DELAWARE COUNTY IOWA
FILED

2004 JUL 20 AM 10:15

BOOK 2004 PAGE 2682
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
22.00

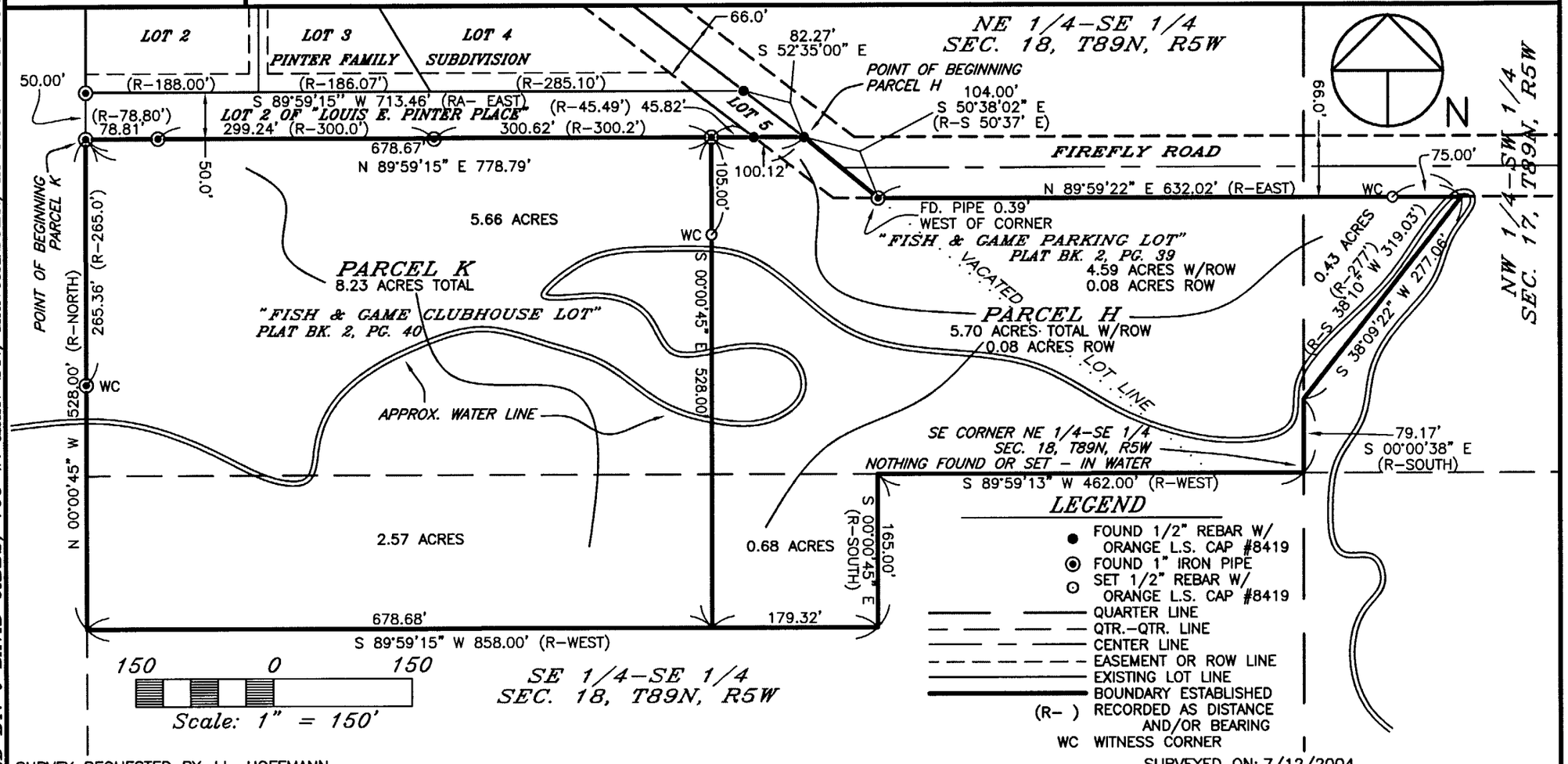
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JUL 20 2004

JUL 20 2004

PLAT OF SURVEY

PARCEL K, PART OF "FISH & GAME CLUBHOUSE LOT", SECTION 18; AND PARCEL H, ALL OF "FISH & GAME PARKING LOT" & PART OF "FISH & GAME CLUBHOUSE LOT", SECTIONS 17 & 18, ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- FOUND 1" IRON PIPE
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- EXISTING LOT LINE
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING
- WC WITNESS CORNER

SURVEY REQUESTED BY: J.L. HOFFMANN

SURVEYED ON: 7/12/2004

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

SCALE: 1"=150'	PROPRIETORS: J.L. HOFFMANN
DATE: 7/13/2004	PROJECT NO. 04-50
DRAWN BY: RLR	
CHECKED BY: JDG	
FIELD BK: D.L.	
REVISED	
SHEET 1 OF 4	

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. LICENSE #8419 DATE 7/20/04

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 2004 PAGE 2682

LEGAL DESCRIPTION:

***PARCEL H**, ALL OF "FISH & GAME PARKING LOT" AND PART OF "FISH & GAME CLUBHOUSE LOT", SECTIONS SEVENTEEN (17) AND EIGHTEEN (18), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 5.70 acres, including 0.08 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of Lot 5 of Pinter Family Subdivision, as recorded in Book 8, Page 156 in the Office of the Delaware County Recorder, also being a Corner on the Northerly Line of "Fish & Game Clubhouse Lot" as recorded in Book 2 of Plats, Page 40 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said "Fish & Game Clubhouse Lot", South 50° 38' 02" East, to the Northwest Corner of "Fish & Game Parking Lot", as recorded in Book 2 of Plats, Page 39 in the Office of the Delaware County Recorder, also being the Southerly right of way Line of Firefly Road, 104.00 feet;

THENCE along the Northerly Line of "Fish & Game Parking Lot", also being the Southerly right of way Line of Firefly Road, North 89° 59' 22" East, to the Easterly Line of "Fish & Game Parking Lot", 632.02 feet;

THENCE along the Easterly Line of "Fish & Game Parking Lot", South 38° 09' 22" West, to the Easterly Line of the Southeast Quarter (SE ¼) of Section Eighteen (18), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, 277.06 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Eighteen (18), South 00° 00' 38" East, to the Southeast Corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Eighteen (18), 79.17 feet;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Eighteen (18), South 89° 59' 13" West, 462.00 feet;

THENCE South 00° 00' 45" East, 165.00 feet;

THENCE South 89° 59' 15" West, 179.32 feet;

THENCE North 00° 00' 45" West, to the Northerly Line of "Fish & Game Clubhouse Lot", also being the Southerly Line of Lot 2 of Louis E. Pinter Place, as recorded in Book 2 of Plats, Page 38 in the Office of the Delaware County Recorder, 528.00 feet;

THENCE along the Northerly Line of "Fish & Game Clubhouse Lot", also being the Southerly Line of Lot 2 of Louis E. Pinter Place, North 89° 59' 15" East, 100.12 feet to the **POINT OF BEGINNING**;

Containing a total of 5.70 acres, including 0.08 acres of public road right of way, subject to easements of record.

The Southerly Line of Lot 2 of Louis E. Pinter Place, as recorded in Book 2 of Plats, Page 38 in the Office of the Delaware County Recorder is assumed to bear North 89° 59' 15" East.

The intent of the above Legal Description and attached Plat is to adjust the Line between the "Fish & Game Parking Lot" and the "Fish & Game Clubhouse Lot".

LEGAL DESCRIPTION:

***PARCEL K**, PART OF "FISH & GAME CLUBHOUSE LOT", SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 8.23 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of "Fish & Game Clubhouse Lot", as recorded in Book 2 of Plats, Page 40 in the Office of the Delaware County Recorder, also being the Southwest Corner of Lot 2 of Louis E. Pinter Place, as recorded in Book 2 of Plats, Page 38 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of "Fish & Game Clubhouse Lot", also being the Southerly Line of Lot 2 of Louis E. Pinter Place, North 89° 59' 15" East, 678.67 feet;

THENCE South 00° 00' 45" East, to the Southerly Line of "Fish & Game Clubhouse Lot", 528.00 feet;

THENCE along the Southerly Line of said "Fish & Game Clubhouse Lot", South 89° 59' 15" West, to the Westerly Line of said "Fish & Game Clubhouse Lot", also being the Westerly Line of the Southeast Quarter (SE ¼) of Section Eighteen (18), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, 678.68 feet;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of Section Eighteen (18), also being the Westerly Line of said "Fish & Game Clubhouse Lot", North 00° 00' 45" West, 528.00 feet to the **POINT OF BEGINNING**;

Containing a total of 8.23 acres and subject to easements of record.

The Southerly Line of Lot 2 of Louis E. Pinter Place, as recorded in Book 2 of Plats, Page 38 in the Office of the Delaware County Recorder is assumed to bear North 89° 59' 15" East.

The intent of the above Legal Description and attached Plat is to adjust the Line between the "Fish & Game Parking Lot" and the "Fish & Game Clubhouse Lot".

CITY OF
MANCHESTER
Making It Happen!

208 East Main Street Manchester, IA 52057-1797 PHONE: 563/927-3636 FAX: 563/927-3696
www.manchester-ia.org

July 19, 2004

Randy Rattenborg
Gibbs Engineering
105 W Main
Manchester, IA 52057

RE: Parcel K & H, SE ¼, Sec. 18, T89N, R5W and the SW ¼, Sec. 17, T89N, R5W

Dear Randy:

Based on my review of the above referenced plat (copy attached), it is my understanding that Joe Hoffmann, the owner of the "Fish and Game Clubhouse Lot" and the "Fish & Game Parking Lot", intends to create parcels K & H by adjusting the line between the "Fish & Game Clubhouse Lot" and the Fish & Game Parking Lot." No additional building lots will be created.

If these assumptions are correct, this property division would be exempt in accordance with Section 127.23 of the Manchester City Code, paragraphs 4 & 6:

i. (4) The division and sale of a portion of a legally platted lot provided: (a) the grantors 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
ii. (6) Adjustments of boundary lines and/or easements between two abutting parcels.

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

Sincerely,

David J. Heiar
City Manager