;

THENCE South 36° 00' 22" West, 129.14 feet;

THENCE South 37° 02' 51" West, 396.00 feet to the **POINT OF BEGINNING**;

The easterly line of the SE 1/4 of the NE 1/4 of Section 19, T89N, R5W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 51' 05" East.re

SURVEYED ON: 4/11 & 5/5/2025 SURVEY REQUESTED BY: CLARK TYRRELL		Q:\Civil3D_Survey\Manchester\Manchester IaRCS 2022.dwg	
	PROPRIETORS: JOHN E. TYRRELL TRUST		
	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.		PROJECT NO. 25-030
	RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025		SCALE: 1" = 150'
	 5/19/2025 DATE		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
		GPS BOX: MANCHESTER	
		SHEET 1 OF 3	

SHEETS COVERED BY THIS SEAL: SHEET 1 - 3

LEGAL DESCRIPTION:

PARCEL 2025 - 44, 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 19, T89N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, containing 5.71 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner of the SE 1/4 of the NE 1/4 of Section 19, T89N, R5W, of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the easterly line of the said SE 1/4 of the NE 1/4, South 01° 51' 05" East, 19.00 feet, to the southerly line of a parcel recorded in Land Deed Book 86, Page 20 and also as depicted in Plat Book 2, Page 132;

THENCE along said southerly line, North 59° 28' 24" West, 603.67 feet;

THENCE North 37° 02' 51" East, 396.00 feet;

THENCE North 36° 00' 22" East, 129.14 feet, to the southeasterly line of parcel B, as recorded in Plat Book 7, Page 172;

THENCE along said southeasterly line, North 32° 32' 09" East, 324.66 feet, to the easterly line of the NE 1/4 of the NE 1/4 of said Section 19;

THENCE along the easterly line of the said NE 1/4 of the NE 1/4, South 01° 45' 57" East, 982.34 feet to the **POINT OF BEGINNING**;

The easterly line of the SE 1/4 of the NE 1/4 of Section 19, T89N, R5W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 51' 05" East.

LEGAL DESCRIPTION:

PARCEL 2025 - 45, 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 19, T89N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, containing 9.29 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the northeast corner of the SE 1/4 of the NE 1/4 of Section 19, T89N, R5W, of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the easterly line of the said SE 1/4 of the NE 1/4, South 01° 51' 05" East, 19.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the easterly line of the said SE quarter of the NE 1/4, South 01° 51' 05" East, 580.17 feet to the boundary line of a parcel recorded in Land Deed Book 120, Page 248, and also as depicted in Plat Book 2, Page 132;

THENCE along said boundary line, North 55° 45' 23" West, 322.95 feet;

THENCE continuing along said boundary line, North 55° 43' 21" West, 264.10 feet;

THENCE continuing along said boundary line, North 55° 54' 28" West, 110.96 feet;

THENCE continuing along said boundary line, South 33° 41' 26" West, 331.99 feet;

THENCE continuing along said boundary line, North 56° 34' 55" West, 45.03 feet;

THENCE continuing along said boundary line, North 29° 19' 28" West, 36.59 feet;

THENCE continuing along said boundary line, North 07° 20' 08" West, 37.32 feet;

THENCE continuing along said boundary line, North 18° 16' 49" East, 153.34 feet;

THENCE continuing along set boundary line, North 66° 18' 37" West, 32.75 feet, to the easterly line of Parcel A, as recorded in Plat Book 7, Page 172;

THENCE continuing along said boundary line and easterly line of said Parcel A, North 16° 44' 33" East, 190.29 feet;

THENCE continuing along said boundary line, North 89° 24' 49" East, 39.20 feet;

THENCE continuing along said boundary line, North 13° 18' 27" East, 280.00 feet;

THENCE continuing along said boundary line, North 40° 54' 55" East, 109.55 feet;

THENCE continuing along said boundary line, South 59° 28' 24" East, 643.67 feet to the **POINT OF BEGINNING**;

The easterly line of the SE 1/4 of the NE 1/4 of Section 19, T89N, R5W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 51' 05" East.

Note: Parcel 2025 - 45 is a retracement of Land Deed Book 120, Page 248.

PARCEL 2025-43, PARCEL 2025-44, PARCEL 2025-45

ALL PART OF THE NE 1/4 - NE 1/4 AND PART OF THE SE 1/4 - NE 1/4
SECTION 19, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NE CORNER
SEC. 19, T89N, R5W
FOUND 2" PIPE
BOOK 2020, PAGE 4695

SHEET 3

DUNKEL'S SUBDIVISION
PLAT BOOK 2, PAGE 122
VACATED BOOK 2014, PAGE 2358

AMENDED BOUNDARY OF PARCELS A & B COURT CASE #EQCV004483

PARCEL B
PLAT BK. 7, PG. 172

MEANDER LINE
REPRESENTING FORMER
LOCATION OF THE
MAQUOKETA RIVER
(QUAKER MILL POND)

NE 1/4 - NE 1/4

MONUMENT IS 0.34'
WEST OF LINE

MONUMENT IS 1.00'
WEST OF LINE

57.70'
N 42°01'24" E
63.10'
S 67°20'09" W

152.23'
S 86°55'13" E

LD BK. 89, PG. 4

LD BK. 86, PG. 20

PARCEL 2025-43
2.50 ACRES

PARCEL 2025-44
5.71 ACRES
5.71 ACRES NE 1/4 - NE 1/4
360 S.F. SE 1/4 - NE 1/4

POINT OF BEGINNING
PARCEL 2025-43

109.55'
S 40°54'55" W

PLAT BK. 2, PG. 132

LD BK. 120, PG. 248

NE CORNER SE 1/4 - NE 1/4
SEC. 19, T89N, R5W
FOUND 1" IRON ROD
BOOK 2020, PAGE 4695

POINT OF BEGINNING
PARCEL 2025-44

POINT OF BEGINNING
PARCEL 2025-45

PARCEL 2025-45
9.29 ACRES

VACATED
INDEPENDENCE &
MCCOUNTS ROAD
BK. 2005, PG. 4480

30' ACCESS
EASEMENT
BK. 2005,
PG. 4481

PARCEL A
PLAT BK. 7, PG. 172

ACCESS
EASEMENT AREA

LOT 2

LOT 1

LOT 3

SE 1/4 - NE 1/4

MONUMENT IS 2.54'
FROM CORNER

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

CENTERLINE OF 195th ST.
CONDEMNATION-MISC. BK. M, PG. 34

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 7°20'08" W	37.32'
L2	N 29°19'28" W	36.59'
L3	N 56°34'55" W	45.03'

LOT 1
RATTENBORG'S ADDITION
BOOK 2005, PAGE 4345

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR (UNLESS NOTED)
- FOUND IRON PIPE (SIZE NOTED)
- FOUND 1/2" REBAR W/YELLOW CAP #12642
- FOUND 1/2" REBAR W/YELLOW CAP #7474
- ◆ FOUND 3/4" IRON ROD
- FOUND 1/2" REBAR W/ORANGE CAP #8419
- SET 1/2" REBAR W/ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- FORMER LOT/PARCEL BOUNDARY
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- RECORDED

R-046-2025
RESOLUTION WAIVING RIGHT TO REVIEW PLAT

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

PARCEL 2025-43, Part the NE 1/4 of the NE 1/4 and part of the SE ¼ of the NE 1/4 of Section 19, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, and

PARCEL 2025-44, Part the NE 1/4 of the NE 1/4 of Section 19, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, and

PARCEL 2025-45, Part the NE 1/4 of the NE 1/4 and part of the SE ¼ of the NE 1/4 of Section 19, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, and

WHEREAS, **PARCEL 2025-43**, **PARCEL 2025-44** and **PARCEL 2025-45** 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 of **PARCEL 2025-43**, **PARCEL 2025-44** and **PARCEL 2025-45**, John E. Tyrrell Trust, has requested the City waive it's 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 2025-43, Part the NE 1/4 of the NE 1/4 and part of the SE ¼ of the NE 1/4 of Section 19, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, and

PARCEL 2025-44, Part the NE 1/4 of the NE 1/4 of Section 19, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, and

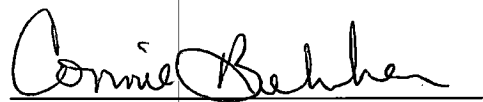
PARCEL 2025-45, Part the NE 1/4 of the NE 1/4 and part of the SE ¼ of the NE 1/4 of Section 19, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa

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

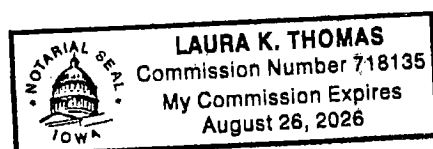

Connie Behnken, Mayor


ATTEST:


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-046-2025 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.




Laura K. Thomas, Notary Public