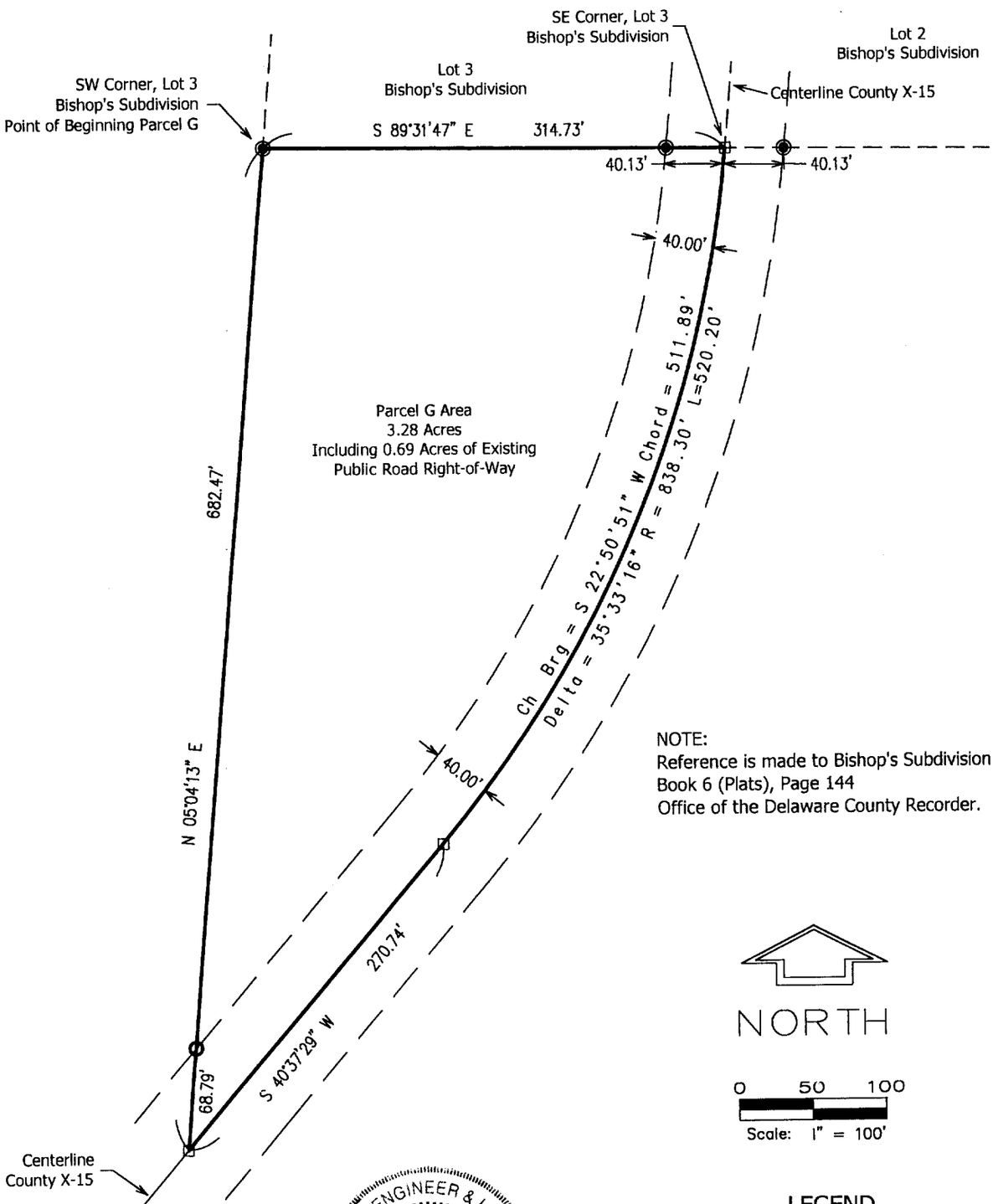
JUN 23 2004
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
BOOK 2004 PAGE 313
DEBORAH L. BEHICH
DELAWARE CO. RECORDER
16.00
2004 JUN 23 PM
DELAWARE COUNTY IOWA
FILED

DANIEL T. CRAWFORD P.E. & L.S. — CRAWFORD ENGINEERING & SURVEYING, INC., P.O. Box 793, INDEPENDENCE, IOWA (319)334-7077

PLAT OF SURVEY of Parcel G in the Northeast ¼ of the Northeast ¼ of Section 8, Township 88 North, Range 5 West of the 5th Principal Meridian, Delaware County, Iowa, described as: Beginning at the Southwest Corner of Lot 3 of Bishop's Subdivision in the Northeast ¼ of the Northeast ¼ of Section 8; thence S89°31'47"E, 314.73 feet along the south line of Lot 3 to the centerline of County Road X-15; thence southwesterly along said centerline 520.20 feet along a 838.30 feet radius curve, concave northwesterly, chord bearing S22°50'51"W, chord length 511.89 feet; thence S40°37'29"W, 270.74 feet along said centerline; thence N05°04'13"E, 682.47 feet to the Point of Beginning.



NOTE:
Reference is made to Bishop's Subdivision
Book 6 (Plats), Page 144
Office of the Delaware County Recorder.

NORTH

0 50 100
Scale: 1" = 100'

PROFESSIONAL ENGINEER & LAND SURVEYOR
DANIEL T. CRAWFORD
IOWA
8812

LEGEND

- PROPERTY CORNER (Set 1/2"Ø Rebar & Cap #8812)
- PROPERTY CORNER (Set Nail in ACC)
- PROPERTY CORNER (Fd 1/2" Rebar & Cap 8812)
- SECTION LINE
- PUBLIC ROAD RIGHT-OF-WAY
- PARCEL BOUNDARY

DATE OF SURVEY: 6-11-2004 PROPRIETOR: Richard Bishop

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND 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.
LICENSE RENEWAL DATE: 12-31-2005 LICENSE NO. 8812

Daniel T. Crawford 6-16-04
DANIEL T. CRAWFORD P.E. & L.S. DATE

CRAWFORD ENGINEERING & SURVEYING, INC.
205 2nd Ave NE Independence, Iowa 50644
(319) 334-7077

PROJECT No. 04238 FLD BK No. PAGE
BOOK 2004 PAGE 313

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

May 17, 2004

Tanya and Chuck Mangold
2309 – 180th Ave
Manchester, IA 52057

Dear Tanya and Chuck:

It is my understanding that you wish to purchase an extra 2 or 3 acres of land shown on the attached drawing as Section A. This land would be incorporated into Lot 3 of the Bishop's Subdivision which you currently own. Based on these facts your proposal could be completed as an exception to the City's subdivision ordinance.

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.

Therefore, based on my knowledge of the intent, this boundary line adjustment will not require going through the City's subdivision requirements. Should you have any questions please feel free to contact me.

Sincerely,

David J. Helar
City Manager