FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

OCT 7 1999

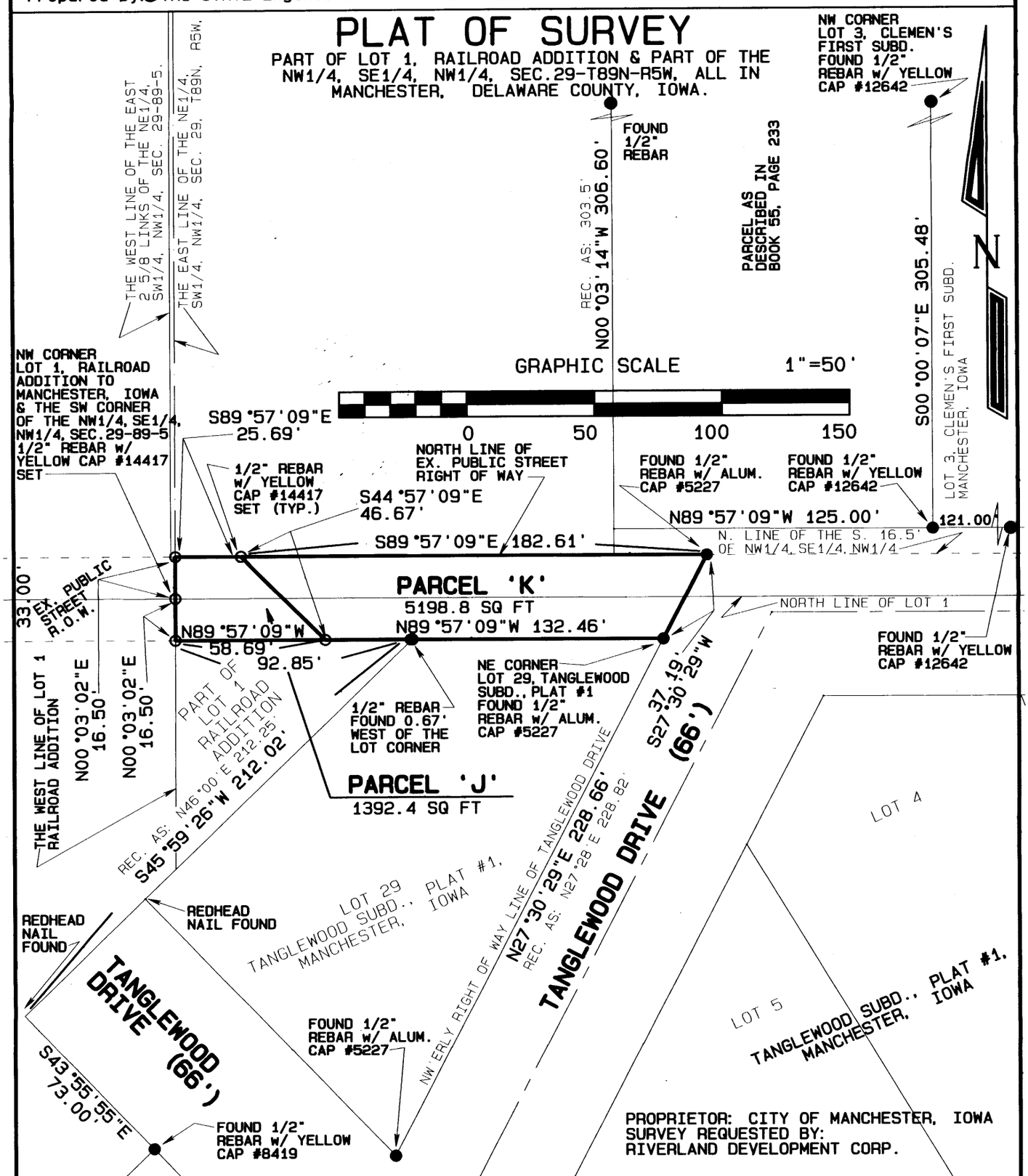
FILED
Date 10-7-99
Cheryl Stuffelbeam
Dep County Assessor

FILED FOR RECORD
DELAWARE COUNTY, IOWA
1999 OCT -7 AM 8:55
BOOK 1999 PAGE 3562
DELAWARE COUNTY RECORDER
20.11

Prepared by: TRI-STATE Engineers P.C. 1919 - 210th Street Manchester, Iowa 52057 319-927-2060

PLAT OF SURVEY

PART OF LOT 1, RAILROAD ADDITION & PART OF THE NW1/4, SE1/4, NW1/4, SEC.29-T89N-R5W, ALL IN MANCHESTER, DELAWARE COUNTY, IOWA.



PROPRIETOR: CITY OF MANCHESTER, IOWA
SURVEY REQUESTED BY:
RIVERLAND DEVELOPMENT CORP.

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
14417
IOWA

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 Land Surveyor under the laws of the State of Iowa.

David P. Schneider 10/6/99

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 1999.

Pages or sheets covered by this seal: THIS SHEET ONLY

TRI-STATE
Engineers P.C.
1919 - 210th Street
Manchester, Iowa 52057
Ph# 319-927-2060
Fax #319-927-3603

Project: 96-18VAC
Date: 9/15/99
Sheet: 1 of 2

Proprietor: City of Manchester, Iowa
Survey Requested by: Riverland Development Corp.

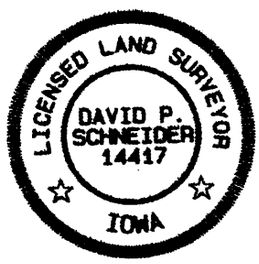
Survey Description-Parcel 'J':
Part of Lot 1 in Railroad Addition and part of the south 16.5 feet of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter, all in Section 29, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, more particularly described as follows: Beginning at the Northwest corner of said Lot 1, also being the Southwest corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section 29; thence N00°03'02"E, 16.50 feet along the west line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section 29 to the north right of way line of the public street; thence S89°57'09"E, 25.69 feet along said north right of way line; thence S44°57'09"E, 46.67 feet to the south line of said street right of way and the south line of the north 16.5 feet of Lot 1 in Railroad Addition, all in the City of Manchester, Delaware County, Iowa; thence N89°57'09"W, 58.69 feet along the south line of the north 16.5 feet of said Lot 1 to the west line of said Lot 1; thence N00°03'02"E, 16.50 feet to the point of beginning, containing 0.03 acres (1392.4 Sq. Ft).

Survey Description-Parcel 'K':
Part of Lot 1 in Railroad Addition and part of the south 16.5 feet of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter, all in Section 29, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, more particularly described as follows: Commencing at the Northwest corner of said Lot 1, also being the Southwest corner of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section 29; thence N00°03'02"E, 16.50 feet along the west line of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of said Section 29 to the north right of way line of the public street; thence S89°57'09"E, 25.69 feet along said north right of way line to the point of beginning; thence continuing S89°57'09"E, 182.61 feet along the north line of said south 16.5 feet to the northwesterly right of way line of Tanglewood Drive; thence S27°30'29"W, 37.19 feet along said northwesterly right of way line to the northeasterly corner of Lot 29 in Tanglewood Subdivision, Plat #1, and the south line of the north 16.5 feet of Lot 1 in Railroad Addition, all in the City of Manchester, Delaware County, Iowa; thence N89°57'09"W, 132.46 feet along the south line of the north 16.5 feet of said Lot 1 and the north line of said Lot 29 extended; thence N44°57'09"W, 46.67 feet to the point of beginning, containing 0.12 acres (5198.8 Sq. Ft.).

Certification:
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 Land Surveyor under the laws of the State of Iowa.

David P. Schneider 10/6/99

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 1999.



Pages or sheets covered by this seal: This Sheet Only

Tri-State Engineers P.C.
1919 - 210th Street
Manchester, Iowa 52057
Project #96-18vacc

Ph#319-927-2060
Fax #319-927-3603
Date: 9/15/99