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DELAWARE COUNTY AUDITOR

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DELAWARE COUNTY ASSESSOR

APR 11 2005

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DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

CHG
EX

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

PLAT OF SURVEY

PARCEL B, PART OF THE SW 1/4 – SE 1/4
SEC. 13, T89N, R6W OF THE FIFTH P.M. ,DELAWARE COUNTY, IOWA

AMENDED PLAT

THIS PLAT AMENDS AND SUPERCEEDES PLAT RECORDED IN BOOK 2001, PAGE 544

LEGAL DESCRIPTION:

PARCEL B, PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 2.16 acres, including 0.37 acres of public road right of way, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Southeast Corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirteen (13), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirteen (13), South 90° 00' 00" West, 270.00 feet;

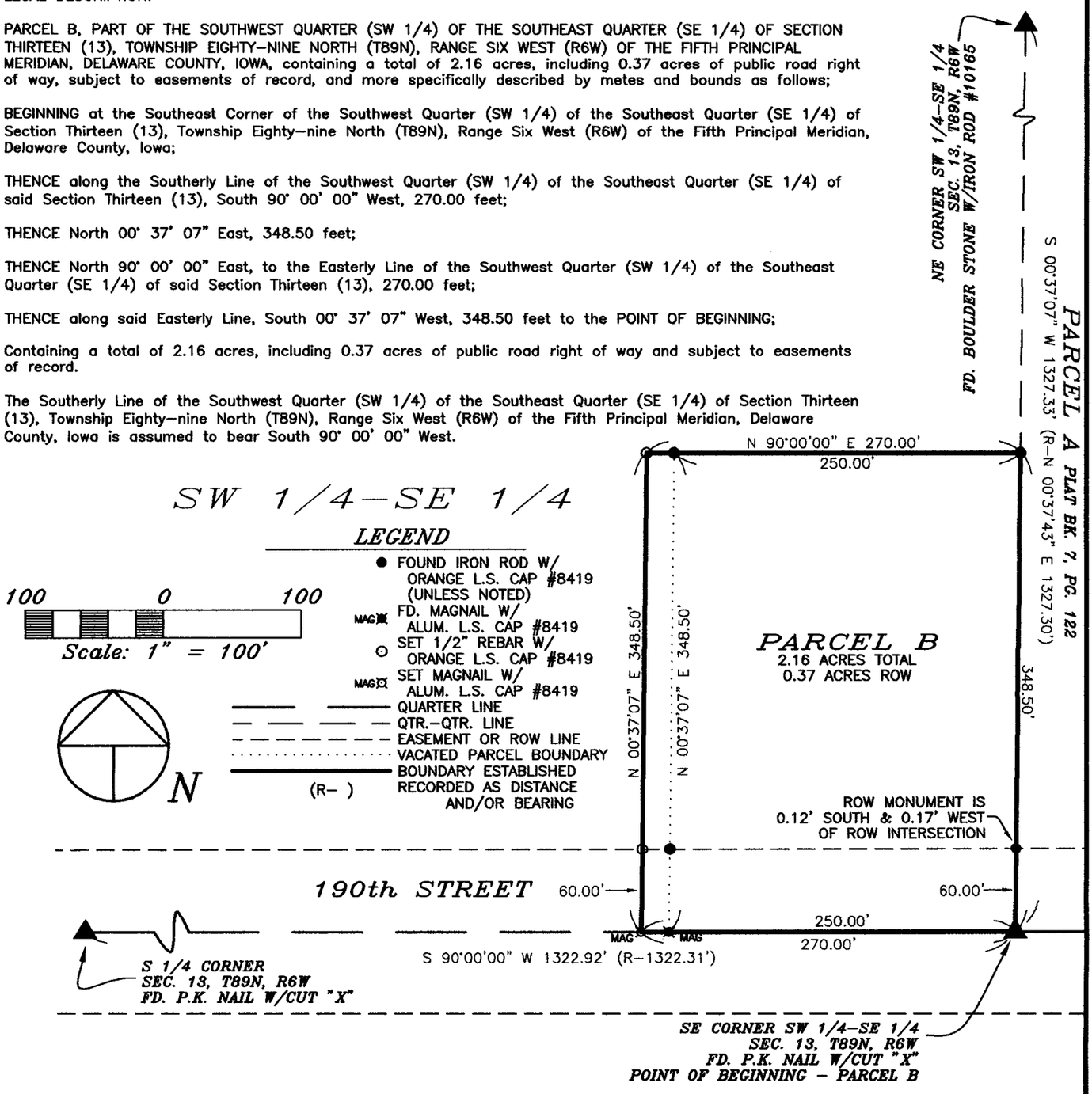
THENCE North 00° 37' 07" East, 348.50 feet;

THENCE North 90° 00' 00" East, to the Easterly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirteen (13), 270.00 feet;

THENCE along said Easterly Line, South 00° 37' 07" West, 348.50 feet to the POINT OF BEGINNING;

Containing a total of 2.16 acres, including 0.37 acres of public road right of way and subject to easements of record.

The Southerly Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirteen (13), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 90° 00' 00" West.



SURVEY REQUESTED BY: GARY VONTALGE

SURVEYED ON: 5/4 & 5/8/2005

PROPRIETORS: *RHODA M. VONTALGE*
MERLE H. BOECKENSTEDT & JUDY M. BOECKENSTEDT

PROJECT NO. 02-31/05-07

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
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.

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 4/8/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL: 1

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

SCALE: 1"=100'
DATE: 3/9/2005
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
www.manchester-ia.org

April 8th, 2005

Randy Rattenborg
Gibbs Engineering & Surveying
105 West Main Street
Manchester, IA 52057

RE: Parcel B, Part of the SW ¼ - SE ¼, Sec. 13, T89N, R6W

Dear Randy:

As I understand your letter dated March 24th, 2005 and the attached plat referenced above, Rhoda M. Vontalge wishes to transfer approximately 0.16 acres of property to Merle H. and Judy M. Bockenstedt. Rather than creating two separate lots, the owners would like to create Parcel B as shown on the plat.

This transfer would be allowed as an exemption to the City's subdivision requirements as specified in Section 127.23, paragraphs 4 & 6:

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, I concur that based on my knowledge of your intent, creating Parcel B will not require going through the City's subdivision requirements.

Sincerely,

Milt L. Kramer

Milt L. Kramer
Mayor