DELAWARE COUNTY IOWA
FILED

2003 AP 16 AM 10:33

2003
BOOK 3 PAGE 1786
DEBORAH L. PEYTON
DELAWARE CO RECORDER
21.00

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

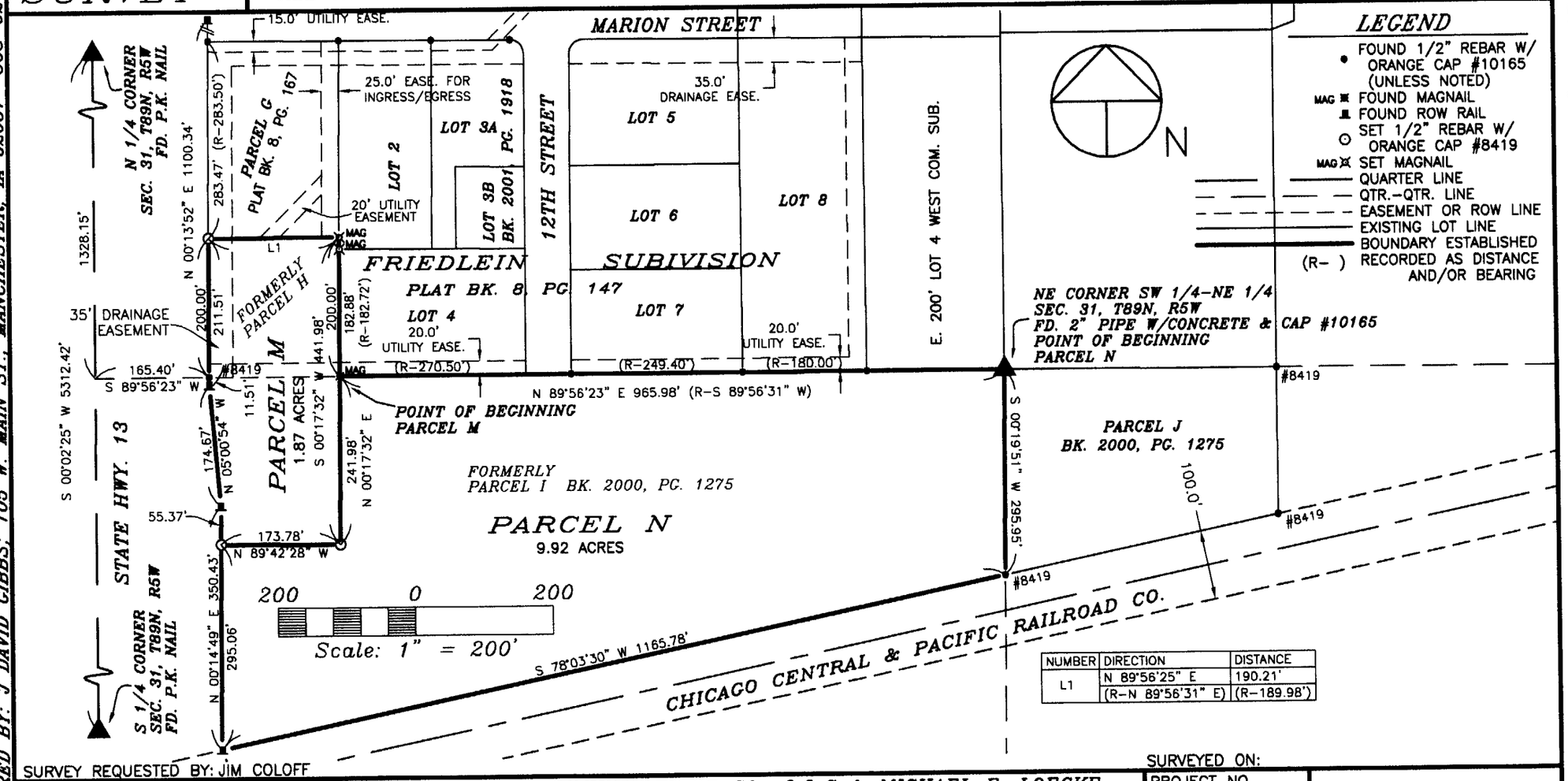
APR 16 2003

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

APR 16 2003

PLAT OF SURVEY

PARCEL M, INCLUDING PARCEL H AND PART OF PARCEL I; AND
PARCEL N, BEING PART OF PARCEL I
ALL IN SEC. 31, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGEND

- FOUND 1/2" REBAR W/ ORANGE CAP #10165 (UNLESS NOTED)
- MAG FOUND MAGNAIL
- FOUND ROW RAIL
- SET 1/2" REBAR W/ ORANGE CAP #8419
- MAG SET MAGNAIL
- QUARTER LINE
- QTR.-QTR. LINE
- EASEMENT OR ROW LINE
- EXISTING LOT LINE
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

NUMBER	DIRECTION	DISTANCE
L1	N 89°56'25" E	190.21'
	(R-N 89°56'31" E)	(R-189.98')

SURVEY REQUESTED BY: JIM COLOFF

SURVEYED ON:

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

SCALE: 1"=200'
DATE: 4/9/2003
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 3

PROPRIETORS: PARCEL M - FIFE COMMUNICATIONS CO., L.L.C & MICHAEL F. LOECKE
PARCEL N - FIFE COMMUNICATIONS CO., L.L.C

PROJECT NO. 00-22

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. LISCENSE #8419 DATE 4/16/03
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

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

BOOK 2003 PAGE 1786

LEGAL DESCRIPTION:

***PARCEL M**, INCLUDING PARCEL H, BEING PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼), AND PART OF PARCEL I, BEING PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼), ALL IN SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing 1.87 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

COMMENCING at the Northeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), also being the Southerly Line of Friedlein Subdivision as recorded in Book 8 of Plats, Page 147 in the Office of the Delaware County Recorder, South 89° 56' 23" West, to the Southeast Corner of Parcel H, as recorded in Book 8 of Plats, Page 167 in the Office of the Delaware County Recorder, also being the Southwest Corner of Lot 4 of said Friedlein Subdivision, 965.98 feet to the **POINT OF BEGINNING**;

THENCE South 00° 17' 32" West, 241.98 feet;

THENCE North 89° 42' 28" West, to the Easterly Line of Iowa State Highway #13, 173.78 feet;

THENCE along the Easterly Line of Iowa State Highway #13, North 00° 14' 49" East, 55.37 feet;

THENCE continuing along the Easterly Line of Iowa State Highway #13, North 05° 00' 54" West, 174.67 feet;

THENCE continuing along the Easterly Line of Iowa State Highway #13, and the Westerly Line of Parcel H, as recorded in Book 8 of Plats, Page 167 in the Office of the Delaware County Recorder, North 00° 13' 52" East, to the Southwest Corner of Parcel G, as recorded in Book 8 of Plats, Page 167 in the Office of the Delaware County Recorder, 211.51 feet;

THENCE along the Southerly Line of said Parcel G, North 89° 56' 25" East, to the Southeast Corner of said Parcel G, also being on the Westerly Line of Lot 2 of said Friedlein Subdivision 190.21 feet;

THENCE along the Westerly Line of said Lot 2, and the Westerly Line of Lot 4 of said Friedlein Subdivision, South 00° 17' 32" West, 200.00 feet to the **POINT OF BEGINNING**;

Containing a total of 1.87 acres and subject to easements of record.

The Westerly Line of the East One-half of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 02' 25" West.

LEGAL DESCRIPTION:

PARCEL N, *PART OF PARCEL I, BEING PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing 9.92 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Northeast Corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa;

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), South 00° 19' 51" West, to the Northerly Line of the Chicago Central and Pacific Railroad Company, 295.95 feet;

THENCE along the Northerly Line of the Chicago Central and Pacific Railroad Company, South 78° 03' 30" West, to the Easterly Line of Iowa State Highway #13, 1165.78 feet;

THENCE along the Easterly Line of Iowa State Highway #13, North 00° 14' 49" East, 295.06 feet;

THENCE South 89° 42' 28" East, 173.78 feet

THENCE North 00° 17' 32" East, to the Northerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), also being the Southerly Line of Friedlein Subdivision as recorded in Book 8 of Plats, Page 147 in the Office of the Delaware County Recorder, 241.98 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-one (31), also being the Southerly Line of said Friedlein Subdivision, North 89° 56' 23" East, 965.98 feet to the **POINT OF BEGINNING**;

Containing a total of 9.92 acres and subject to easements of record.

The Westerly Line of the East One-half of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 02' 25" West.

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 I www.manchester-ia.com

RECD APR 14 2003

April 11, 2003

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

RE: Parcel M & N, Sec. 31, T89N R5W

Dear Dave:

As I understand your letter dated April 11, 2003 and the attached plat referenced above, the Fife Communications Co, LLC wishes to transfer approximately one acre of property to the owner (Michael F. Loecke) of Parcel H. Rather than creating two separate lots, the owner would like to enlarge Parcel H into what you refer to as Parcel M.

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

> 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.

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

Sincerely,

David J. Heiar
City Manager