Recorded: 10/9/2025 at 10:29:23.0 AM

County Recording Fee: \$27.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$30.00 Revenue Tax: \$0.00 Delaware County, Iowa

Daneen Schindler RECORDER

BK: 2025 PG: 2711

Return To: James T. Peters, 309 First Street East, Independence, Iowa 50644 Taxpayer: City of Manchester, 208 Est Main Street, Manchester, Iowa 50644 Preparer: James T. Peters, 309 First Street East, Independence, Iowa 50644

DEED OF DEDICATION

For the consideration of One Dollar(s) and other valuable consideration, Manchester Enterprises, Inc, does hereby Convey and Dedicate to the City of Manchester, Iowa, an Iowa municipal corporation, an easement for public roadway on over and across the real estate described as:

Lot A as shown on the attached plat of SW Industrial Park 5th Subdivision: A Subdivision of Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M. Delaware County as recorded in the Office of the Delaware County Recorder in Book 2017 at Page 3010 on 10/31/2017.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

*This deed is exempt according to Iowa Code 428A.2(21).

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he has good and lawful authority to sell and Convey and Dedicate the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

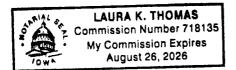
Dated: Oct 9, 2025

President:
Manchester Enterprises, Inc.

State of Iowa
County of Delaware

This instrument was acknowledged before me on this <u>1</u> Day of <u>October</u>, 2025 by <u>Steve J. Buesing</u> as President of Manchester Enterprises, Inc.

(Stamp or Seal) (Signature of notarial officer)
Title (and Rank)
My commission expires: 8 26 26



2017 Page 3010 FILED OCT 3 1 2017 Occument 2017 3010 Type 96 992 Pages 7 Date 19/31/2017 Time 3:46:33PN Rec Amt \$37.00 SECTION 32 & 33 , T 89 N, R 5 AUGUOT PART: SE 1/4-SE 1/4 Se FILED WIRE CO. Auditor OCT 8.1 2017 Daneen Schindler: RECORDER/REGISTRAR DELAWARE COUNTY IOWA SURVEYOR: Randy Ratterborg COMPANY: BURRINGTON, GRÖUP, INC. 105 W. MAIN STREET, MANCHESTER, IA \$2057 INFO@BURRINGTONGROUP.COM \$63-927-243 SURVEYED ON: October 2, 2017
SURVEY REQUESTED BY: Manchests F ... Lot 7 Southwest industrial Park 2 = 3 G RANDALL L RATTENBORG 17939 FINAL PLAT 31044 - Point of Beginning E of Eutology Fluid Spor AND DE 297 SW Industrial Park 5th Subdivision: A Subdivision of Lot 8, Quarter Section 31, and in the Southwest Quarter of West of the 5th P.M., Delaware County, lowa Lot 4 I HEREM CERTBY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS REPORMED BY ME OR UNDER MY DIRECT DESCRIPTION UNDER THE LAWS OF THE STATE OF IOWA. PROPRIETORS: Manchester Enterprises, Inc. BURRINGTON GROUP, INC. Civil Engineering 1 Land Surveying 105 W. Main Street Manchester, Iowa 52057 b 4 70 00 F 133 30 -4 1.99 Acres **F**[§6 C #17939 3 ° > 6 **3 3** 5 8.75 8 53.18,43, E Flot 5 DATE 2.62 ACT Southwest Industrial Park in the S the Southwest Quarter of Section MA INCENSE MEMERANT OWLE IN DESCRIBER ST 505 Lot 6 ş Įįį ş the Southeast Quarter of ection 32 all in Township Street \$ <u>0</u> Lot C 8 \$ 8 B CHECKED BY: ddk/m SCALE: 1' = 156' PROJECT NO. 17-149 GPS BCX: Manchasts DRAWN BY: dm DATE: October 3, 2017 w 5 10 127.74 83.23 722.25 PACHUS 0 ANGLE SW Industrial Park
5th Subdivision 4"52"26" 133'04'34" 100.91" 26'42'05" 21233 377'X 3745'23" 74"58"59" 1334.40" 13504'34" Proprietors: Monchester Enterprises **1** 89 the 28.69 Agree >77-33 93.20' N 42'17'22" E 16.000 68,16 708.24 ne Southeast) North, Rang 42.26 SCALE: 1" = 150" 13 0 CONTEN LIME

- FOOD PLASTIC CAP

TO READ PLASTIC CAP

TO READ PLASTIC CAP

TO READ PLASTIC CAP SCINON COMER RECOMES PURP 1/2" REPR »/ INC R.S. 19223 ST 1/2" REPR »/ DIMMES COP PLS 1/329 SET UNG MAL »/559 PLS 1/320 N 8702'47" E N 30'39'04" E 5 21'36'47" W ₩ 83'36'16" E CHORD BEARING N 25'18'39" W Range Œ

SW Industrial Park 5th Subdivision: A Subdivision Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, lower more particularly described as follows:

Beginning at the Northwest Corner of Lat 8 of the said Subdivision recorded in Book 6, Page 46 and Page 56 on file at the Delaware County Recorder's office in Manchester, lowa;

Thence North 58° 09' 04' East (Assumed Bearing), 339.53 feet along the North Line of sold Lot and the South Right-of-Way Line of Enterprise Drive and the South Line of a 80 foot Utility Access Spur Track Easement;

Thence South 63° 32' 56" East, 280.26 feet;

Thence North 88" 09" 04" East, \$11.07 feet all along said South Line to the West Right-of-Way Line of of South 5th Street;

Thence South 13" 09' 04" West, 83.43 feet along said Line

Thence Southwesterly along a 1096.00 foot Radius Curve Concave Northwesterly 1434.66 feet, (said curve having a Long Chord of South 50° 39' 04" West 1334.40 feet) along said Line and the Northwesterly Line of Burrington Road;

Thence South 88° 09' 04" West, \$46.70 feet along said Line to the East Line of an Easement Recorded in Book 1, Page 23 on file at the Delaware County Recorder's affice in Manchester, lowa;

Thence North 01° 50° 56" West, 933,38 feet along said Line to the Point of Beginning;

Containing 28.69 Acres, Subject to Easements of Record.