FILED
Date 6-14-01
John R. Klaus
County Assessor

JUN 14 2001

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

#2,00

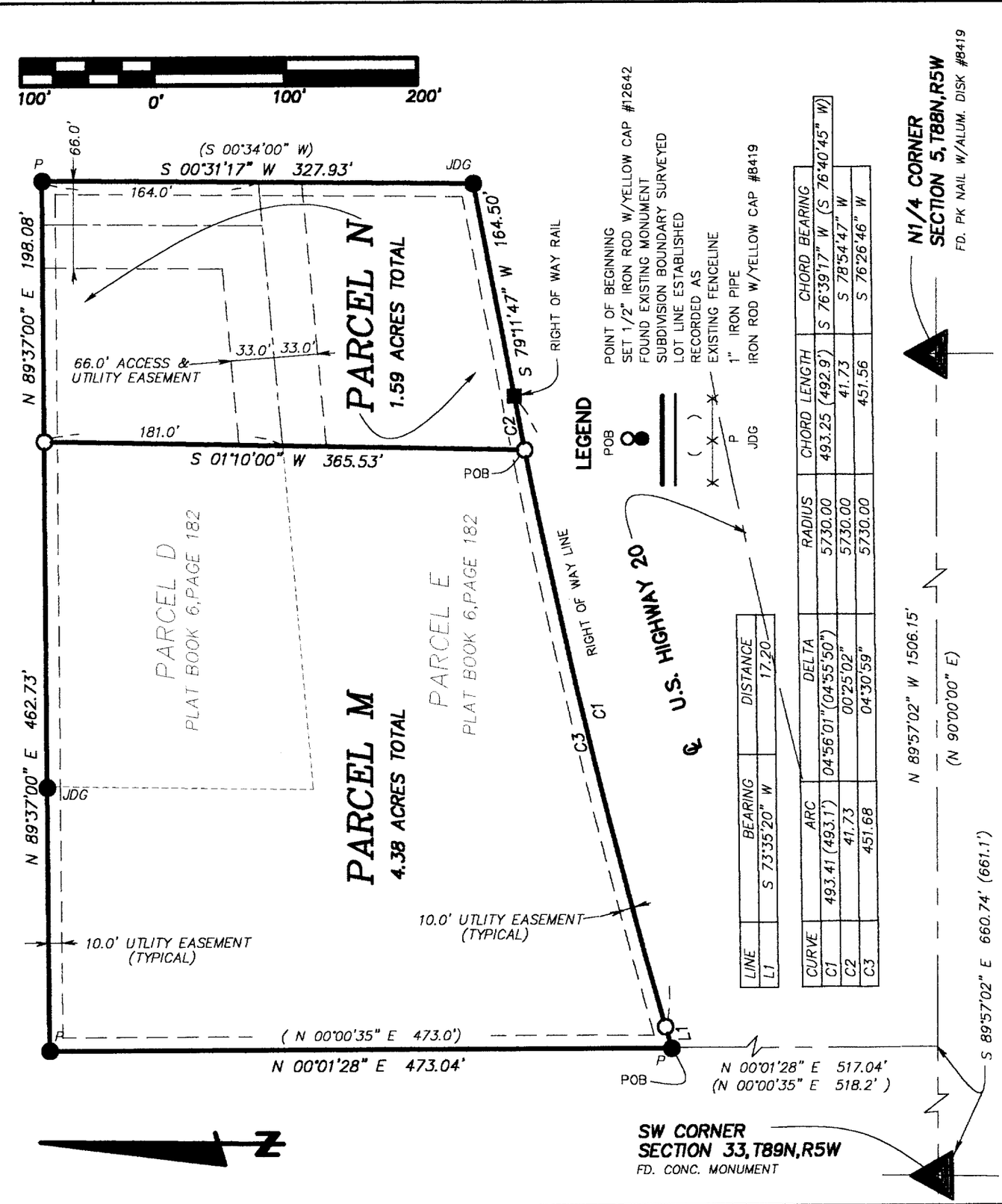
BOOK 2001 PAGE 2040
DELAWARE CO RECORDER

2001 JUN 14 PM 2:30
FILED
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER OF WM. BURGER LANDSURVEYORS 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (319) 855 2028

**PLAT OF SURVEY**

**PARCEL M AND PARCEL N** PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA.




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 73°35'20" W | 17.20 |

| CURVE | ARC | DELTA | RADIUS | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 493.41 (493.1') | 04°56'01" (04°55'50") | 5730.00 | 493.25 (492.9') | S 76°39'17" W (S 76°40'45" W) |
| C2 | 41.73 | 00°25'02" | 5730.00 | 41.73 | S 78°54'47" W |
| C3 | 451.68 | 04°30'59" | 5730.00 | 451.56 | S 76°26'46" W |

SCALE: 1" = 100'

DATE OF SURVEY: 6/6/2001, 6/8/2001

SHEET 1 OF 3

PROPRIETORS: JAMES V. GRAYBILL & PATRICIA A. GRAYBILL KEVEN J. GRAYBILL & RONDA S. GRAYBILL

LICENSED LAND SURVEYOR WILLIAM H. BURGER 12642 IOWA

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PREFORMED 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.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

William H. Burger 6/8/2001
WILLIAM H. BURGER #12642 DATE
NO. OF SHEETS COVERED BY THIS SEAL 1

**Wm. Burger LandSurveyors**
510 3rd Street West Court
Worthington, Iowa 52078
BOOK 2001 PAGE 2040

## LEGAL DESCRIPTION

**PARCEL M** part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section Thirty-three (33) , Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 4.38 acres; subject to easements of record and more particularly described by metes and bounds as follows:

**COMMENCING** at the Southwest (SW) corner of Section Thirty-three (33) , Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 89°-57'-02" East 660.74 feet along the South line of said Section Thirty-three (33);

**Thence** North 00°-01'-28" East 517.04 feet to the **POINT OF BEGINNING**;

**Thence** North 00°-01'-28" East 473.04 feet ;

**Thence** North 89°-37'-00" East 462.73 feet;

**Thence** South 01°-10'-00" West 365.53 feet to the Northerly right of way line of U.S. Highway 20;

**Thence** along said right of way and along a circular curve concave Southeasterly for a arc length of 451.68 feet, said circular curve having a central angle of 4°-30'-59", a radius of 5730.00 feet, a chord bearing of South 76°-26'-46" West and a chord length of 451.56 feet;

**Thence** continuing along said right of way South 73°-35'-20" West 17.20 feet to the **POINT OF BEGINNING**;
containing a total of 4.38 acres total and subject to easements of record;

The North line of Parcel M of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section Thirty-three (33) , Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-37'-00" East in relation with a previously recorded Plat; (Plat Book 6, Page 182).

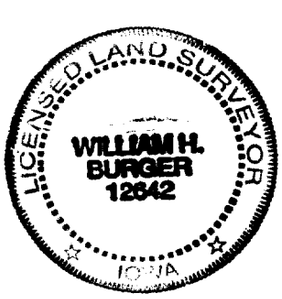
## SURVEYORS CERTIFICATE :

I hereby certify that this landsurvey document was prepared and 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

My license renewal date is December 31, 2002

William H. Burger 6/8/2001

William H. Burger Date Reg. No. 12642



## LEGAL DESCRIPTION

**PARCEL N** part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section Thirty-three (33) , Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.59 acres; subject to easements of record and more particularly described by metes and bounds as follows:

**COMMENCING** at the Southwest (SW) corner of Section Thirty-three (33) , Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 89°-57'-02" East 660.74 feet along the South line of said Section Thirty-three (33);

**Thence** North 00°-01'-28" East 517.04 feet;

**Thence** along the Northerly right of way line of U.S Highway 20 North 73°-35'-20" East 17.20 feet to a point of curvature;

**Thence** continuing along said right of way and along a circular curve concave Southeasterly for a arc length of 451.68 feet, said circular curve having a central angle of 4°-30'-59", a radius of 5730.00 feet, a chord bearing of North 76°-26'-46" East and a chord length of 451.56 feet to the **POINT OF BEGINNING**;

**Thence** North 01°-10'-00" East 365.53 feet;

**Thence** North 89°-37'-00" East 198.08 feet;

**Thence** South 00°-31'-17" West 327.93 feet to the Northerly right of way line of U.S Highway 20;

**Thence** along said Northerly right of way line South 79°-11'-47" West 164.50 feet to a point of curvature;

**Thence** continuing along said right of way and along a circular curve concave Southeasterly for a arc length of 41.73 feet, said circular curve having a central angle of 00°-25'-02", a radius of 5730.00 feet, a chord bearing of South 78°-54'-47" West and a chord length of 41.73 feet to the **POINT OF BEGINNING**,
containing a total of 1.59 acres total and subject to easements of record;

The North line of Parcel N of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section Thirty-three (33) , Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-37'-00" East in relation with a previously recorded Plat; (Plat Book 6, Page 182).

## SURVEYORS CERTIFICATE :

I hereby certify that this landsurvey document was prepared and 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

My license renewal date is December 31, 2002

William H. Burger 6/8/2001

William H. Burger Date Reg. No. 12642






BOOK 2001 PAGE 2040

City of Manchester

208 East Main St.
Manchester, Iowa 52057
319-927-3636
Fax: 319-927-3696
E-Mail: manch@mwci.net

April 25, 2001

Carla Becker
Delaware County Auditor's Office
Courthouse
Manchester, IA 52057

Dear Carla:

Enclosed please find a copy of a proposed preliminary plat for Highway View Subdivision. This plat has not been approved by the City of Manchester.

It is my understanding that the owner of Parcel D (Kevin Graybill) wishes to acquire the property shown as lots 3, 4 and 5 in this plat. If the property shown as parcel D, and lots 3,4 and 5 can become one large parcel (not two or more parcels or lots) this transfer would qualify as an exemption to the Mandatory Subdivision Requirements as specified in section 127.23, paragraph 6 of our ordinances (copy enclosed).

Should you have any questions, please feel free to contact me.

Sincerely,

David J. Heiar
City Manager

DJH:lkt
cc: Kevin Graybill