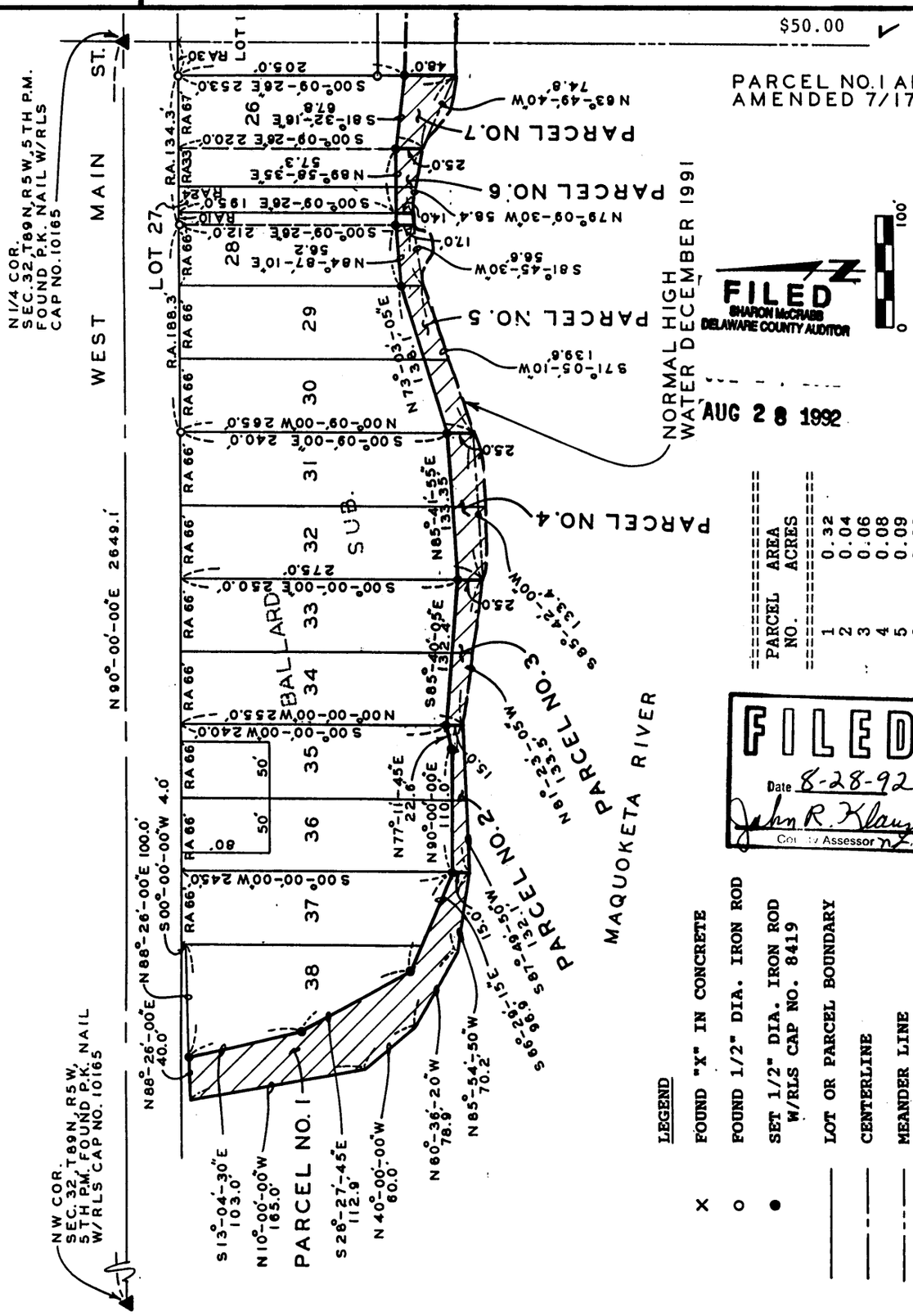
218-778
DELAWARE COUNTY IOWA
FILED
'92 AUG 28 AM 9 32
BOOK 6 PAGE 210
RECORDER A-60

PLAT OF SURVEY

ACQUISITION PLAT - AMENDED
RIVER CORRIDOR TRAIL - PHASE I
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

$50.00

PARCEL NO.1 AND NO.2
AMENDED 7/17/92



FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
AUG 28 1992

PARCEL NO.	AREA ACRES
1	0.32
2	0.04
3	0.06
4	0.08
5	0.09
6	0.03
7	0.06
8	0.17
TOTAL	0.85

FILED
Date 8-28-92
John R. Klaus
County Assessor

LEGEND
- X — FOUND "X" IN CONCRETE
- o — FOUND 1/2" DIA. IRON ROD
- ● — SET 1/2" DIA. IRON ROD W/RLS CAP NO. 8419
- ——— LOT OR PARCEL BOUNDARY
- — — — CENTERLINE
- - - - - MEANDER LINE
- — — — NORMAL HIGH WATERLINE
- ——— PARCEL BOUNDARY LINE ESTABLISHED
- (RA-) RECORDED AS DISTANCE AND/OR BEARING

SURVEYED ON: 2/5/92 & 4/30/92
FIELD BK. NO. 28-S-7&8

PROPRIETORS: ———

PROJECT NO. 92-08

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.

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

J. DAVID GIBBS, REG. NO. 8419 — DATE 8/28/92

SCALE: 1"=100'
DATE: 5/4/92
DRAWN BY: D.M.
CHECKED BY:
REVISED: 7/9/92
SHEET 1 OF 2

TRI-STATE ENGINEERS
OLD HWY. 20 EAST MANCHESTER IOWA
Municipal

FILE No. 218-778
RECORDING FEE $ 50.00
TRANSFER FEE $ ———

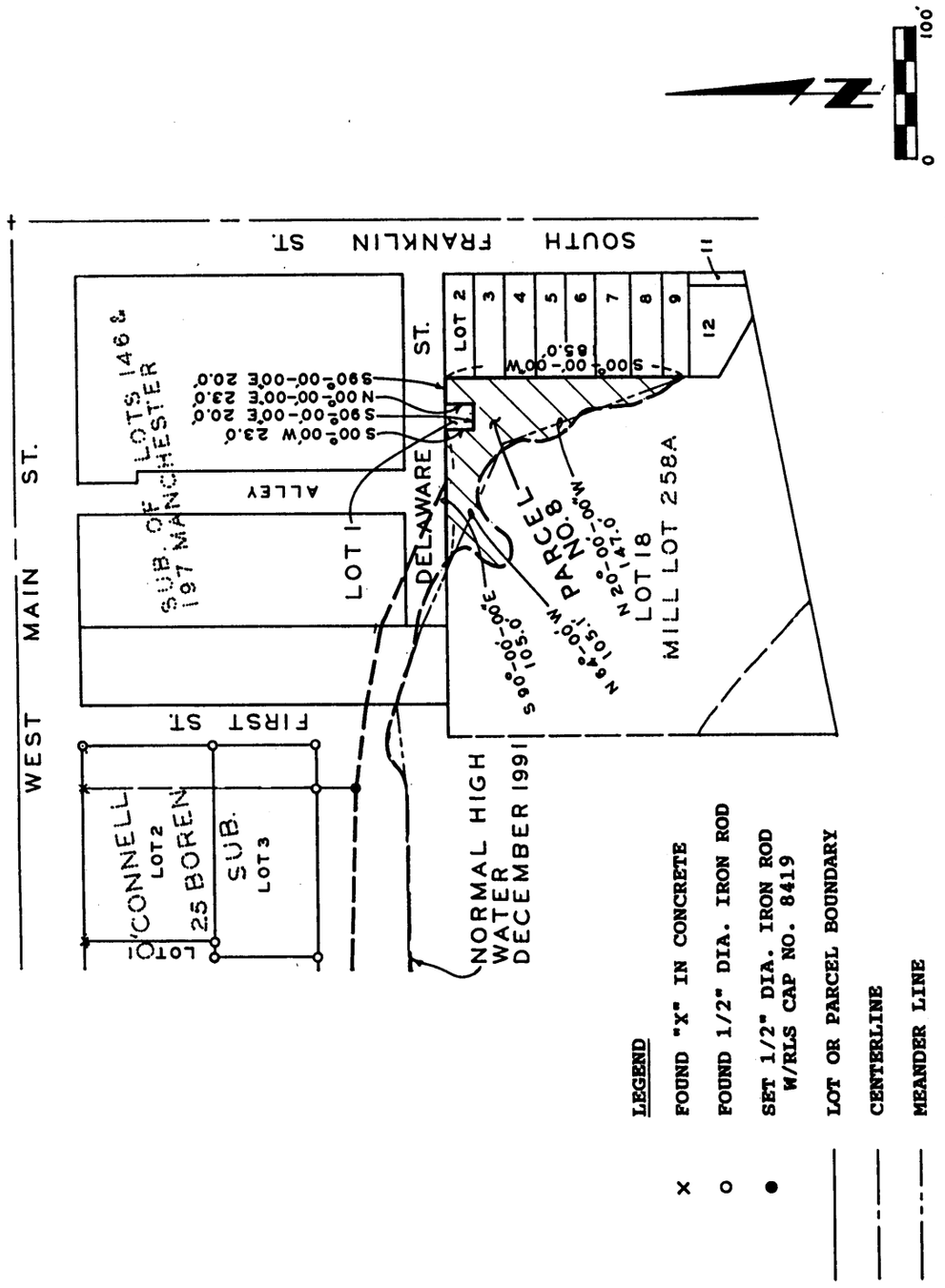
FILED FOR RECORD THE 28 DAY OF August 19 92 AT 9:32 O'CLOCK A M. BOOK 6 PAGE 210

STATE OF IOWA, DELAWARE COUNTY
Jane A. Lloyd, Recorder
PLATS A-60

PLAT OF SURVEY

ACQUISITION PLAT - AMENDED

RIVER CORRIDOR TRAIL - PHASE I
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEYED ON: 2/5/92 & 4/30/92
FIELD BK. NO. 28-S-7 & 8

PROPRIETORS: ———

PROJECT NO. 92-08

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.

J. DAVID GIBBS, REG. NO. 8419 — DATE 8/28/92

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

SCALE: 1"=100'
DATE: 5/4/92
DRAWN BY: DW.
CHECKED BY:

TRI-STATE ENGINEERS
OLD HWY. 20 EAST MANCHESTER IOWA
Municipal Consultants

SHEET 2 OF 2

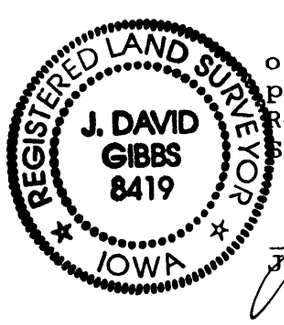
LEGAL DESCRIPTION:

PARCEL NO. ONE (1) - AMENDED

PARCEL NO. ONE (1) OF THE RIVER CORRIDOR TRAIL - PHASE I, CITY OF MANCHESTER, IOWA, being Part of Lot Thirty-seven (37) and Lot Thirty-eight (38) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder, containing 0.32 acres (14,130 square feet), subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Northeasterly Corner of Lot Thirty-seven (37) of the Ballard Subdivision of Part of Lot I and Part of Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder; thence along the Easterly line of said Lot Thirty-seven (37), South 00°-00'-00" West 245.0 feet to the POINT OF BEGINNING; thence continuing along the Easterly line of said Lot Thirty-seven (37) South 00°-00'-00" West 15.0 feet; thence North 85°-54'-50" West 70.2 feet; thence North 60°-36'-20" West 78.9 feet; thence North 40°-00'-00" West 60.0 feet; thence North 10°-00'-00" West 165.0 feet to the Southerly line of a 0.20 acre parcel as described in T.L. Deed Book 14, Page 86 in the Office of the Delaware County Recorder; thence along the Southerly line of said 0.20 acre parcel North 88°-26'-00" East 40.0 feet; thence South 13°-04'-30" East 103.0 feet; thence South 28°-27'-45" East 112.9 feet; thence South 66°-29'-15" East 96.9 feet to the POINT OF BEGINNING, containing 0.32 acres and subject to easements of record. The Easterly line of Lot Thirty-seven (37) of the Ballard Subdivision, City of Manchester, Delaware County, Iowa, is assumed to bear South 00°-00'-00" West.

SURVEYORS CERTIFICATE:



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.

J. David Gibbs 8/28/92

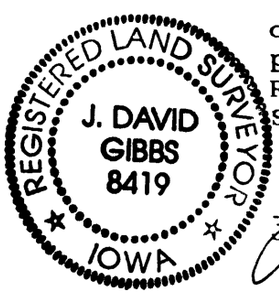
J. David Gibbs Date Reg. No. .8419.

PARCEL NO. TWO (2)- AMENDED

PARCEL NO. TWO (2) OF THE RIVER CORRIDOR TRAIL - PHASE I, CITY OF MANCHESTER, IOWA, being a Part of Lot Thirty-five (35) and Thirty-six (36) of the Ballard Subdivision of Part of Lot I and Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder, containing 0.04 acres (1,705 square feet), subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Northwesterly Corner of Lot Thirty-six (36) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder; thence along the Westerly line of said Lot Thirty-six (36) South 00°-00'-00" West 245.0 feet to the POINT OF BEGINNING; thence North 90°-00'-00" East 110.0 feet; thence North 77°-11'-45" East 22.6 feet to the Easterly line of Lot Thirty-five (35) of said Ballard Subdivision; thence along the Easterly line of said Lot Thirty-five (35) South 00°-00'-00" West to the Northerly line of the Maquoketa River 15.0 feet, more or less; thence South 87°-49'-50" West to the Westerly line of said Lot Thirty-six (36) 132.1 feet; thence along the Westerly line of said Lot Thirty-six (36) North 00°-00'-00" East 15.0 feet to the POINT OF BEGINNING; containing 0.04 acres (1,705 square feet) and subject to easements of record. The Westerly line of Lot Thirty-six (36) of said Ballard Subdivision of the City of Manchester, Delaware County, Iowa, is assumed to bear South 00°-00'-00" West.

SURVEYORS CERTIFICATE:



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.

J. David Gibbs 8/28/92

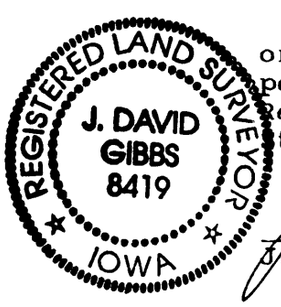
J. David Gibbs Date Reg. No. .8419.

PARCEL NO. THREE (3)

PARCEL NO. THREE (3) OF THE RIVER CORRIDOR TRAIL - PHASE I, CITY OF MANCHESTER, IOWA, being a Part of Lot Thirty-three (33) and Lot Thirty-four (34) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder, containing 0.06 acres (2,640 square feet), subject to easements of record and more specifically described by metes and bounds as follows;

COMMENCING at the Northwesterly Corner of Lot Thirty-four (34) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder; thence along the Westerly line of said Lot Thirty-four (34) South 00°-00'-00" West 240.0 feet to the POINT OF BEGINNING; thence South 85°-40'-05" East to the Easterly line of Lot Thirty-three (33) of said Ballard Subdivision 132.4 feet; thence along the Easterly line of said Lot Thirty-three (33) South 00°-00'-00" East to the Northerly line of the Maquoketa River 25.0 feet, more or less; thence along the Northerly line of the Maquoketa River Northwesterly to the Westerly line of said Lot Thirty-four (34), the Northerly line of the Maquoketa River (normal high water mark in December of 1991) represented by a meander line bearing North 81°-23'-05" West 133.5 feet; thence along the Westerly line of said Lot Thirty-four (34) North 00°-00'-00" West 15.0 feet to the POINT OF BEGINNING containing 0.06 acres (2,640 square feet), and subject to easements of record. The Westerly line of Lot Thirty-Four (34) of said Ballard Subdivision, City of Manchester, Delaware County, Iowa, is assumed to bear South 00°-00'-00" West.

SURVEYORS CERTIFICATE:



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.

J. David Gibbs 8/28/92

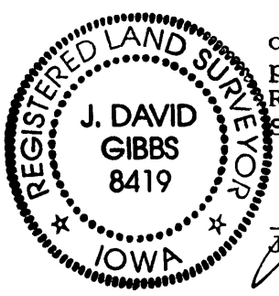
J. David Gibbs Date Reg. No. .8419.

PARCEL NO. FOUR (4)

PARCEL NO. FOUR (4) OF THE RIVER CORRIDOR TRAIL - PHASE I, CITY OF MANCHESTER, IOWA, being Part of Lot Thirty-one (31) and Lot Thirty-two (32) of the Ballard Subdivision of Part of Lot I and Part of Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (89), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder containing 0.08 acres (3,325 square feet), subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Northeasterly Corner of Lot Thirty-one (31) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder; thence along the Easterly line of said Lot Thirty-one (31) South 00°-09'-00" East 240.0 feet to the POINT OF BEGINNING; thence continuing along the Easterly line of said Lot Thirty-one (31) South 00°-09'-00" East to the Northerly line of the Maquoketa River 25.0 feet, more or less; thence along the Northerly line of the Maquoketa River Southwesterly to the Westerly line of Lot Thirty-two (32) of said Ballard Subdivision, the Northerly line of the Maquoketa River (normal high water mark in December 1991) being represented by a meander line bearing South 85°-42'-00" West 133.4 feet; thence along the Westerly line of said Lot Thirty-two North 00°-00'-00" West 25.0 feet; thence North 85°-41'-55" East 133.35 feet to the POINT OF BEGINNING; containing 0.08 acres (3,325 square feet) and subject to easements of record. The Westerly line of Lot Thirty-two (32) of said Ballard Subdivision, City of Manchester, Delaware County, Iowa, is assumed to bear South 00°-00'-00" East.

SURVEYORS CERTIFICATE:



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.

J. David Gibbs 8/28/92

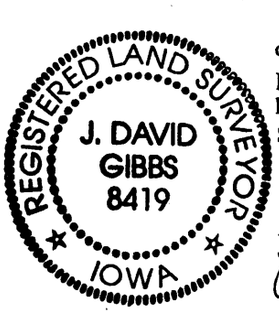
J. David Gibbs Date Reg. No. .8419.

PARCEL NO. FIVE (5)

PARCEL NO. FIVE (5) OF THE RIVER CORRIDOR TRAIL - PHASE I, CITY OF MANCHESTER, IOWA, a Part of Lot Twenty-eight (28), Lot Twenty-nine (29) and Lot Thirty (30) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder, containing 0.09 acres (4,010 square feet), subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Northwesterly Corner of Lot Thirty (30) of the Ballard Subdivision of part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder; thence along the Westerly line of said Lot Thirty (30) South 00°-09'-00" East 240.0 feet to the POINT OF BEGINNING; thence North 73°-03'-05" East to the Easterly line of Lot Twenty-nine (29) of said Ballard Subdivision 138.1 feet; thence North 84°-87'-10" East to the Westerly line of the East 10 feet of Lot Twenty-eight (28) of said Ballard Subdivision 56.2 feet; thence along the Easterly line of the Easterly 10 feet of said Lot Twenty-eight (28) South 00°-09'-26" East to the Northerly line of the Maquoketa River 17.0 feet, more or less; thence along the Northerly line of the Maquoketa River Southwesterly to the Westerly line of said Lot Thirty (30), the Northerly line of the Maquoketa River (normal high water mark in December of 1991) being represented by a meander line bearing South 81°-45'-30" West 56.6 feet, thence South 71°-05'-10" West 139.6 feet; thence along the Westerly line of said Lot Thirty (30) North 00°-09'-00" West 25.0 feet to the POINT OF BEGINNING; containing 0.09 acres (4,010 square feet), subject to easements of record. The Easterly line of Lot Twenty-eight (28) of said Ballard Subdivision, City of Manchester, Delaware County, Iowa, is assumed to bear South 00°-09'-26" East.

SURVEYORS CERTIFICATE:



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.

J. David Gibbs 8/28/92

J. David Gibbs Date Reg. No. .8419.

PARCEL NO. SIX (6)

PARCEL NO. SIX (6) OF THE RIVER CORRIDOR TRAIL - PHASE I, CITY OF MANCHESTER, IOWA, being a Part of Lot Twenty-six (26) and Lot Twenty-seven (27) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County, Recorder, containing 0.03 acres (1,115 square feet), subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Northwesterly Corner of Lot Twenty-seven (27) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder; thence along the Westerly line of said Lot Twenty-seven (27) South 00°-09'-26" East 195.0 feet to the POINT OF BEGINNING; thence North 89°-58'-35" East to the Easterly line of the Westerly 33 feet of Lot Twenty-six (26) of said Ballard Subdivision 57.3 feet; thence along the Easterly line of the Westerly 33 feet of said Lot Twenty-six (26) South 00°-09'-26" East to the Northerly line of Maquoketa River 25.0 feet, more or less; thence along the Northerly line of the Maquoketa River to the Westerly line of said Lot Twenty-seven (27), the Northerly line of the Maquoketa River (normal high water mark in December of 1991) being represented by a meander line bearing North 79°-09'-30" West 58.4 feet; thence along the Westerly line of said Lot Twenty-seven (27) North 00°-09'-26" West 14.0 feet to the POINT OF BEGINNING; containing 0.03 acres (1,115 square feet), subject to easements of record. The Westerly line of Lot Twenty-seven (27) of said Ballard Subdivision, City of Manchester, Delaware County, Iowa, is assumed to bear South 00°-09'-26" East.

SURVEYORS CERTIFICATE:



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.

J. David Gibbs 8/28/92

J. David Gibbs Date Reg. No. .8419.

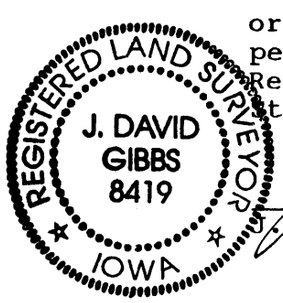
PARCEL NO. SEVEN (7)

PARCEL NO. SEVEN (7) OF THE RIVER CORRIDOR TRAIL - PHASE I CITY OF MANCHESTER, IOWA, being Part of Lot Twenty-six (26) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Land Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of the Delaware County Recorder containing 0.06 acres (2,445 square feet), subject to easements of record and more specifically described by metes and bounds as follows:

COMMENCING at the Northeasterly Corner of Lot Twenty-six (26) of the Ballard Subdivision of Part of Lot I and of Lots M and N of the Iowa Company's Subdivision of Part of the City of Manchester, Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 120 in the Office of Delaware County Recorder; thence along the Easterly line of said Lot Twenty-six (26) and the Westerly line of Lot One (1) of the O'Connell-Boren Subdivision as recorded in Book 6 of Plats, Page 112 in the Office of the Delaware County Recorder South 00°-09'-26" East 205.0 feet to the POINT OF BEGINNING; thence continuing along the Easterly line of said Lot Twenty-six (26) South 00°-09'-26" East to the Northerly line of the Maquoketa River 48.0 feet, more or less; thence along the Northerly line of the Maquoketa River Northwesterly to the Easterly line of the Westerly 33 feet of said Lot Twenty-six (26), the Northerly line of the Maquoketa River (normal high water mark in December of 1991) being represented by a meander line bearing North 63°-49'-40" West 74.8 feet; thence along the Easterly line of the Westerly 33 feet of said Lot Twenty-six (26) North 00°-09'-26" West 25.0 feet; thence South 81°-32'-16" East 67.8 feet to the POINT OF BEGINNING; containing 0.06 acres (2,445 square feet) and subject to easements of record. The Easterly line of Lot Twenty-six (26) of said Ballard Subdivision, City of Manchester, Delaware County, Iowa, and the Westerly line of Lot One (1) of said O'Connell-Boren Subdivision is assumed to bear South 00°-09'-26" East.

SURVEYORS CERTIFICATE:

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.



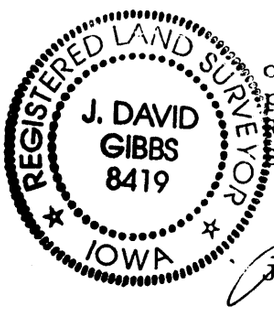
J. David Gibbs 8/28/92 Reg. No. .8419.
Date

PARCEL NO. EIGHT (8)

PARCEL NO. EIGHT (8) OF THE RIVER CORRIDOR TRAIL - PHASE I, CITY OF MANCHESTER, IOWA, being a Part of Lot Eighteen (18) of Mill Lot 258A City of Manchester, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 137 in the Office of the Delaware County, Recorder, containing 0.17 acres more or less (7,560 square feet) subject to easements of record and more specifically described by metes and bounds as follows:

BEGINNING at the Northeasterly Corner of Lot Eighteen (18) of Mill Lot 258A City of Manchester, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 137 in the Office of the Delaware County Recorder, also being the Northwesterly Corner of Lot Two (2) of said Mill Lot 258A; thence along the Easterly line of said Lot Eighteen and the Westerly line of Lot Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9) all of said Mill Lot 258A South 00°-00'-00" West to the Northeasterly line of the Maquoketa River 185.0 feet, more or less; thence along the Northeasterly line of the Maquoketa River Northwesterly to the Northerly line of said Lot Eighteen (18) and the Southerly line of Delaware Street, the Northeasterly line of the Maquoketa River (normal high water mark in December of 1991) being represented by a meander line bearing North 20°-00'-00" West 147.0 feet, thence North 64°-00' West 105.1 feet; thence along the Northerly line of said Lot Eighteen (18) and the Southerly line of Delaware Street South 90°-00'-00" East to the Westerly line of Lot One (1) of said Mill Lot 258A 105.0 feet, more or less; thence along the Westerly line of said Lot One (1) of Mill Lot 258A South 00°-00' West to the Southwesterly Corner of said Lot One (1) 23.0 feet; thence along the Southerly line of said Lot One (1) South 90°-00'-00" East to the Southeasterly Corner of said Lot One (1) 20.0 feet; thence along the Easterly line of said Lot One (1) North 00°-00'-00" East to the Northeasterly Corner of said Lot One (1) and the Southerly line of Delaware Street 23.0 feet; thence along the Northerly line of Lot Eighteen (18) of said Mill Lot 258A and the Southerly line of Delaware Street South 90°-00'-00" East 20.0 feet to the POINT OF BEGINNING; containing 0.17 acres (7,560 square feet) more or less and subject to easements of record. The Easterly line of Lot Eighteen (18) of Mill Lot 258A, City of Manchester, Delaware County, Iowa, as recorded in Book 1 of Plats, Page 137 in the Office of the Delaware County Recorder is assumed to bear South 00°-00'-00" West.

SURVEYORS CERTIFICATE:



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.

J. David Gibbs Date Reg. No. .8419.