FILED
Date 9-13-2002
John R Klaus Jr
County Assessor

SEP 13 2002

FILED
SHARON McCRABB
DELAWARE COUNTY, IOWA

BOOK 2002 PAGE 3267
DEBORAH L PETTON
DELAWARE CO RECORDER
11.00

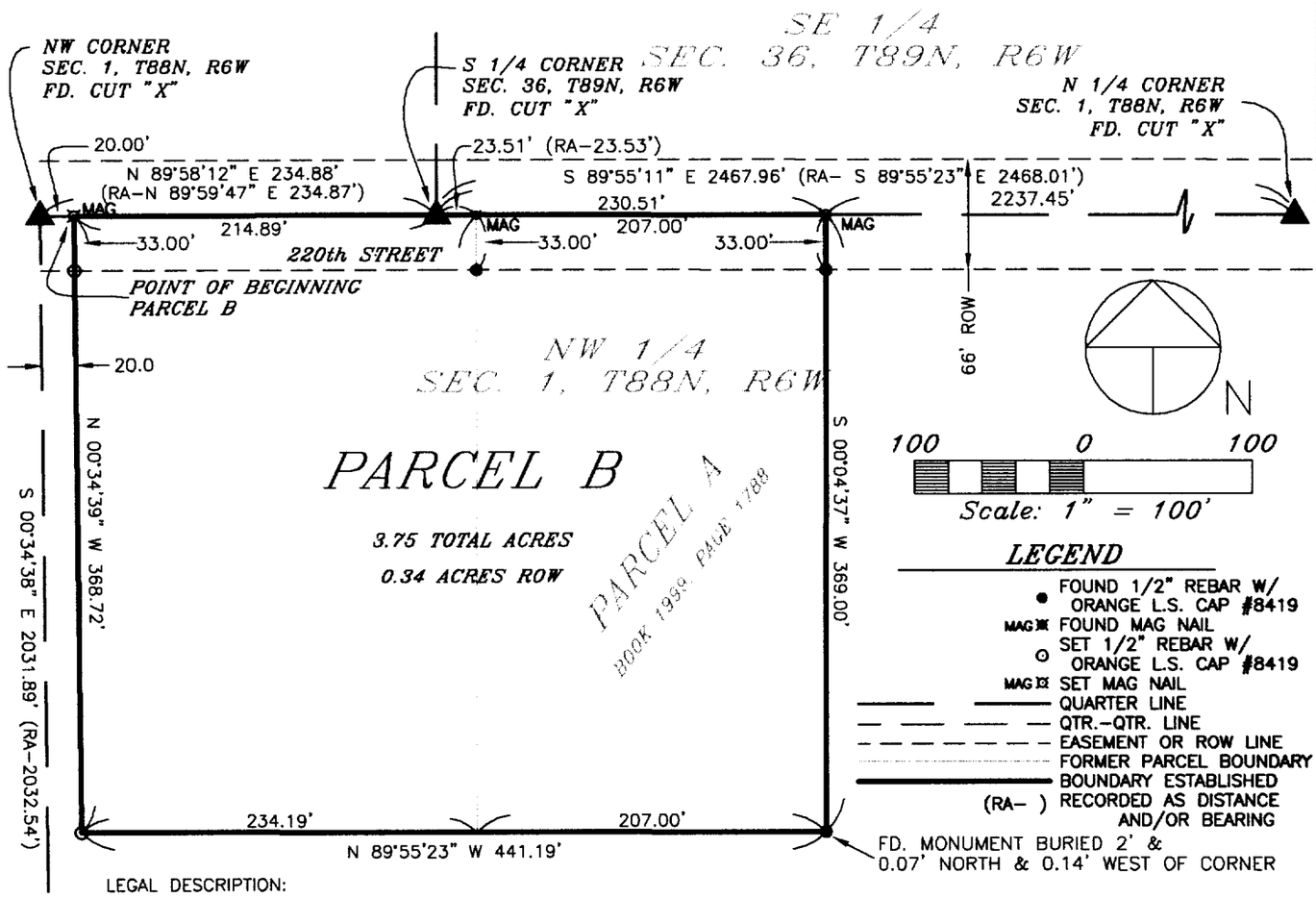
2002 SP 13 PM 3:57

DELAWARE COUNTY IOWA
FILED

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

PLAT OF SURVEY

PARCEL B, BEING COMPRISED OF ALL OF PARCEL A AND PART OF THE NW 1/4 – NW 1/4 OF SEC. 1, T88N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ● FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG FOUND MAG NAIL
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG SET MAG NAIL
- QUARTER LINE
- QTR.–QTR. LINE
- EASEMENT OR ROW LINE
- FORMER PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (RA–) RECORDED AS DISTANCE AND/OR BEARING

FD. MONUMENT BURIED 2' & 0.07' NORTH & 0.14' WEST OF CORNER

LEGAL DESCRIPTION:

PARCEL B, BEING COMPRISED OF ALL OF PARCEL A AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ONE (1), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing 3.75 acres, including 0.34 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of Section One (1), Township Eighty–eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;
THENCE along the Northerly Line of the Northwest Quarter (NW 1/4) of said Section One (1), North 89° 58' 12" East, 20.00 feet to the POINT OF BEGINNING;
THENCE continuing along said Northerly Line, North 89° 58' 12" East, to the South Quarter Corner of Section Thirty–six (36), Township Eighty–nine North (T89N), Range six West (R6W), 214.89 feet;
THENCE continuing along the Northerly Line of said Northwest Quarter (NW 1/4), South 89° 55' 11" East, to the Easterly Line of Parcel A, as recorded in Book 1999, Page 1788 in the Office of the Delaware County Recorder, 230.51 feet;
THENCE along said Easterly Line, South 00° 04' 37" West, to the Southerly Line of said Parcel A, 369.00 feet;
THENCE along said Southerly Line and extension thereof, North 89° 55'23" West, 441.19 feet;
THENCE North 00° 34' 39" West, 368.72 feet to the POINT OF BEGINNING;

Containing a total of 3.75 acres, including 0.34 acres of public road right of way and subject to easements of record.

The Westerly Line of the Northwest Quarter (NW 1/4) of Section One (1), Township Eighty–eight North (T88N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 34' 38" East.

W 1/4 CORNER
SEC. 1, T88N, R6W
FD. CONCRETE MONUMENT

SURVEY REQUESTED BY: DENNIS GUDENKAUF

SURVEYED ON: 8/15 & 8/19/2002

PROPRIETORS: DENNIS GUDENKAUF & JUDITH A. GUDENKAUF
ROBERT J. GUDENKAUF & SUSAN L. GUDENKAUF

PROJECT NO. 02–49

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
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.

J. DAVID GIBBS, P.E., L.S. LIC. #8419 — DATE 9/13/02

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

PAGES OR SHEETS COVERED BY THIS SEAL: 1

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

SCALE: 1"=100'
DATE: 9/3/2002
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 2

BOOK 2002 PAGE 3267

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

September 6, 2002

Randy Rattenborg
Gibbs' Engineering and Surveying
105 West Main
Manchester, IA 52057

RE: Parcel B, Parcel A and part of the NW ¼, Sec. 1, T88N, R6W

Dear Randy:

As I understand your letter dated September 3, 2002 and the attached plat referenced above, the Gudenkauf's wish to transfer an additional two acres of property to the owner of Parcel A. Rather than creating two separate lots, the owners would like to enlarge Parcel A into what you refer to as Parcel B.

This transfer would be allowed as an exemption to the City's subdivision requirements as specified in section 127.23, paragraphs 4 and 6.

4. The division and sale of a portion of a legally platted lot provided: (a) the grantor's lot is not rendered substandard by being in violation of any of the provisions of the building, zoning or subdivision ordinances of the city; and (b) the number of building parcels is not increased as a result of such conveyance.

6. Adjustments of boundary lines and/or easements between two abutting parcels.

Therefore, I concur that based on my knowledge of your intent, creating Parcel B will not require going through the City' s subdivision requirements.

Sincerely,

David J. Hefar
City Manager