FILED
Date 11-14-02
County Assessor

NOV 14 2002

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

BOOK 2002 PAGE 4296
DEBORAH L. TAYLOR
DELAWARE CO. RECORDER
21.00

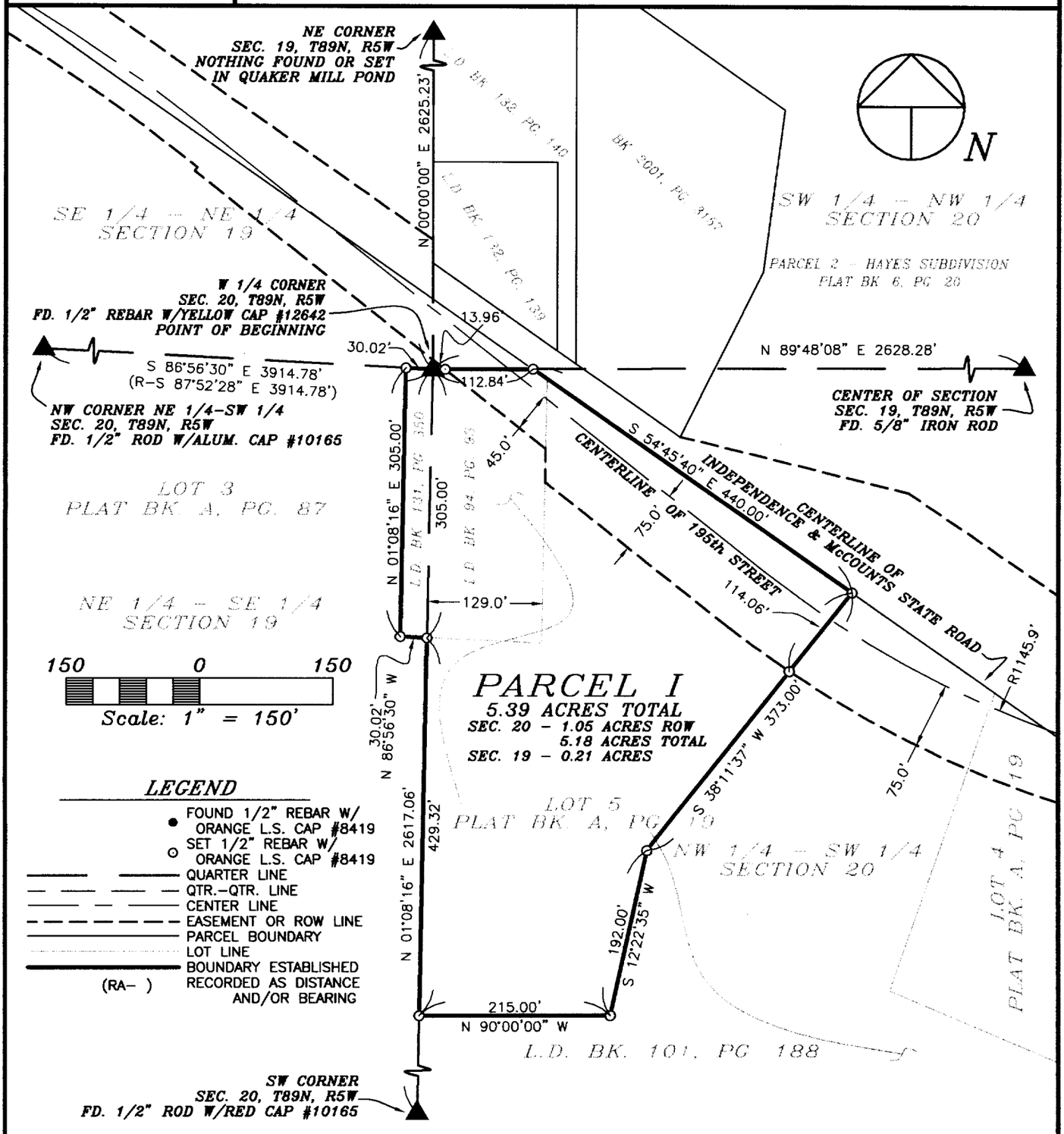
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DELAWARE COUNTY IOWA
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PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

# PLAT OF SURVEY

PARCEL I, PART OF THE NW 1/4–SW 1/4 OF SEC. 20 & PART OF THE NE 1/4–SE 1/4 OF SEC. 19, ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA




LEGEND

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

SURVEY REQUESTED BY: TOM MORAREND

SURVEYED ON: 10/30 & 11/01/2002

PROPRIETORS: THOMAS V. MORAREND & CAROL A. MORAREND
WALLACE D. HAWKER & MARY LOU HAWKER

PROJECT NO. 02-58

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 11/13/02

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

SCALE: 1"=100'
DATE: 11/13/2002
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 3

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

BOOK 2002 PAGE 4296

## LEGAL DESCRIPTION:

***PARCEL I**, PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY (20), AND PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION NINTEEN (19), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 5.39 acres, including 1.05 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**BEGINNING** at the West Quarter Corner of Section Twenty (20), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northwest Corner of Lot 5 of the Subdivision of the North One-half (N ½) of the Southwest Quarter (SW ¼) of said Section Twenty (20) as recorded in Book A of Plats, Page 19 in the Office of the Delaware County Recorder;

**THENCE** along the Northerly Line of the Southwest Quarter (SW ¼) of said Section Twenty (20), North 89° 48' 08" East, to the centerline of the former Independence & McCounts State Road, 112.84 feet;

**THENCE** along the centerline of the former Independence & McCounts State Road, South 54° 45' 40" East, 440.00 feet;

**THENCE** South 38° 11' 37" West, 373.00 feet;

**THENCE** South 12° 22' 35" West, 192.00 feet;

**THENCE** North 90° 00' 00" West, to the Westerly Line of the Southwest Quarter (SW ¼) of said Section Twenty (20), 215.00 feet;

**THENCE** along the Westerly Line of the Southwest Quarter (SW ¼) of said Section Twenty (20), North 01° 08' 16" East, to the Southeast Corner of a Parcel recorded in L.D. Book 131. Page 350 in the Office of the Delaware County, Iowa, 429.32 feet;

**THENCE** along the Southerly Line of said Parcel, North 86° 56' 30" West, 30.02 feet;

**THENCE** North 01° 08' 16" East, to the Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Nineteen (19), Township Eighty-Nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa 305.00 feet;

**THENCE** along the Northerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Nineteen (19), South 86° 56' 30" East, 30.02 feet to the **POINT OF BEGINNING**;

Containing a total of 5.39 acres, including 1.05 acres of public road right of way, and subject to easements of record.

The centerline of the former Independence & McCounts State Road is assumed to bear South 54° 45' 40" East.

## OWNER'S ACKNOWLEDGMENT

I Wallace D. Hawker and Mary Lou Hawker 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.

Wallace D. Hawker

Mary Lou Hawker

State of Iowa )
)
County of Delaware ) ss:

On this 14th day of NOVEMBER A.D. 2002, before me a Notary Public in and for said State, personally appeared Wallace D. Hawker and Mary Lou Hawker 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.

Notary Public in and for said State

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2005

## OWNER'S ACKNOWLEDGMENT

I Thomas V. Morarend and Carol A. Morarend 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.

Thomas V. Morarend

Carol A. Morarend

State of Iowa )
)
County of Delaware ) ss:

On this 13th day of NOVEMBER A.D. 2002, before me a Notary Public in and for said State, personally appeared Thomas V. Morarend and Carol A. Morarend 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.

Notary Public in and for said State

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2005



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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

November 8, 2002

REC'D NOV 12 2002

Randy Rattenborg
Gibbs' Engineering and Surveying
105 W. Main Street
Manchester, IA 52057

***RE: Parcel I, part of the SW ¼, Sec. 20, T89N, R5W and the SE ¼, Sec. 19, T89N, R5W***

Dear Randy:

As I understand you letter dated November 6, 2002 and the attached plat referenced above, the Hawker's wish to transfer approximately 4 acres of property to Thomas and Carol Morarend. Rather than creating two separate lots, the owners would like to create Parcel I as shown on the plat.

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.

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

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

Sincerely,

David J. Heiar
City Manager