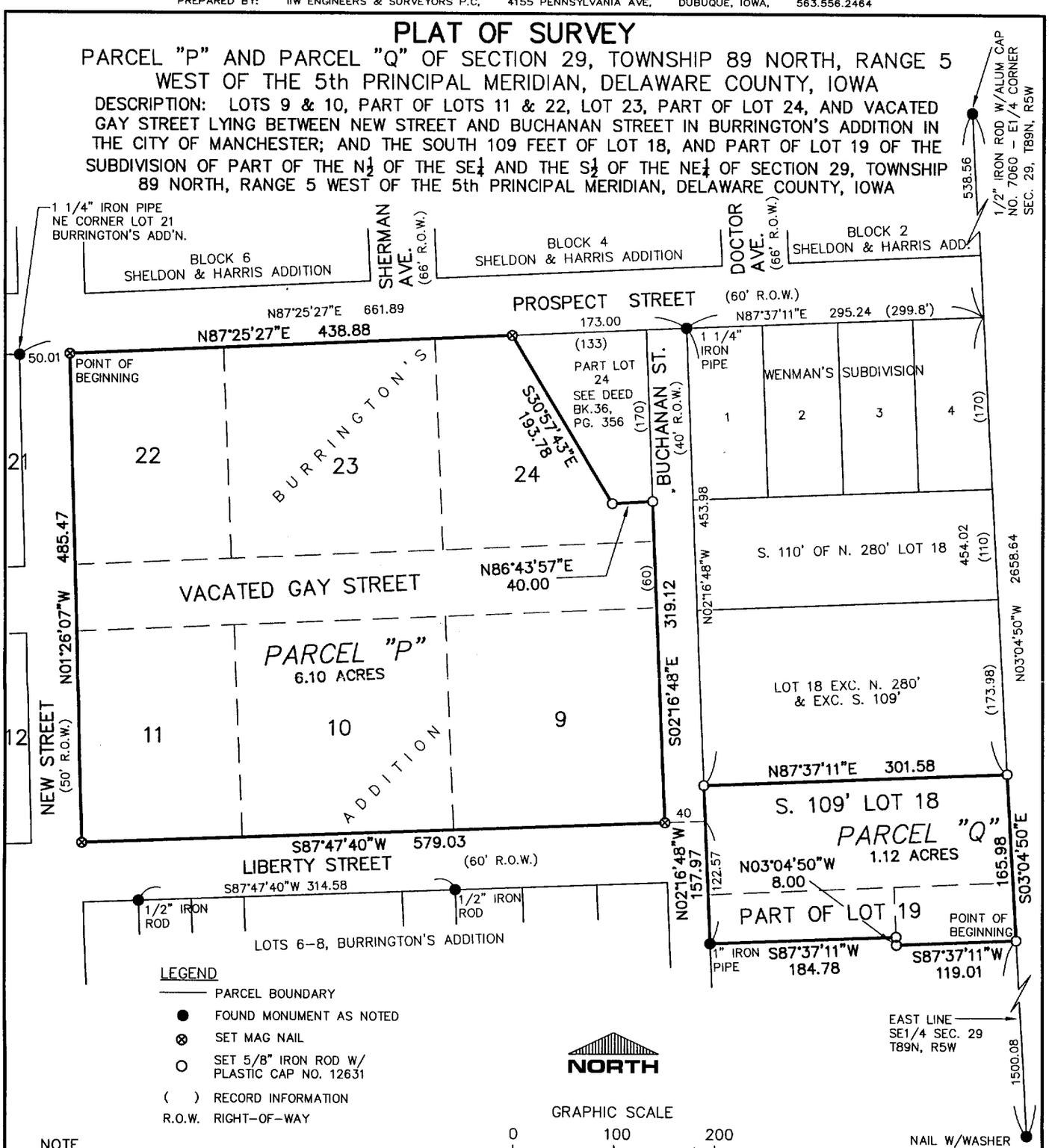
DEC 14 2004
DEC 14 2004
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
17.00
BOOK 2004 PAGE 4618
RECORDED
DEBORAH L. FENTON
DELAWARE COUNTY, IOWA
2004 DEC 14 AM 9:30
DELAWARE COUNTY IOWA
FILED
6-04

PREPARED BY: IIW ENGINEERS & SURVEYORS P.C., 4155 PENNSYLVANIA AVE, DUBUQUE, IOWA, 563.556.2464

PLAT OF SURVEY

PARCEL "P" AND PARCEL "Q" OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

DESCRIPTION: LOTS 9 & 10, PART OF LOTS 11 & 22, LOT 23, PART OF LOT 24, AND VACATED GAY STREET LYING BETWEEN NEW STREET AND BUCHANAN STREET IN BURRINGTON'S ADDITION IN THE CITY OF MANCHESTER; AND THE SOUTH 109 FEET OF LOT 18, AND PART OF LOT 19 OF THE SUBDIVISION OF PART OF THE N½ OF THE SE¼ AND THE S½ OF THE NE¼ OF SECTION 29, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LEGEND

- PARCEL BOUNDARY
- ● FOUND MONUMENT AS NOTED
- ⊗ SET MAG NAIL
- ○ SET 5/8" IRON ROD W/ PLASTIC CAP NO. 12631
- ( ) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY

NORTH

GRAPHIC SCALE

0 100 200

1" = 100'

DRAWING MAY HAVE BEEN REDUCED

NOTE

THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

PROPRIETOR: INDEPENDENT SCHOOL DISTRICT OF MANCHESTER AND WEST DELAWARE COMMUNITY SCHOOL DISTRICT

SURVEYED FOR: WEST DELAWARE COMMUNITY SCHOOL DISTRICT

TOTAL AREA SURVEYED: 7.22 ACRES

DATE OF SURVEY: OCTOBER, 2004

IOWA
JOHN M. TRANMER
LS 12631
LICENSED LAND SURVEYOR

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.

FOR IIW ENGINEERS AND SURVEYORS, P.C.

JOHN M. TRANMER 12/6/04 DATE

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2004

PAGES OR SHEETS COVERED BY THIS SEAL 1 & 2

IIW ENGINEERS & SURVEYORS, P.C.
Iowa, Illinois, Wisconsin
4155 Pennsylvania Ave. Dubuque, IA 52002
563.556.2464
Hazel Green, WI

DRAWN MFA	PLAT NO. 49-1A-04
CHECKED JMT	PROJ. NO. 03786
DATE 10-21-04	SHEET 1 of 2
P:\03\700\786\03786\DWG\03786.DWG	

SURVEYOR'S CERTIFICATE

I, John M. Tranmer, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Lots 9 & 10, part of Lots 11 & 22, Lot 23, part of Lot 24, and vacated Gay Street between New Street and Buchanan Street in Burrington's Addition in the City of Manchester, Iowa and the South 109 feet of Lot 18 and part of Lot 19 of the Subdivision of part of the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 29, Township 89 North, Range 5 West of the 5th Principal Meridian, Delaware County, Iowa, more particularly described as follows:

Parcel "P":

Commencing at the Northeast corner of Lot 21 in said Burrington's Addition;

Thence North 87 degrees 25 minutes 27 seconds East, 50.01 feet, to the point of beginning;

Thence continue North 87 degrees 25 minutes 27 seconds East, 438.88 feet along the Southerly right-of-way line of Prospect Street (60 feet wide), to the Northwest corner of that parcel described in Deed Book 36, Page 356, in the Office of the Delaware County Recorder;

Thence South 30 degrees 57 minutes 43 seconds East, 193.78 feet along the Westerly line of said parcel, to the Southwest corner of said parcel;

Thence North 86 degrees 43 minutes 57 seconds East, 40.00 feet along the Southerly line of said parcel, to a point on the Westerly right-of-way line of Buchanan Street (40 feet wide);

Thence South 02 degrees 16 minutes 48 seconds East, 319.12 feet along said Westerly right-of-way line, to the Southeast corner of said Lot 9;

Thence South 87 degrees 47 minutes 40 seconds West, 579.03 feet along the Northerly right-of-way line of Liberty Street (60 feet wide), to a point on the Easterly right-of-way line of New Street (50 feet wide);

Thence North 01 degrees 26 minutes 07 seconds West, 485.47 feet along said Easterly right-of-way line, to the point of beginning and containing 6.10 acres, more or less.

Together with:

Parcel "Q":

Commencing at the Southeast corner of said Section 29;

Thence North 03 degrees 04 minutes 50 seconds West, 1500.08 feet along the East line of the Southeast Quarter of said Section 29, to the point of beginning;

Thence South 87 degrees 37 minutes 11 seconds West, 119.01 feet;

Thence North 03 degrees 04 minutes 50 seconds West, 8.00 feet;

Thence South 87 degrees 37 minutes 11 seconds West, 184.78 feet, to a point on the Easterly right-of-way line of Buchanan Street (40 feet wide);

Thence North 02 degrees 16 minutes 48 seconds West, 157.97 feet along said Easterly right-of-way line, to the Northwest corner of the South 109 feet of said Lot 18;

Thence North 87 degrees 37 minutes 11 seconds East, 301.58 feet along the Northerly line of the South 109 feet of said Lot 18, to the Northeast corner of the South 109 feet of said Lot 18, said point being on the aforesaid East line of the Southeast Quarter of said Section 29;

Thence South 03 degrees 04 minutes 50 seconds East, 165.98 feet along said East line, to the point of beginning and containing 1.12 acres, more or less.

Containing 7.22 acres, more or less, and subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

OWNER'S CONSENT

Manchester, Iowa December 8, 20 04

The foregoing plat of Parcel "P" and Parcel "Q" of Section 29, Township 89 North, Range 5 West of the 5th Principal Meridian, Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

West Delaware County Community School District

By Rick Hilbert, Supt.

By _____

State of Iowa)
County of Delaware) ss:

On this 8th day of December, 20 04, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Rick Hilbert and _____ to me personally known, who being by me duly sworn, did say that they are the Superintendent and _____ respectively, of said corporation executing the within and foregoing instrument; that the instrument was signed on behalf of said corporation by authority of its Board of Directors; and the said Rick Hilbert and _____ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Brenda Wall
Notary Public
in and for State of Iowa
My Commission Expires: _____

Brenda Wall
COMMISSION NUMBER 226042
My Commission Expires
12-22-05

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