FILED
Date 10-16-2001
John R Klausing
County Assessor

OCT 16 2001

FILED
DELAWARE COUNTY AUDITOR

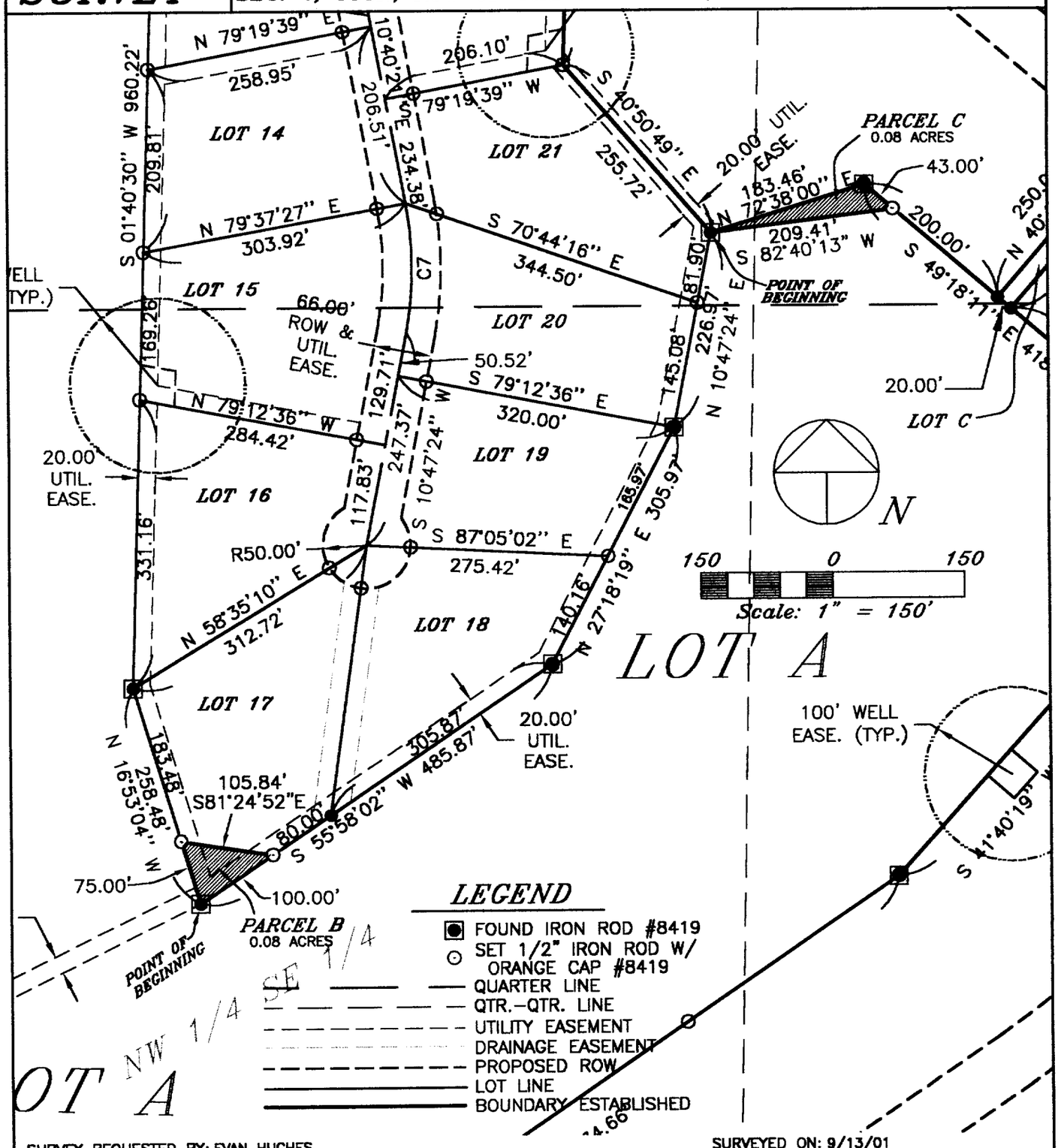
BOOK 2001 PAGE 3703
DEBORAH L. BYRON
DELAWARE COUNTY RECORDER
21.00

2001 OCT 16 PM 1:35
DELAWARE COUNTY IOWA
FILED

PREPARED BY: DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL B, PART OF LOT 17, & PARCEL C, PART OF LOT A, ALL IN WINDY HOLLOW, A SUB. OF NE FR 1/4 & PART OF SE 1/4 SEC. 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: EVAN HUGHES

SURVEYED ON: 9/13/01

PROPRIETORS: LOT 17, RANDY SHOVER
LOT A; HUGHES DEVELOPMENT, INC.

PROJECT NO. 01-79

SCALE: 1"=150'

DATE: 10/8/01

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 3

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.

10/16/01

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

BOOK 2001 PAGE 3703

LEGAL DESCRIPTION:

***PARCEL B**, PART OF LOT 17, WINDY HOLLOW, A SUBDIVISION OF THE NORTHEAST FRACTIONAL QUARTER (NE Fr. ¼) AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION FOUR (4), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 0.08 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Southerlymost Corner of Lot 17 of Windy Hollow, a Subdivision of the Northeast Fractional Quarter (NE Fr. ¼) and part of the Southeast Quarter (SE ¼) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 2000, Page 1238 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of said Lot 17, North 16° 53' 04" West, 75.00 feet;

THENCE South 81° 24' 52" East, to the Southerly Line of said Lot 17, 105.84 feet;

THENCE along the Southerly Line of said Lot 17, South 55° 58' 02" West, 100.00 feet to the **POINT OF BEGINNING**;

Containing 0.08 acres and subject to easements of record.

The Southerly Line of Lot 17, Windy Hollow, a Subdivision of the Northeast Fractional Quarter (NE Fr. ¼) and part of the Southeast Quarter (SE ¼) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 55° 58' 02" West.

LEGAL DESCRIPTION:

***PARCEL C**, PART OF LOT A, WINDY HOLLOW, A SUBDIVISION OF THE NORTHEAST FRACTIONAL QUARTER (NE Fr. ¼) AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION FOUR (4), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 0.08 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Easterlymost Corner of Lot 21 of Windy Hollow, a Subdivision of the Northeast Fractional Quarter (NE Fr. ¼) and part of the Southeast Quarter (SE ¼) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in Book 2000, Page 1238 in the Office of the Delaware County Recorder;

THENCE along the Boundary Line of Lot A of said Windy Hollow, North 72° 38' 00" East, 183.46 feet;

THENCE along the Boundary Line of said Lot A, South 49° 18' 11" East, 43.00 feet;

THENCE South 82° 40' 13" West, 209.41 feet to the **POINT OF BEGINNING**;

Containing 0.08 acres and subject to easements of record.

The Southerly Line of Lot 17, Windy Hollow, a Subdivision of the Northeast Fractional Quarter (NE Fr. ¼) and part of the Southeast Quarter (SE ¼) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 55° 58' 02" West.

SURVEYOR'S CERTIFICATE

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.

10/16/01

J. David Gibbs L.S. #8419 DATE

My license will be renewed on December 31, 2002

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

Q:\DATA\Surveys\Hughes\01-79\LEGAL 01-79.doc

OWNER'S ACKNOWLEDGMENT

I Randy Shover and Mary Jo Shover of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Randy Shover

Mary Jo Shover

State of Iowa)
)
County of Delaware) Ss:

On this 15th day of October A.D. 2001, before me a Notary Public in and for said County, personally appeared Randy Shover and Mary Jo Shover to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said County

DONNA M. KUNDE
Commission Number 175697
My Commission Expires
8-16-03

OWNER'S ACKNOWLEDGMENT

I Evan R. Hughes of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Evan R. Hughes
President, Hughes Development, Inc.

State of Iowa)
)
County of Delaware) Ss:

On this 16th day of October A.D. 2001, before me a Notary Public in and for the State of Iowa, personally appeared Evan R. Hughes to me personally known who being by me duly sworn, did say he/she is the President of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the by the authority of its Board of Directors; and that Evan R. Hughes as such officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntary executed.

Donna M. Kunde
Notary Public in and for said County

DONNA M. KUNDE
Commission Number 175697
My Commission Expires
8-16-03

REC'D OCT 02 2001

CITY OF MANCHESTER
Making It Happen!

208 East Main Street Manchester, IA 52057-1797 PHONE: 563/927-3636 FAX: 563/927-3696
e-mail: manch@mwci.net | www.manchester-ia.com

October 1, 2001

TO: Dave Gibbs, Gibbs Engineering
FR: Dave Heiar, City Manager
RE: Amended Plat of Lot 17 and Lot A of Windy Hollow Subdivision

I have reviewed the proposed amendment referred to above. This proposed trade qualifies as an exception to the City's Subdivision Ordinance as provided in Section 127.23 (4). Should you have any questions or need additional information, please feel free to contact me.

cc: Carla Becker, Delaware County Auditor's Office