DELAWARE COUNTY IOWA
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BOOK 2003 PAGE 2011
DEBORAH L PEYTON
DELAWARE CO RECORDER
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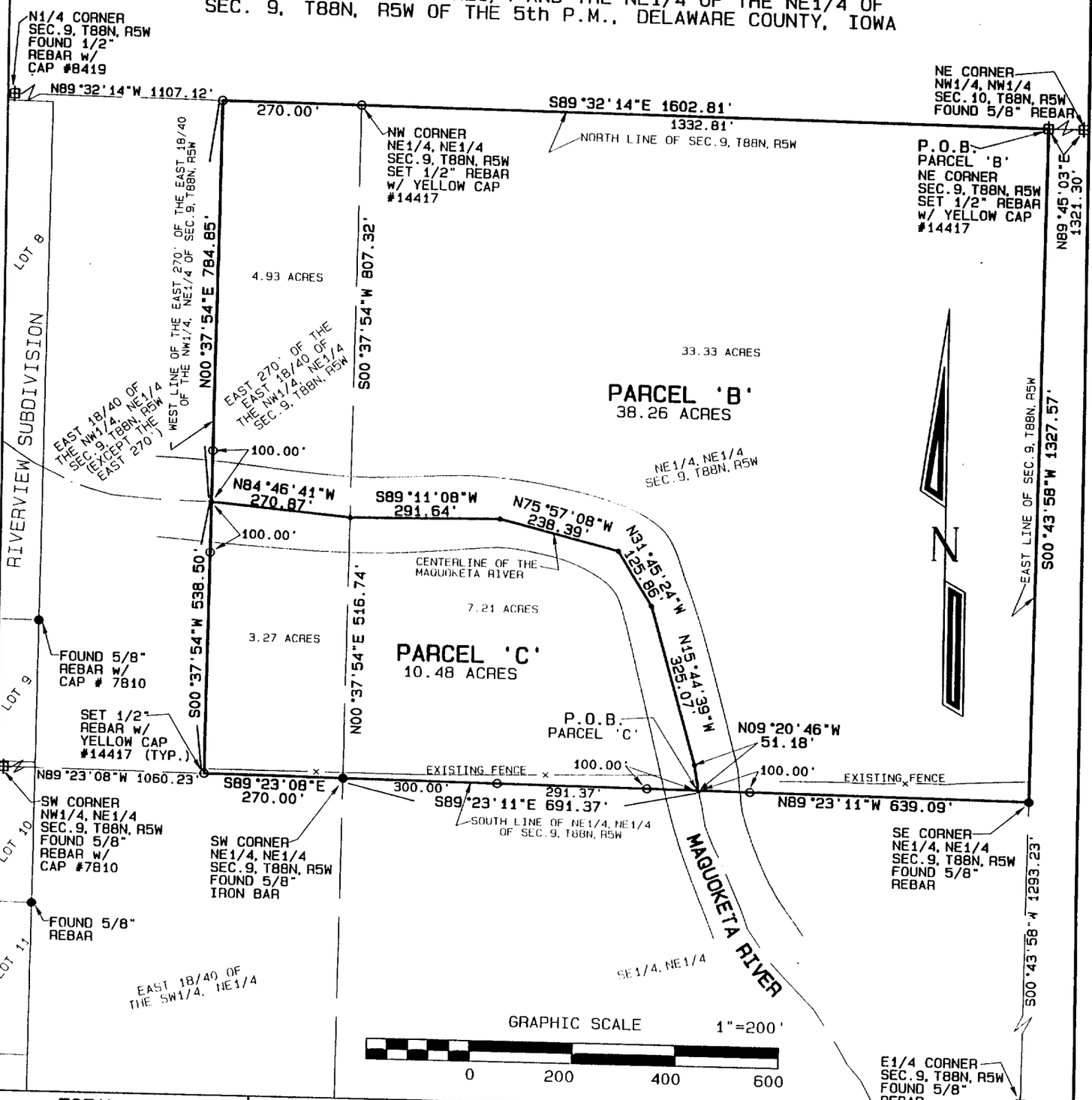
FILED
MAY 8 2003

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
MAY 8 2003

Prepared by: SCHNEIDER Land Surveying and Planning, Inc. P.O.Box 105 Peosta, Iowa 52068 Ph#563-556-9055

PLAT OF SURVEY

PARCELS 'B' AND 'C' OF THE EAST 270 FEET OF THE EAST EIGHTEEN-FORTIETHS OF THE NW1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 OF SEC. 9, T88N, R5W OF THE 5th P.M., DELAWARE COUNTY, IOWA



TOTAL AREA
48.73 ACRES

PROPRIETORS:
RANDY SHOVER AND
JASON NOLZ AND SARA NOLZ

SURVEY REQUESTED BY:
RANDY SHOVER

SURVEY DESCRIPTION:
SEE SHEET 2

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER #14417
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.

David P. Schneider P.L.S. #14417 Date: 4/15/2003
My license renewal date is December 31, 2003.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 105
Peosta, Iowa 52068
Ph# 563-556-9055
Fax 563-556-9054

Project: 390
Date: 4/9/2003
Sheet: 1 of 2

BOOK 2003 PAGE 2011

Proprietors:
Randy Shover,
Jason Nolz and Sara Nolz

Survey requested by:
Randy Shover

Survey Description-Parcel 'B':

Part of the east 270 feet of the east eighteen-fortieths of the Northwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter, all in Section 9, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, lying south and west of the centerline of the Maquoketa River in March of 2003 and more particularly described as follows: Commencing at the Northeast corner of said Section 9; thence S00°43'58"W, 1327.57 feet to the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 9; thence N89°23'11"W, 639.09 feet along the south line of the Northeast Quarter of the Northeast Quarter of said Section 9 to the centerline of the Maquoketa River in March of 2003 and the point of beginning; thence along said centerline N09°20'46"W, 51.18 feet; thence N15°44'39"W, 325.07 feet; thence N31°45'24"W, 125.86 feet; thence N75°57'08"W, 238.39 feet; thence S89°11'08"W, 291.64 feet; thence N84°46'41"W, 270.87 feet to the west line of the east 270 feet of the east eighteen-fortieths of the Northwest Quarter of the Northeast Quarter of said Section 9; thence N00°37'54"E, 784.85 feet along said west line to the northwest corner of the east 270 feet of the east eighteen-fortieths of the Northwest Quarter of the Northeast Quarter of said Section 9; thence S89°32'14"E, 1602.81 feet along the north line of said Section 9 to the point of beginning, containing 38.26 acres.

Survey Description-Parcel 'C':

Part of the east 270 feet of the east eighteen-fortieths of the Northwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter, all in Section 9, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, lying south and west of the centerline of the Maquoketa River in March of 2003 and more particularly described as follows: Commencing at the Northeast corner of said Section 9; thence S00°43'58"W, 1327.57 feet to the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 9; thence N89°23'11"W, 639.09 feet along the south line of the Northeast Quarter of the Northeast Quarter of said Section 9 to the centerline of the Maquoketa River in March of 2003 and the point of beginning; thence along said centerline N09°20'46"W, 51.18 feet; thence N15°44'39"W, 325.07 feet; thence N31°45'24"W, 125.86 feet; thence N75°57'08"W, 238.39 feet; thence S89°11'08"W, 291.64 feet; thence N84°46'41"W, 270.87 feet to the west line of the east 270 feet of the east eighteen-fortieths of the Northwest Quarter of the Northeast Quarter of said Section 9; thence S00°37'54"W, 538.50 feet to the southwest corner of the east 270 feet of the east eighteen-fortieths of the Northwest Quarter of the Northeast Quarter of said Section 9; thence S89°23'08"E, 270.00 feet to the southwest corner of Northeast Quarter of the Northeast Quarter of said Section 9; thence S89°23'11"E, 691.37 feet to the point of beginning, containing 10.48 acres.

This survey was performed for the purpose of dividing the east 270 feet of the east eighteen-fortieths of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter, all in Section 9, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, along the centerline of the Maquoketa River as located in March 2003. This property is subject to easements, reservations, restrictions and rights of way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments were placed or shall be placed within 30 days from the date this plat is recorded.

I hereby certify that this land survey 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.

4/15/2003

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2003.
Pages or sheets covered by this seal: Surveyor's Certificate Only

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
14417
IOWA

Schneider Land Surveying & Planning, Inc.
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Email: schneiderlsp@mwci.net

Job No. 390

Date: 4/9/2003

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

April 25, 2003

David P. Schneider
PO Box 105
Peosta, IA 52068

RE: Parcel B & C Sec. 9, T 88N, R5W

Dear David:

As I understand your letter dated April 16, 2003 and the attached plat referenced above, Mr. Nolz and Mr. Shover wish to trade property creating Parcels B and C as shown. The end result is that there are and will continue to be only two parcels of property.

This trade 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, the proposed property trade will not require going through the City's subdivision requirements.

Sincerely,

David J. Heiar
City Manager

DJH:lkt

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