DELAWARE COUNTY IOWA
FILED
2004 DEC -3 PM 1:12
BOOK 2004 PAGE 4504
DEBORAH L. AYON
DELAWARE CO RECORDER
27.00

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
DEC 3 2004

FILED
SHARON [illegible]
DELAWARE COUNTY [illegible]
DEC 3 2004

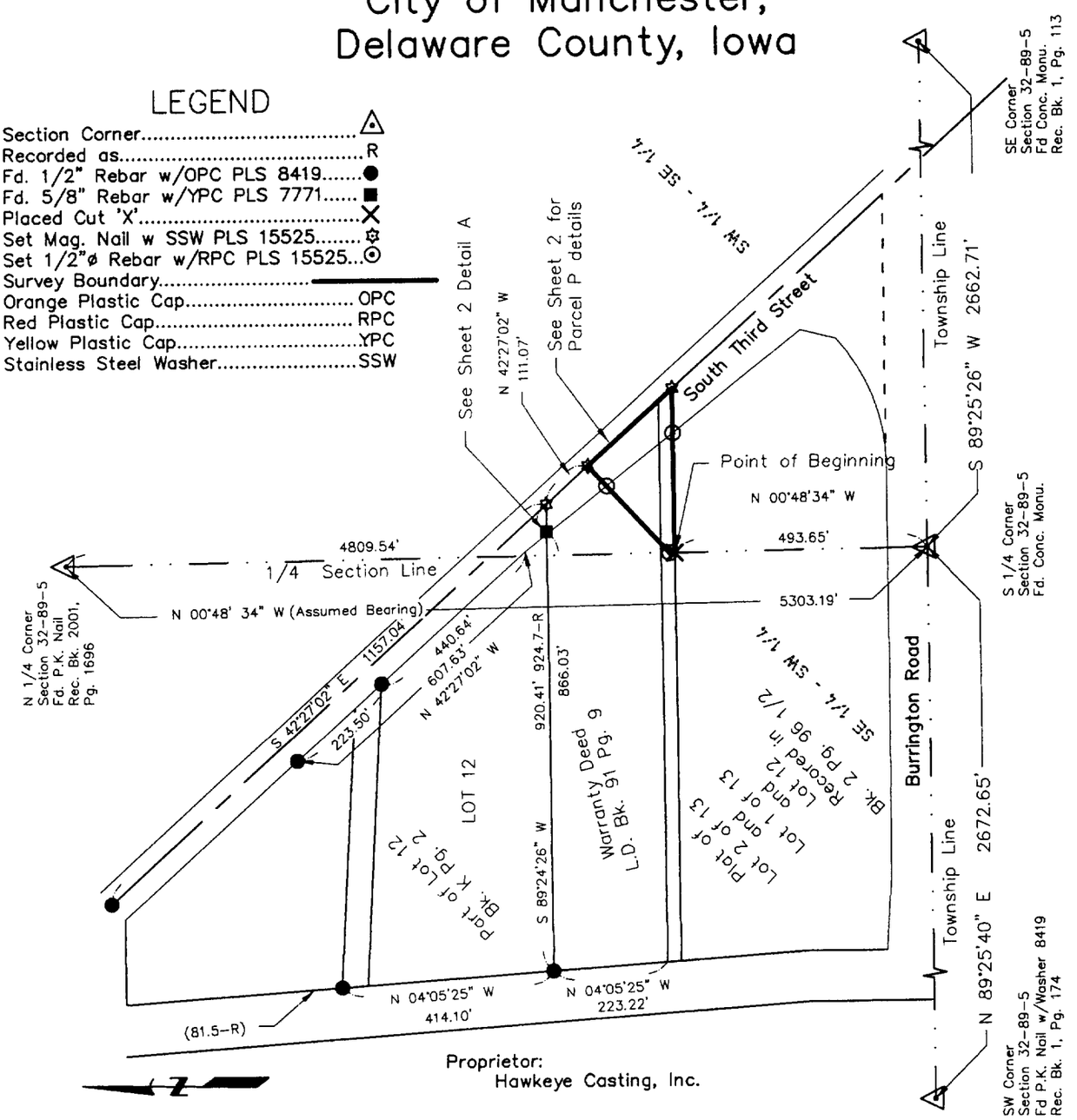
TeKIPPE ENGINEERING, P.C., 1919 – 210th Street, P.O. Box 357, Manchester, Iowa 52057 Ph. 563-927-2060

Plat of Survey

Parcel P in the SW 1/4 – SE 1/4 Section 32 – T89N – R5W City of Manchester, Delaware County, Iowa

LEGEND

- Section Corner
- Recorded as ... R
- Fd. 1/2" Rebar w/OPC PLS 8419
- Fd. 5/8" Rebar w/YPC PLS 7771
- Placed Cut 'X'
- Set Mag. Nail w SSW PLS 15525
- Set 1/2"ø Rebar w/RPC PLS 15525
- Survey Boundary
- Orange Plastic Cap ... OPC
- Red Plastic Cap ... RPC
- Yellow Plastic Cap ... YPC
- Stainless Steel Washer ... SSW



Proprietor:
Hawkeye Casting, Inc.

150' 0 150' 300' 600'

1 inch = 300 ft.

Requested by:
Aquisition Investment of Manchester L.L.C.

Survey was completed on November 15, 2004.

PROFESSIONAL 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 12-3-04

Paul R. Herold Date:
License number 15525
My license renewal date is December 31, 2004.
Sheets covered by this seal: Sheet P1

TeKIPPE ENGINEERING, P.C.

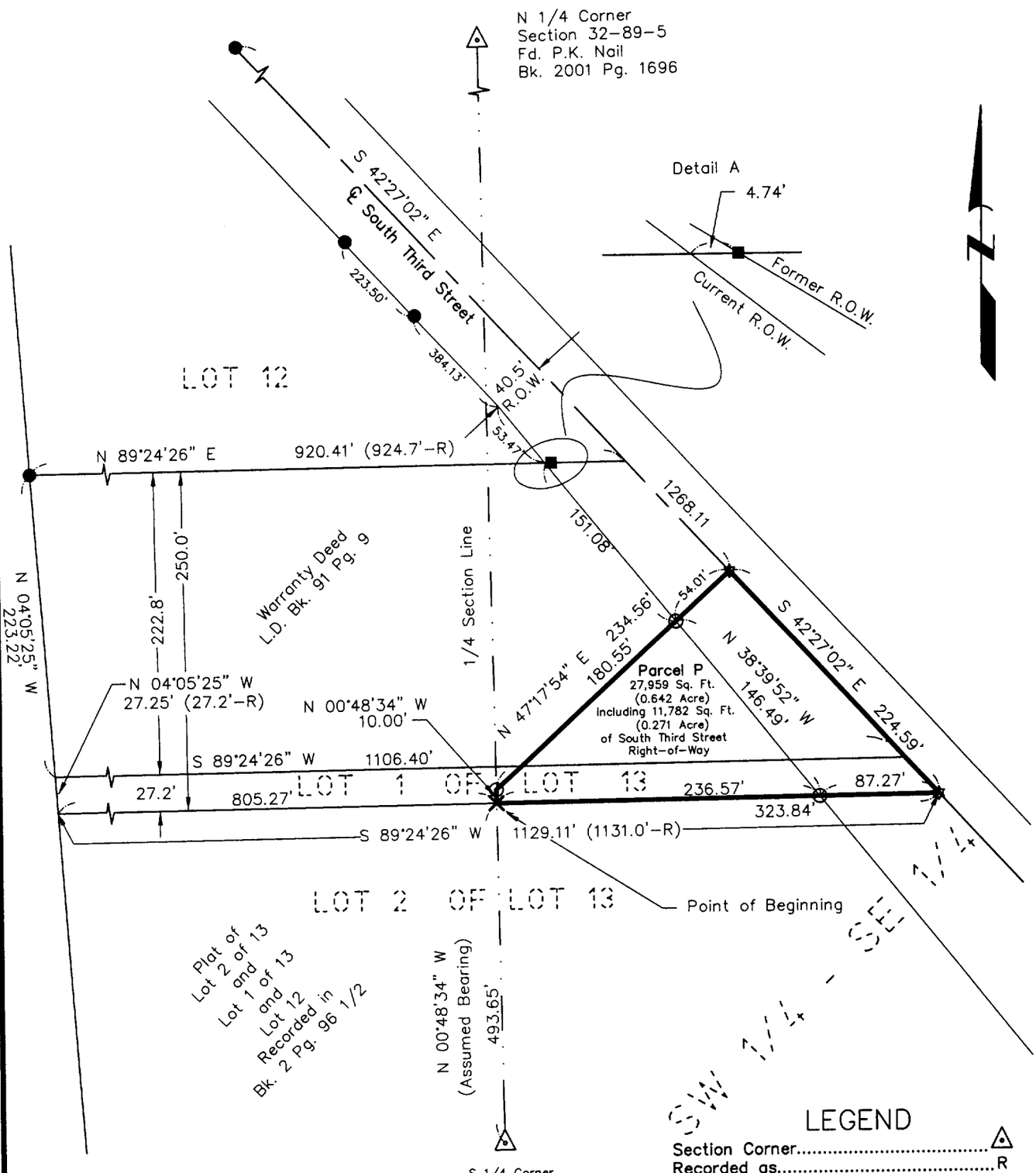
128 South Vine Street
West Union, IA 52175
www.tekippe.com
PH. (563) 422-5131
FAX (563) 422-5884

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

File M:\Projects\2004\04651.MS\dwg\04651LS.d
Field Book Manchester No. 1 Pages 43-44
Project No. 04651.LS Sheet P1

Plat of Survey

Parcel P in the SW 1/4 – SE 1/4 Section 32 – T89N – R5W City of Manchester, Delaware County, Iowa



Survey was completed on November 15, 2004.

Proprietor:
Hawkeye Casting, Inc.

Requested by:
Aquisition Investment
of Manchester L.L.C.

LEGEND

Section Corner	△
Recorded as	R
Fd. 1/2" Rebar w/OPC PLS 8419	●
Fd. 5/8" Rebar w/YPC PLS 7771	■
Placed Cut 'X'	X
Set Mag. Nail w/SSW PLS 15525	⚙
Set 1/2"ø Rebar w/RPC PLS 15525	⊙
Survey Boundary	———
Orange Plastic Cap	OPC
Red Plastic Cap	RPC
Yellow Plastic Cap	YPC
Stainless Steel Washer	SSW

TeKIPPE ENGINEERING, P.C. | 1919 –210th Street, Manchester, Iowa
PH. (563) 927–2060 FAX (563) 927–3603

Project No. 04651.LS | Field Bk. Manc. No.1 Pg.43–44 | Sheet 2 of 2

TeKIPPE ENGINEERING, P.C., 128 South Vine Street, West Union, Iowa 52175 Phone #563/422-5131

Project No. 04651.LS

LICENSED LAND SURVEYOR
PAUL R. HEROLD
15525
IOWA

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.

Paul R. Herold — 12-3-04

Paul R. Herold — Date

License Number 15525
My license renewal date is December 31, 2004.
Pages covered by this seal: SD-1 through SD-2

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Paul R. Herold this 3rd day of December, 2004.

JIM W SCHWAN
Iowa Notarial Seal
Commission Number: 730263
My Commission Expires: 08-30-2007

Jim W. Schwan
Notary Public

SURVEY AND PLAT OF:

Survey Description:

Parcel P

Parcel P in the Southwest Quarter of the Southeast Quarter of Section 32, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Commencing at the South Quarter Corner of said Section;

Thence **North 00°-48'-34" West (Assumed Bearing), 493.65 feet** along the West Line of said Quarter-Quarter Section to the South Line of Lot 1 of Lot 13 in said Quarter-Quarter Section and the Point of Beginning;

Thence continuing **North 00°-48'-34" West, 10.00 feet** along said West Line;

Thence **North 47°-17'-54" East, 234.56 feet** to the Centerline of South Third Street;

Thence **North 42°-27'-02" East, 224.59 feet** along said Centerline to the Southeast Corner of said Lot 1 of Lot 13;

Thence **South 89°-24'-26" West, 323.84 feet** along said South Line to the Point of Beginning.

Containing **27,959 Sq. Ft. (0.642 acre)** including 11,782 Sq. Ft. (0.271 acre) of South Third Street Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

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

November 12, 2004

Steven E. Carr
117 S Franklin Street
PO Box 333
Manchester, IA 52057-0333

RE: Subdivision Exemption

Dear Steve:

It is my understanding that Henderson Manufacturing desires to purchase a parcel of property from Tyrrell Investments, Inc. Based on my knowledge of your proposal, this could be done 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:

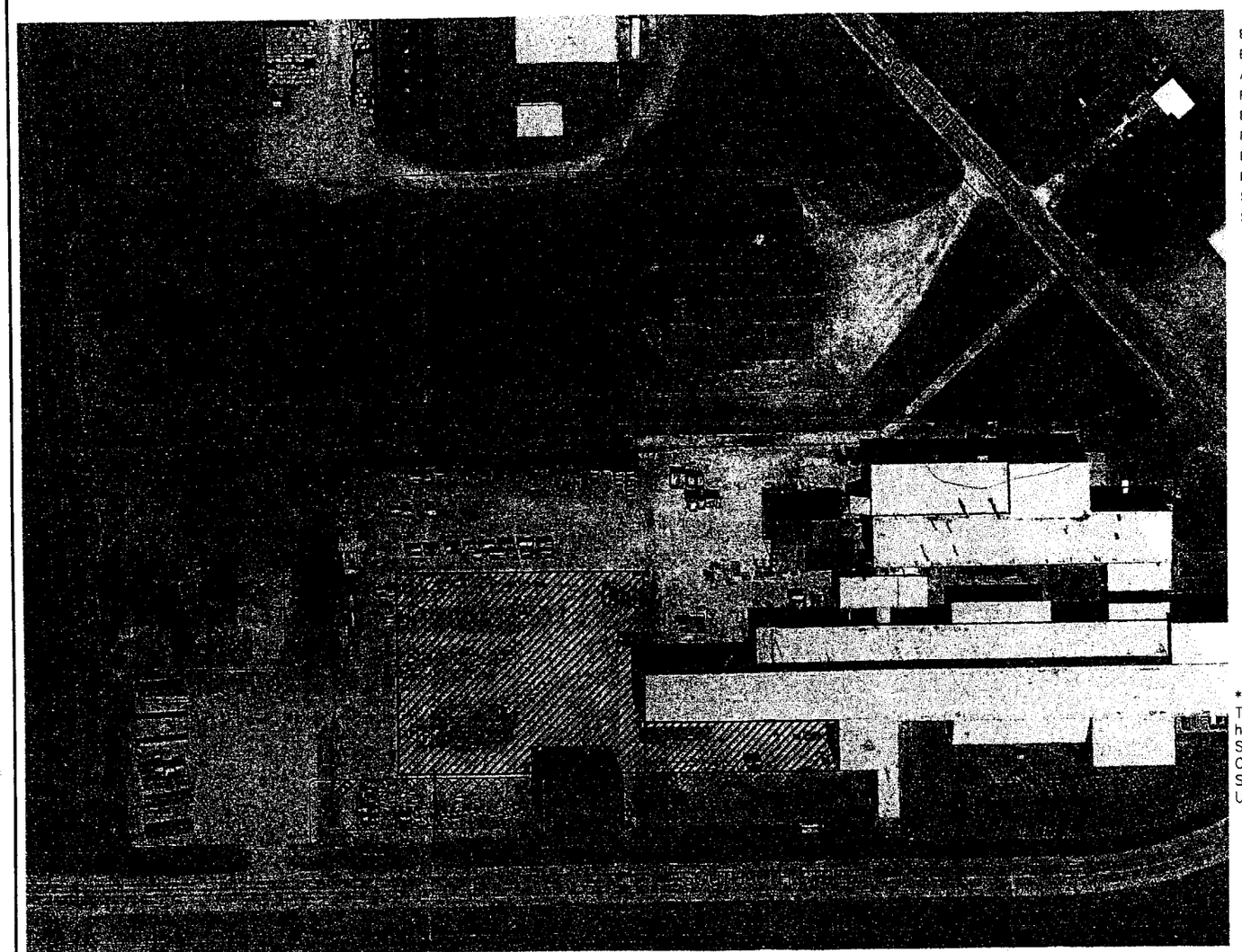
4. The division and sale of a portion of a legally platted lot provided: (a) the grantor's lot is not rendered substandard by being in violation of any of the provisions of the building, zoning or subdivision ordinances of the city; and (b) the number of building parcels is not increased as a result of such conveyance.

6. Adjustments of boundary lines and/or easements between abutting parcels.

Therefore, it is possible to transfer a portion of this property, as highlighted on the enclosed aerial photo, without going through the subdivision process. Should you have any questions, please feel free to contact me.

Sincerely,

David J. Hebar
City Manager



LEGEND

- Existing Sanitary Sewer
- Existing Water
- Approximate Property Line
- Proposed Building Addition
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Fire Hydrant
- Existing Water Valve
- Storm Sewer Manhole
- Sanitary Sewer Manhole

N

Approximate Scale: 1" = 100'

* NOTE:
The Information Shown on this Site Map has been Reproduced from Recorded Surveys and Record Information from the City of Manchester. This is not a Survey Plat and all Locations and Utilities Shown are Approximate.

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SOUTHWEST INDUSTRIAL PARK AREA MANCHESTER, IOWA	TeKIPPE ENGINEERING, P.C. West Union, Iowa Ph. (563) 422-5131 Manchester, Iowa Ph. (563) 927-2060	SITE MAP: STORM SEWER/PARKING LAYOUT Plot Date: 10/20/2004 File Name: M:\Projects\2004\04600MS\dwg\04600MS.dwg FINAL	SHEET 1 OF 1