FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

FEB 18 2004

FEB 18 2004

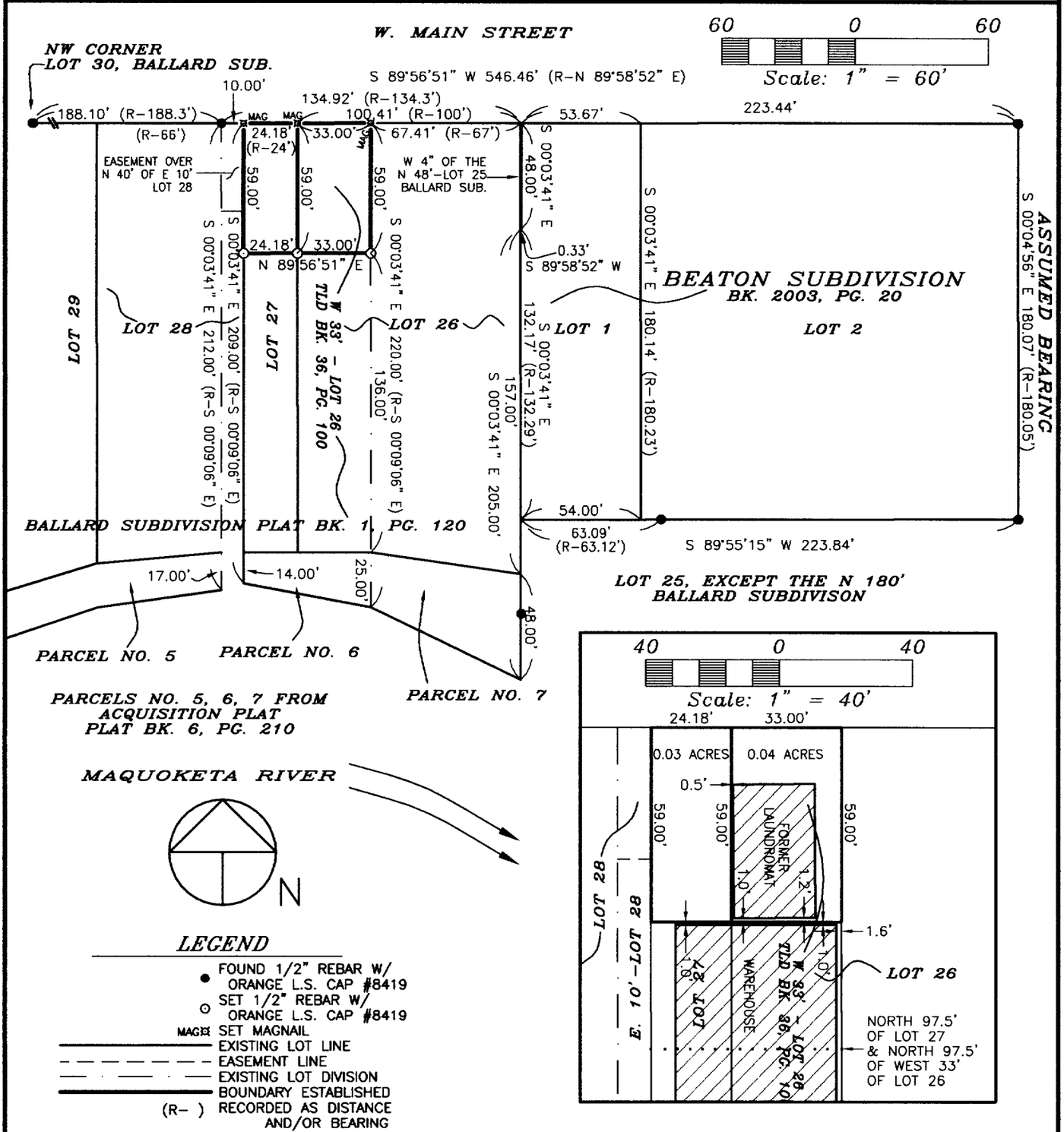
DELAWARE COUNTY IOWA
FILED
2004 FEB 18 PM 2:41
BOOK 2004 PAGE 492
DEBORAH L. FRERICHS
DELAWARE COUNTY AUDITOR
1/6.00

CHG

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

PLAT OF SURVEY

NORTH 59.00' OF LOT 27; NORTH 59.00' OF THE WEST 33' OF LOT 26 ALL IN BALLARD SUBDIVISION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, SECTION 32, T89N, R5W OF THE FIFTH P.M.



LEGEND

- ● FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG SET MAGNAIL
- EXISTING LOT LINE
- EASEMENT LINE
- EXISTING LOT DIVISION
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: MAX BOREN

SURVEYED ON: 2/5/2004

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1

PROPRIETORS: SMITTY'S, INC.

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 2/18/04

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

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

PROJECT NO. 04-01
SCALE: 1"=60'
DATE: 1/28/2004
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 1

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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 I www.manchester-ia.com

February 17, 2004

J. David Gibbs, P.E., L.S.
Gibbs Engineering
105 W Main
Manchester, IA 52057

RE: North 59.00 feet of Lot 27; North 59.00 feet of the West 33' of Lot 26, Ballard Subdivision

Dear David:

It is my understanding that Smitty's, Inc shows ownership of the North 97.5 feet of Lot 27, and the North 97.5 feet of the West 33 feet of Lot 26, and Max Boren owns the balance of Lot 27, and the balance of the West 33 feet of Lot 26. Smitty's, Inc. current legal description would put this line through the warehouse on the Boren property. The intent of this division is to put the line between the former Laundromat and the warehouse. This survey adjusts the line between the former Laundromat and the warehouse to correct this problem.

Section 127.23 authorizes that the following divisions of land shall be exempt from subdivision requirements:

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.

Based on this information, you are able to adjust the lot lines without going through the subdivision process.

Should you have any questions, please feel free to contact me.

Sincerely,

David J. Heiar
City Manager