

Recorded: 9/26/2025 at 1:52:26.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2586

Prepared by & Return to: Erin Learn, City Clerk, City of Manchester, Iowa, 208 East Main Street, Manchester, Iowa 52057,
Phone: (563) 927-3636

R-040-2024

RESOLUTION ASSENTING TO THE ANNEXATION OF CERTAIN REAL ESTATE TO THE CITY OF MANCHESTER, IOWA

WHEREAS, the City of Manchester, State of Iowa, is a duly organized municipal corporation; and,

WHEREAS, there has been presented to the City Council of said City an Application for Annexation, as required by Section 368.7 of the Code of Iowa, executed by Kammiller Tree Service LLC, party to the real estate to be annexed, said real estate lying adjacent to the existing City Limits of the City as shown on the accompanying plat in Exhibit "A" attached hereto; and,

WHEREAS, the City of Manchester, Iowa, desires to annex said territory upon the application heretofore presented.

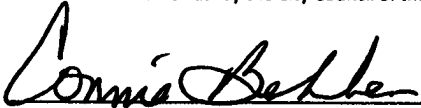
NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Manchester, Iowa, as follows:

1. That the Application for Annexation be approved for the real estate described as:

Parcel 2022-129, Part of the NW ¼ - NE ¼, Part of the SW ¼ - NE ¼, and Part of Lot 5 of Fink's Subdivision all in Section 6, T88N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2022, Page 3167

2. That on the passage of this Resolution, this territory shall thereafter be and become a part of the City of Manchester, Iowa, and shall be zoned I-2 General Industrial District.
3. That the Clerk shall forthwith cause this Resolution and the attached exhibit to be filed with the Secretary of State, Delaware County Board of Supervisors, each affected public utility, and the State Department of Transportation as required by Section 368.7 of the Code of Iowa.

PASSED AND APPROVED by the City Council of the City of Manchester, Iowa, the 25th day of March, 2024.


Connie Behnken, Mayor

ATTEST:

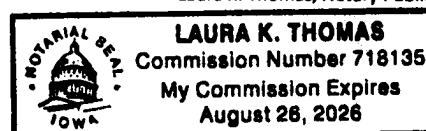

Erin Learn, City Clerk



STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 26th day of March, 2024, 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 the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number R-040-2024 adopted by the City Council on the 25th day of March, 2024, and that Connie Behnken and Erin Learn acknowledge 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



COUNTY: DELAWARE
SECTION 6, T 88 N, R 5 W
ALIQUOT PART: NW 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2022-129 & PARCEL 2022-130
BLOCK: LOTS:
PROPRIETOR: 1/2 INTEREST: DA GUDENKAUF FAMILY TRUST
1/2 INTEREST: JUDITH A. GUDENKAUF
REQUESTED BY: ROB GUDENKAUF
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
OCT 21 2022

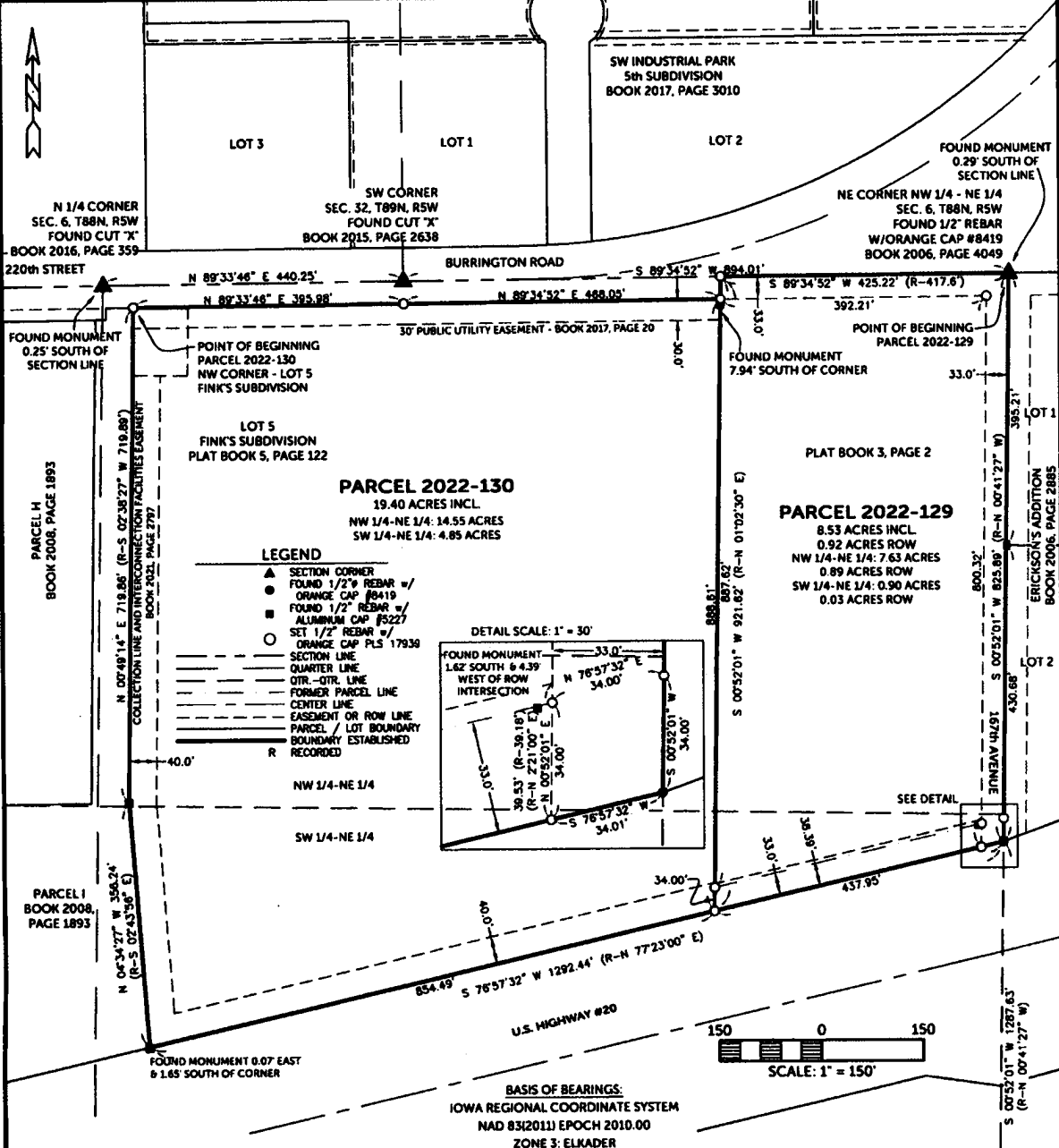
FILED
Delaware Co. Auditor
OCT 21 2022

Book 2022 Page 3167
Document 2022 3167 Type 06 002 Pages 3
Date 10/21/2022 Time 2:12:26PM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2022-129, PART OF THE NW 1/4 - NE 1/4, PART OF THE SW 1/4 - NE 1/4, & PART OF LOT 5 OF FINK'S SUBDIVISION
PARCEL 2022-130, PART OF LOT 5 OF FINK'S SUBDIVISION
ALL IN SECTION 6, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 10/3/2022
SURVEY REQUESTED BY: ROB GUDENKAUF



PROPRIETORS:
1/2 INTEREST: DA GUDENKAUF FAMILY TRUST
1/2 INTEREST: JUDITH A. GUDENKAUF

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 RENEWS DATE 15 DECEMBER 31, 2023

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 22-126

SCALE: 1" = 150'

DATE: 10/4/2022

DRAWN BY: RLR

CHECKED BY: DM/DDK

GPS BOX: MANCHESTER

SHEET 1 OF 2

SE CORNER SW 1/4 - NE 1/4
SEC. 6, T88N, R5W
FOUND 1/2" REBAR
W/YELLOW CAP #12642
CORNER TIE BOOK 2, PAGE 76

PARCEL 2022-129, PART OF THE NW 1/4 - NE 1/4, PART OF THE SW 1/4 - NE 1/4, & PART OF LOT 5 OF FINK'S SUBDIVISION
 PARCEL 2022-130, PART OF LOT 5 OF FINK'S SUBDIVISION
 ALL IN SECTION 6, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2022-129, Part of the NW 1/4 of the NE 1/4, part of the SW 1/4 of the NE 1/4, and part of Lot 5 of Fink's Subdivision, Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 8.53 acres, including 0.92 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of the NW 1/4 of the NE 1/4 of Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the east line of the NE 1/4 of said Section 6, South 00° 52' 01" West, 825.89 feet, to the northerly right of way line of U.S. Hwy #20;

THENCE along the northerly right of way line of U.S. Hwy #20, South 76° 57' 32" West, 437.95 feet, to the southerly extension of the westerly line of a parcel recorded in Plat Book 3, Page 2, also being a southerly extension of the easterly line of Lot 5 of Fink's Subdivision, as recorded in Plat Book 5, Page 122;

THENCE along said line, North 00° 52' 01" East, 921.62 feet, to the northerly line of the NW 1/4 of the NE 1/4 of said Section 6;

THENCE along the northerly line of the NW 1/4 of the NE 1/4 of said Section 6, North 89° 34' 52" East, 425.22 feet to the **POINT OF BEGINNING**;

The easterly line of the NE 1/4 of Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 52' 01" West.

LEGAL DESCRIPTION:

PARCEL 2022-130, Part of Lot 5 of Fink's Subdivision, Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 19.40 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of Lot 5 of Fink's Subdivision as recorded in Plat Book 5, Page 122;

THENCE along the northerly line of said Lot 5 also being the southerly right of way line of 220th St (a/k/a Burrington Road), North 89° 33' 46" East, 395.98 feet;

THENCE continuing along the northerly line of said Lot 5 also being the southerly right of way line of 220th St (a/k/a Burrington Road), North 89° 34' 52" East, 468.05 feet, to the easterly line of said Lot 5;

THENCE along the easterly line of said Lot 5, South 00° 52' 01" West, 888.61 feet, to the northerly right of way line of U.S. Hwy #20;

THENCE along the northerly right of way line of U.S. Hwy #20, South 76° 57' 32" West, 854.48 feet to the westerly line of said Lot 5, also being the easterly line of Parcel I, as recorded in Book 2008, Page 1893;

THENCE along the westerly line of said Lot 5 and easterly line of said Parcel I, North 04° 34' 27" West, 358.24 feet;

THENCE continuing along the westerly line of said Lot 5 and easterly line of said Parcel I, North 00° 49' 14" East, 719.86 feet to the **POINT OF BEGINNING**;

The easterly line of the NE 1/4 of Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 52' 01" West.



BURRINGTON GROUP, INC.
 Civil Engineering | Land Surveying
 105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

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SHEET 2