FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JAN 29 2004

JAN 29 2004

DELAWARE COUNTY IOWA
FILED
2004 JAN 29 PM 3:27
BOOK 2004 PAGE 285
DEBORAH L. LINDEN
DELAWARE COUNTY AUDITOR

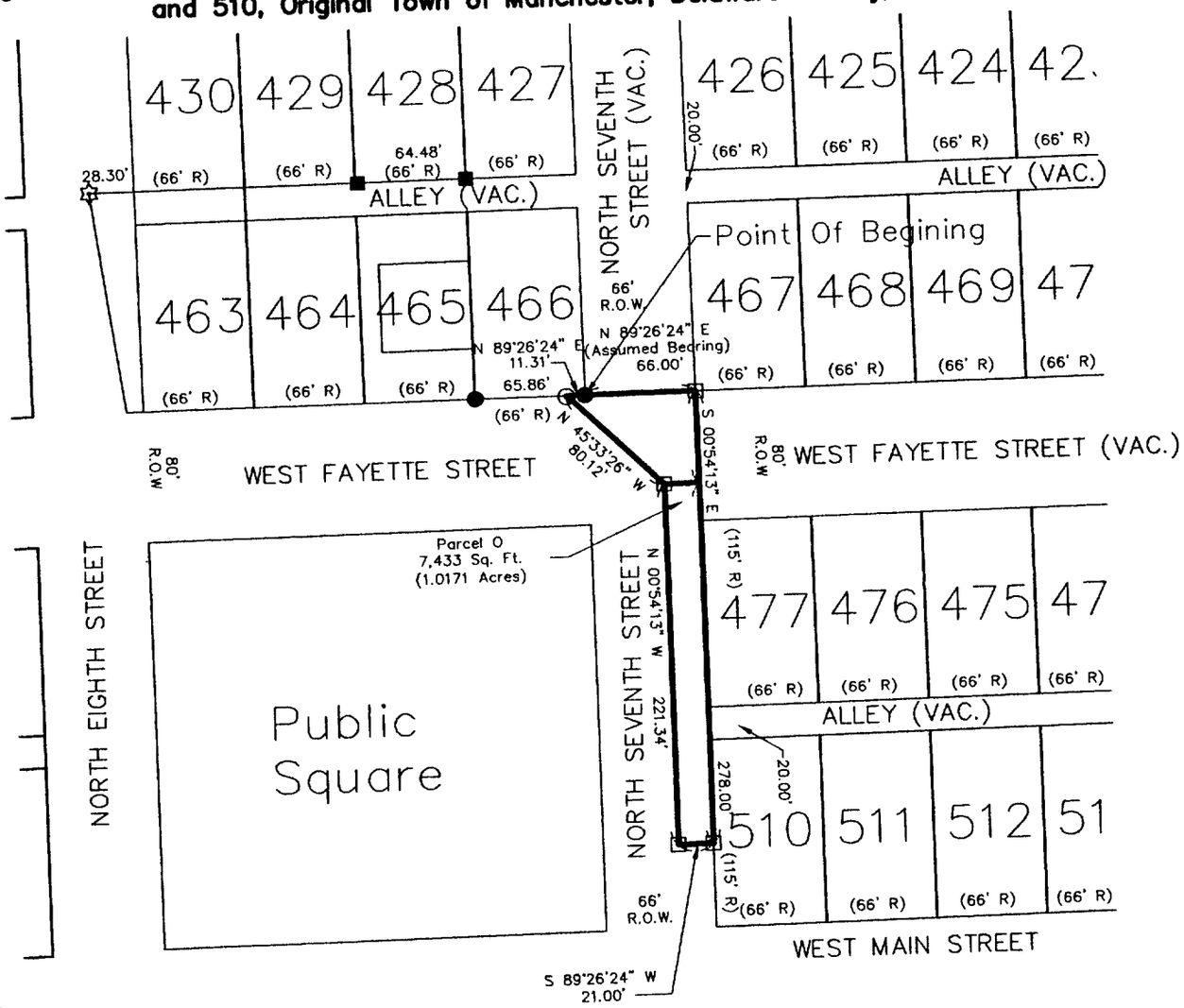
26.00

TeKIPPE ENGINEERING, P.C., 1919 – 210th Street P.O. Box 357, Manchester, Iowa 52057

Plat of Survey

Parcel O

A Parcel of Land, in the Southwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 5 West of the 5th P.M., Lying within North Seventh Street and West Fayette Street, adjacent to Lots 466, 467, 477 and 510, Original Town of Manchester, Delaware County, Iowa



Proprietors:
City of Manchester
Manchester, Iowa

Requested by:
Regional Medical Center
of North East Iowa
and Delaware County
Manchester, Iowa

50' 0 50' 100' 200'

1 inch = 100 ft.

Survey was completed on August 15, 2003.

LEGEND

Recorded as	R
Set Mag Nail with SSW PLS #15525	▣
Set 1/2"ø Rebar w/RPC PLS 15525	⊙
Fd. 1/2' Rebar OPC PLS #10165	●
Fd. 1/2" Iron Rod	■
Fd. 1/2" w/AC Iron Rod PLS #5227	☆
Aluminum Cap	AC
Orange Plastic Cap	OPC
Red Plastic Cap	RPC
Survey Boundary	

LICENSED LAND SURVEYOR
PAUL R. HEROLD
15525
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.

Paul R. Herold 1-29-04

Paul R. Herold Date:

License number 15525

My license renewal date is December 31, 2004.

Sheets covered by this seal: P1, P2

TeKIPPE ENGINEERING, P.C.

128 South Vine Street
West Union, IA 52175
PH. (563) 422-5131
FAX (563) 422-5884

1919 210th Street
P.O. Box 357
Manchester, IA 52057
PH. (563) 927-2060
FAX (563) 927-3603

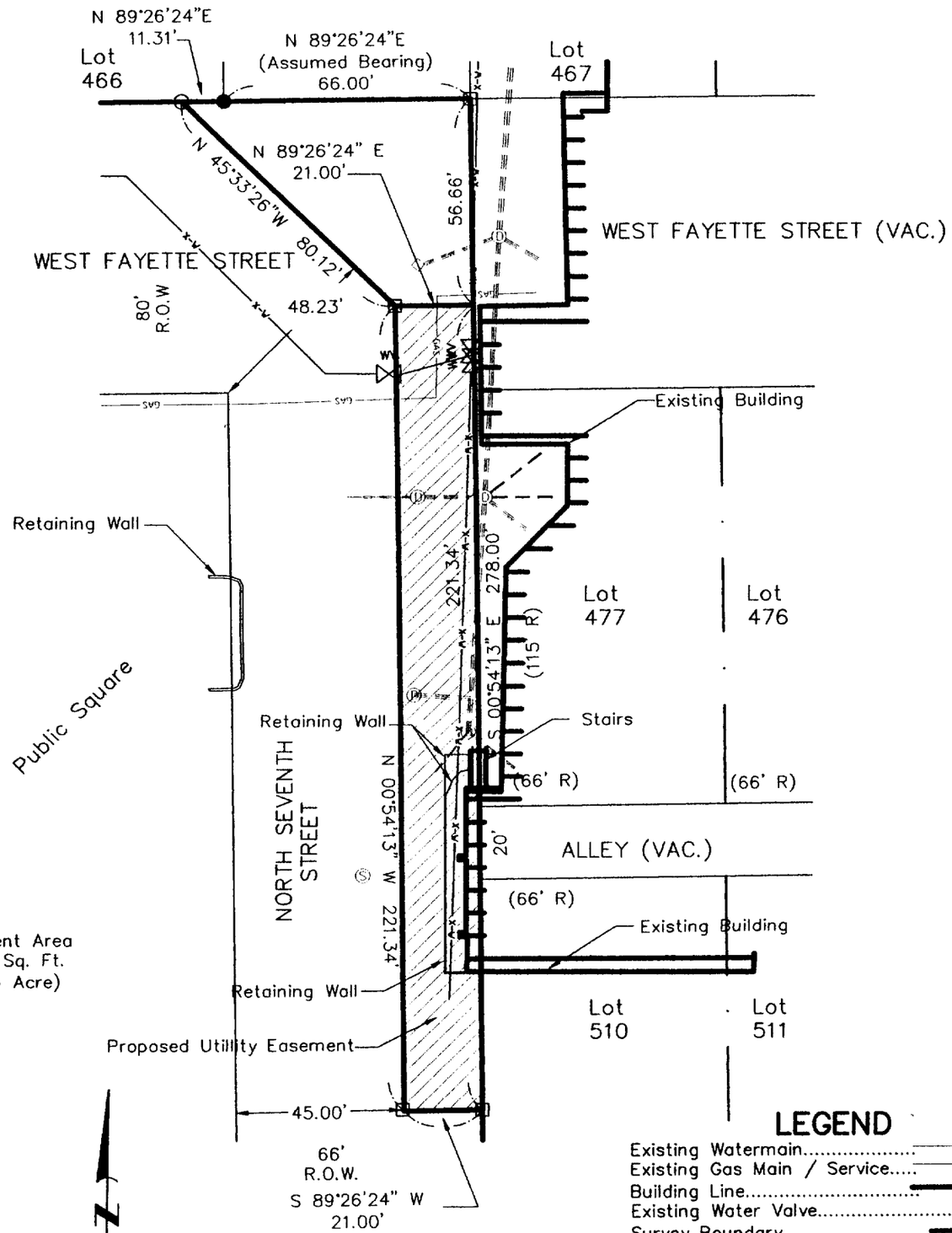
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Field Book: Manchester No. 36 Pages: 1-9

Project No. 03633.LS Sheet P1

TeKIPPE ENGINEERING, P.C., 1919 – 210th Street P.O. Box 357, Manchester, Iowa 52057

Exhibit A



LEGEND

Existing Watermain.....
Existing Gas Main / Service.....
Building Line.....
Existing Water Valve.....
Survey Boundary.....
Set Mag Nail with SSW PLS #15525...
Set 1/2"ø Rebar w/RPC PLS 15525...
Fd. 1/2' Rebar OPC PLS #10165.....

20' 0 20' 40' 80'

1 inch = 40 ft.

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Manchester, IA 52057
PH. (563) 927-2060
FAX (563) 927-3603

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Field Book: Manchester No. 36 Pages: 1-9

Project No. 03633.LS Sheet P2

TeKIPPE ENGINEERING, P.C., 1919 - 210th Street, Manchester, Iowa 52057 Phone #563/927-2060

Project No.03633.LS



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.

Paul R. Herold — 1-29-04

Paul R. Herold — Date

License Number 15525

My license renewal date is December 31, 2004.

Pages covered by this seal: SD-1,SD-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Paul R. Herold this 29 day of JANUARY, 2004.

RYAN M. WICKS
Iowa Notarial Seal
Commission Number: 723753
My Commission Expires: 08-04-2006

Ryan M Wicks
Notary Public

SURVEY AND PLAT OF:

Parcel O, A Parcel of Land, in the Southwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 5 West of the 5th P.M.,Lying within 7th Street and West Fayette Street, adjacent to Lots 466, 467, 477, and 510 Original Town of Manchester, Delaware County Iowa;

Beginning at the Southeast corner of Lot 466 Original Town of Manchester, Iowa;

Thence **North 89°-26'-24" East (Assumed Bearing) 66.00 feet,** along the North Right-of-Way line of West Fayette Street and the Easterly extension thereof to the Southwest Corner of Lot 467;

Thence **South 00°-54'-13" East 278.00 feet,** along the East Right-of-Way line of North Seventh Street and the Northerly extension thereof;

Thence **South 89°-26'-24" West 21.00 feet;**

Thence **North 00°-54'-13" West 221.34 feet;**

Thence **North 45°-33'-26" West 80.12 feet,** to the North Right-of-Way Line of West Fayette Street;

Thence **North 89°-26'-24" East 11.31 feet** along said North Right-of-Way Line to the Point of Beginning.

Containing **7433 Square Feet (0.171 Acre),** Subject to any easements of record. (See plat attached to this original survey description.)

Project No. 036033.LS

Utility Easement, in Parcel O in the Southwest Quarter of the Southwest Quarter of Section 29, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the South East Corner of Lot 466 City of Manchester, Delaware County, Iowa;

Thence **North 89°-26'-24" East (Assumed Bearing) 66.00 feet**, along the North Right-of-Way Line of West Fayette Street and the Easterly extension thereof to the Southwest Corner of Lot 467;

Thence **South 00°-54'-13" East 56.66 feet**, along the Northerly extension of East Right-of-Way Line of North Seventh Street to said Point of Beginning;

Thence **South 00°-54'-13" East 221.34 feet**, along said East Right-of-Way Line of North Seventh Street and the extension there of.

Thence **South 89°-26'-24" West 21.00 feet**;

Thence **North 00°-54'-13" West 221.34 feet**;

Thence **North 89°-26'-24" East 21.00 feet**, to the Point of Beginning.

Containing **4,648 Square Feet (0.106 Acre)**, Subject to any easements of record.
(See plat attached to this original survey description.)

Reference is hereby made to a Plat, in Book I, page 384, on file in the Delaware County Recorder's Office, Manchester, Iowa.