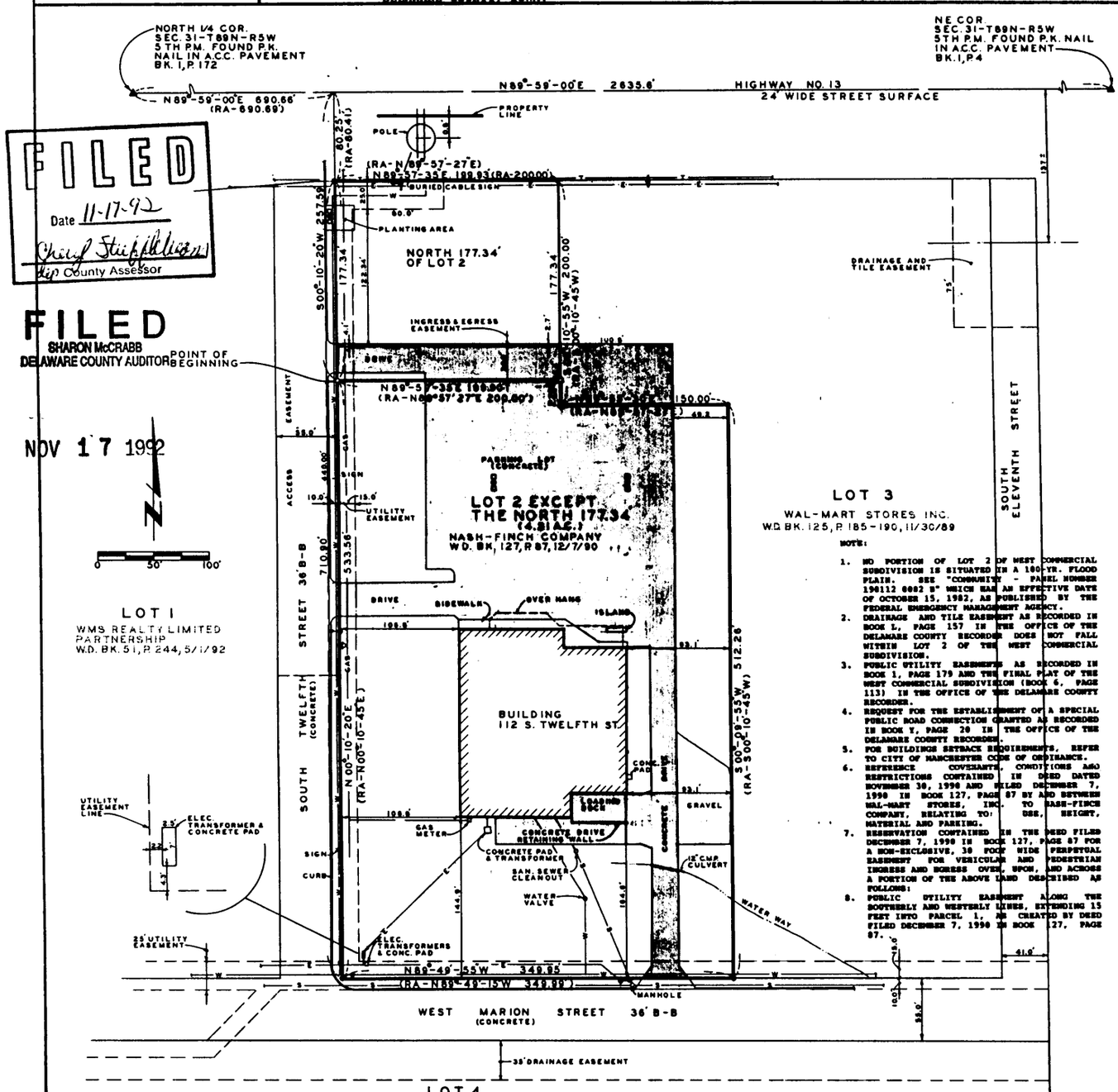
PLAT OF SURVEY

ALTA/ASCM LAND TITLE SURVEY
LOT TWO (2) EXCEPT THE NORTH 177.34 FEET OF THE WEST COMMERCIAL SUBDIVISION OF

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.



FILED
Date 11-17-92
County Assessor

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

NOV 17 1992

NOTE:

1. NO PORTION OF LOT 2 OF WEST COMMERCIAL SUBDIVISION IS SITUATED IN A 100-YR. FLOOD PLAIN. SEE "COMMUNITY - PANEL NUMBER 190112 0002 B" WHICH HAS AN EFFECTIVE DATE OF OCTOBER 15, 1982, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. DRAINAGE AND TILE EASEMENT AS RECORDED IN BOOK L, PAGE 157 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER DOES NOT FALL WITHIN LOT 2 OF THE WEST COMMERCIAL SUBDIVISION.
3. PUBLIC UTILITY EASEMENTS AS RECORDED IN BOOK 1, PAGE 179 AND THE FINAL PLAT OF THE WEST COMMERCIAL SUBDIVISION (BOOK 6, PAGE 113) IN THE OFFICE OF THE DELAWARE COUNTY RECORDER.
4. REQUEST FOR THE ESTABLISHMENT OF A SPECIAL PUBLIC ROAD CONNECTION GRANTED AS RECORDED IN BOOK Y, PAGE 20 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER.
5. FOR BUILDINGS SETBACK REQUIREMENTS, REFER TO CITY OF MANCHESTER CODE OF ORDINANCE.
6. REFERENCE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DEED DATED NOVEMBER 30, 1990 AND FILED DECEMBER 7, 1990 IN BOOK 127, PAGE 87 BY AND BETWEEN WAL-MART STORES, INC. TO NASH-FINCH COMPANY, RELATING TO: USE, HEIGHT, MATERIAL AND PARKING.
7. RESERVATION CONTAINED IN THE DEED FILED DECEMBER 7, 1990 IN BOOK 127, PAGE 87 FOR A NON-EXCLUSIVE, 30 FOOT WIDE PERPETUAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UPON, AND ACROSS A PORTION OF THE ABOVE LAND DESCRIBED AS FOLLOWS:
8. PUBLIC UTILITY EASEMENT ALONG THE SOUTHERLY AND WESTERLY LINES, EXTENDING 15 FEET INTO PARCEL 1, AS CREATED BY DEED FILED DECEMBER 7, 1990 IN BOOK 127, PAGE 87.

LEGAL DESCRIPTION:

LOT TWO (2) EXCEPT THE NORTH 177.34 FEET OF THE WEST COMMERCIAL SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, EXCEPT THAT PORTION THEREOF DESCRIBED IN A DEED CONVEYING 10.2 ACRES TO THE IOWA STATE HIGHWAY COMMISSION DATED AUGUST 20, 1969 AND RECORDED IN DEED BOOK 88, PAGE 359 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER SAID SUBDIVISION AS RECORDED ON JANUARY 18, 1991 IN BOOK 6 OF PLATS, PAGE 113, IN THE OFFICE OF THE DELAWARE COUNTY RECORDER (FORMERLY PARCEL A OF PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, AS RECORDED ON JANUARY 10, 1991 IN BOOK 6 OF PLATS, PAGE 110 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER); SUBJECT TO EASEMENTS OF RECORD AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER (N 1/4) CORNER OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN; THENCE ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION THIRTY-ONE (31) NORTH 89°-59'-00" EAST 690.66 FEET; THENCE SOUTH 00°-10'-20" WEST ALONG THE WESTERLY LINE OF LOT TWO (2) OF THE WEST COMMERCIAL SUBDIVISION AS RECORDED IN BOOK 6 OF PLATS, PAGE 113, IN THE OFFICE OF THE DELAWARE COUNTY RECORDER, 257.59 FEET TO THE SOUTHERLY LINE OF A 30 FOOT INGRESS AND EGRESS EASEMENT, THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID 30 FOOT EASEMENT NORTH 89°-57'-35" EAST TO THE WESTERLY LINE OF LOT THREE (3) OF SAID WEST COMMERCIAL SUBDIVISION 199.98 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT THREE (3) SOUTH 00°-10'-55" WEST 22.66 FEET; THENCE NORTH 89°-55'-30" EAST 150.00 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT THREE (3) SOUTH 00°-09'-55" WEST 512.26 FEET TO THE NORTHERLY LINE OF WEST MARION STREET AND THE SOUTHWESTERLY CORNER OF SAID LOT THREE (3); THENCE ALONG THE NORTHERLY LINE OF WEST MARION STREET NORTH 89°-49'-55" WEST TO THE SOUTHWESTERLY CORNER OF SAID LOT TWO (2) AND THE INTERSECTION OF THE NORTHERLY LINE OF WEST MARION STREET AND THE EASTERLY LINE OF SOUTH TWELFTH STREET 349.95 FEET; THENCE ALONG THE EASTERLY LINE OF SOUTH TWELFTH STREET NORTH 00°-10'-20" EAST 533.56 FEET TO THE POINT OF BEGINNING; LOT TWO (2) EXCEPT THE NORTH 177.34 FEET CONTAINS A TOTAL OF 183,528 SQUARE FEET (4.21 ACRES) AND SUBJECT TO EASEMENTS OF RECORD. THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°-59'-00" EAST.

I HEREBY CERTIFY TO GIBBS FIELDS INVESTMENTS, THE PRINCIPAL MUTUAL LIFE INSURANCE CO. AND CHICAGO TITLE INSURANCE CO. THAT THE SURVEY (A) WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN THEREON AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED THEREON AND EACH INDIVIDUAL PARCEL, (B) CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS, AND VISIBLE ITEMS ON THE PROPERTY, AND (C) CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, STREETS, ROADS, RIGHTS-OF-WAY, ENCROACHMENTS, EASEMENTS AND OTHER MATTERS OF RECORD OF WHICH ARE APPURTENANT TO, TRAVERSING, ADJOINING, BOUNDING ON OTHERWISE AFFECTING THE PROPERTY AND, EXCEPT AS SHOWN NO PORTION OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, THERE ARE NO VISIBLE EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS OR CONFLICTS, AND THERE ARE NO VISIBLE ENCROACHMENTS OR PROTRUSIONS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SUCH BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, AND THE DISTANCE FROM THE NEAREST INTERSECTING STREET AND ROAD IS AS SHOWN THEREON.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN, MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN.

I HEREBY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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 10/30/92 REG. NO. ..8419..
MY REGISTRATION EXPIRES DECEMBER 31, 1992.

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

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 10/30/92
MY REGISTRATION EXPIRES DECEMBER 31, 1992.

TRI-STATE ENGINEERS
OLD HWY. 20 EAST MANCHESTER IOWA
PH. 319-927-2060
Municipal Consultants

PROPRIETORS: NASH-FINCH COMPANY

SURVEYED ON: 10/6,28/92
FIELD BK. NO. 28-S-8

PROJECT NO. 92-69A
SCALE: 1"=100'
DATE: 10/14/92
DRAWN BY: JE
CHECKED BY:
REVISED 10/28/92
SHEET: 1 OF 1

LEGEND

- SET 1/2" DIA. IRON ROD W/RLS CAP NO. 8419
- PARCEL BOUNDARY
- SET P.K. NAIL W/RLS CAP NO. 8419
- FOUND 1/2" DIA. IRON ROD WITH RLS CAP NO. 10165
- WATER MAIN VALVE AND VALVE BOX
- WATER MAIN
- SANITARY SEWER
- FIRE HYDRANT
- OUTDOOR POLE MOUNTED LIGHT FIXTURES
- POWER POLE
- BURIED TELEPHONE CABLE
- BURIED ELECTRICAL
- OVERHEAD ELECTRICAL
- EASEMENT LINE
- PARKING LOT

FILE No. 238-1547	FILED FOR RECORD THE 17 DAY OF	STATE OF IOWA, DELAWARE COUNTY	
RECORDING FEE $ 5.00	Nov, 19 92 AT 10:39	Deborah L. Peyton, Recorder	
TRANSFER FEE $	O'CLOCK A. M. BOOK 6 PAGE 220	Plats A-62	