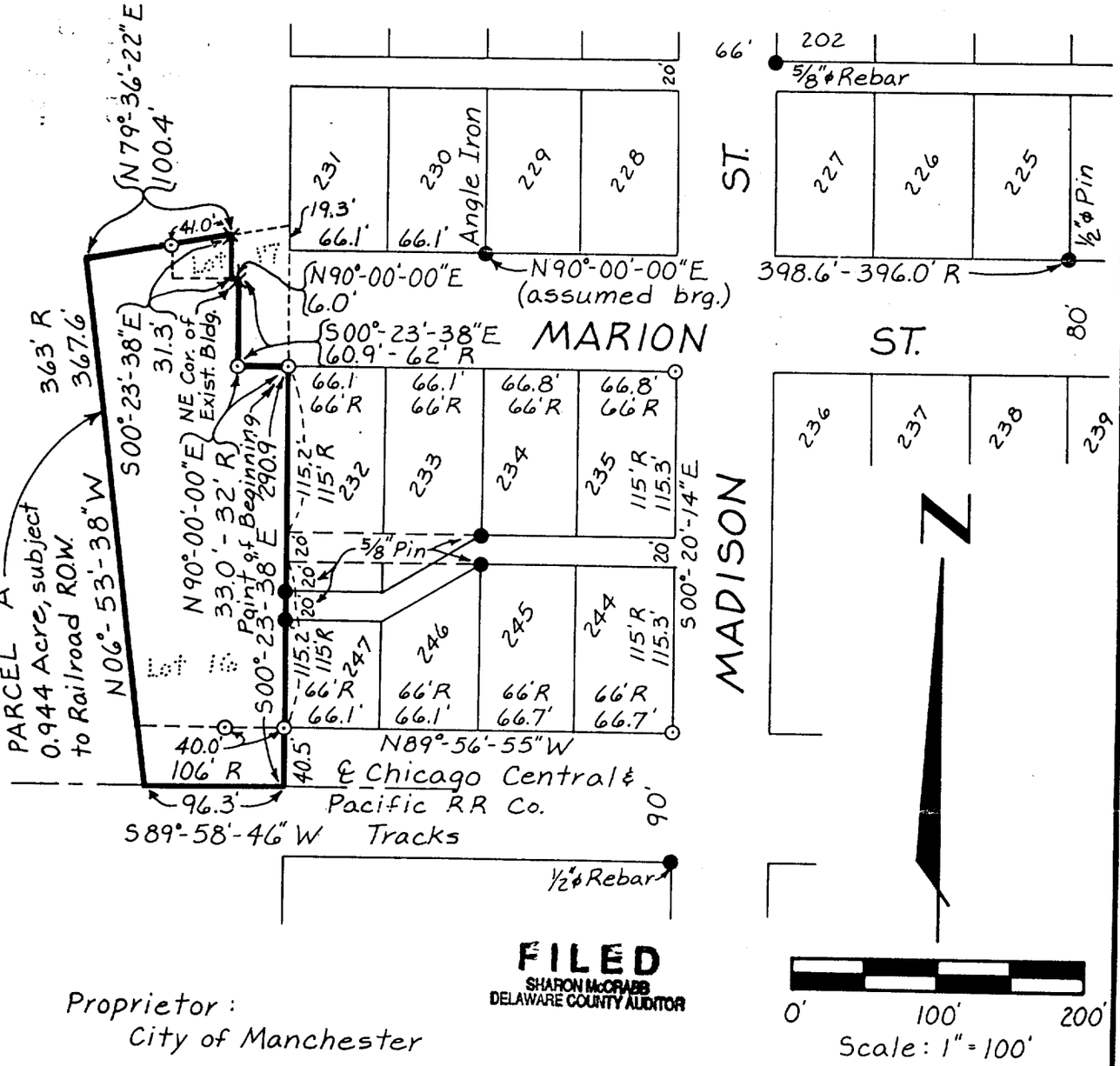
Plat of Survey

Parcel A of Lot 16 and part of Lot 17 of Mill Lot 258A, City of Manchester Delaware County, Iowa



FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

Proprietor:
City of Manchester

SEP 11 1991

FILED
9-11-91
Cheryl Stufflebeam
County Auditor

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

LEGEND

Found Survey Marker. . . . . ●
Recorded as . . . . . R
Set 1/2"ø Rebar with cap
Chiseled 'X' in concrete
Survey Boundary . . .

BRUCE A. TRAPP
IOWA
NOTARIAL SEAL

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly registered land surveyor under the laws of the State of Iowa.

Date 8-28, 19 91 Signed Lyle G. TeKippe
Iowa Reg. # 7060 Lyle G. TeKippe
Project No. 91022.LS Book 16 Page 57&70

TEKIPPE ENGINEERING, P.C.
128 SOUTH VINE ST.
WEST UNION, IOWA
PHONE (319) 422-5131

RAPIDS REPRODUCTIONS, INC. N32171

FILE No. 122-671
RECORDING FEE $ 10.00
TRANSFER FEE $

FILED FOR RECORD THE 11 DAY OF September, 1991 AT 10:56
O'CLOCK A. M. BOOK 6 PAGE 155

STATE OF IOWA, DELAWARE COUNTY
Jane A. Lloyd, Recorder
Plats

SURVEY AND PLAT OF:

Survey Description:

Parcel A of Lot 16 and part of Lot 17 of Mill Lot 258A, City of Manchester, Delaware County, Iowa, and more particularly described as follows: Beginning at the Northwest Corner of Lot 232, City of Manchester, Delaware County, Iowa; thence South 00°-23'-38" East 290.9 feet to the Centerline of the Chicago Central and Pacific Railroad Company tracks; thence South 89°-58'-46" West 96.3 feet along said Centerline; thence North 06°-53'-38" West 367.6 feet; thence North 79°-36'-22" East 100.4 feet; thence South 00°-23'-38" East 31.3 feet to the Northeast Corner of an existing building; thence North 90°-00'-00" East 6.0 feet; thence South 00°-23'-38" East 60.9 feet to the West extension of the South Right-of-Way Line of Marion Street; thence North 90°-00'-00" East (assumed bearing) 33.0 feet along said extended Line to the Point of Beginning, containing 0.944 Acre, subject to Railroad Right-of-Way and easements of record.

Reference is hereby made to the Subdivision of Mill Lot 258A, recorded in Plat Book 1, page 137, on file in the Delaware County Recorder's office, Manchester, Iowa.

SURVEYOR'S CERTIFICATE

I, Lyle G. TeKippe, hereby certify that this Survey, the above Description, and attached Plat were made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa. This Survey was completed on March 14, 1991, at the request of David J. Heiar, City Manager for the City of Manchester, Iowa.

Signed: Lyle G. TeKippe

Lyle G. TeKippe, P.E. & L.S.
Iowa License #7060

Subscribed and sworn to before me by Lyle G. TeKippe this 28th day of August, 1991.

Karen K. Ford

Notary Public in and for the
State of Iowa
(Karen K. Ford)

KAREN K. FORD
MY COMMISSION EXPIRES
6-21-92

OWNER'S ACKNOWLEDGEMENT

I, David J. Heiar, City Manager for the City of Manchester, Iowa, do hereby acknowledge that the Survey and Plat as above described were made in accordance with my request, and I hereby approve the attached Plat and above Description.

CITY OF MANCHESTER, IOWA

David J. Heiar

David J. Heiar, City Manager

Subscribed and sworn to before me by David J. Heiar this 29 day of August, 1991.

Bruce A. Trapp

Notary Public in and for
State of Iowa
BRUCE A. TRAPP

BRUCE A. TRAPP
IOWA
NOTARIAL SEAL

My Commission Expires:

8/29/1993

TeKIPPE ENGINEERING, P.C.
128 South Vine Street
West Union, Iowa 52175
Phone #319/422-5131