FILED

JUL 07 2006

CHERI BOEDING-ORCUTT
DELAWARE COUNTY ASSESSOR

FILED

JUL 07 2006

SHARON McCRABB
DELAWARE COUNTY AUDITOR

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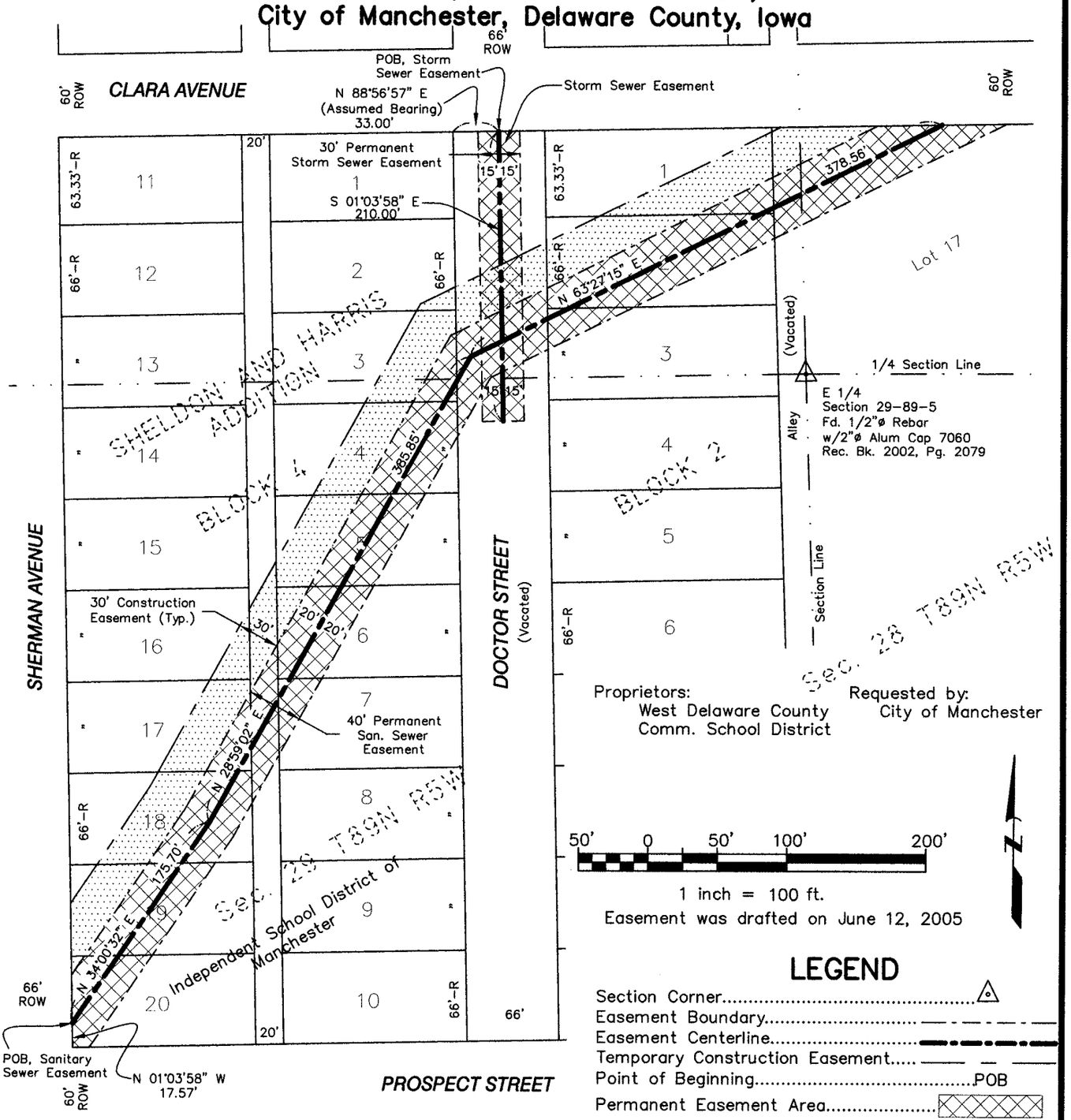
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Date 7/07/2006 Time 10:04:08AM
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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

Easement Plat

Sanitary and Storm Sewer Easement in Block 2 and 4 of Sheldon and Harris Addition in Section 29 and Lot 17 of the Subdivision of Lot 11 of the Subdivision of the SW 1/4 & S 1/2 of the NW 1/4, Section 28, Both in T89N – R5W, City of Manchester, Delaware County, Iowa



Proprietors: West Delaware County Comm. School District

Requested by: City of Manchester

50' 0 50' 100' 200'

1 inch = 100 ft.

Easement was drafted on June 12, 2005

LEGEND

Section Corner.....

Easement Boundary.....

Easement Centerline.....

Temporary Construction Easement.....

Point of Beginning.....POB

Permanent Easement Area.....

Temp. Construction Easement Area .....

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 7-6-06

Paul R. Herold Date:

License number 15525

My license renewal date is December 31, 2006.

Sheets covered by this seal: P1

TeKIPPE ENGINEERING, P.C.

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West Union, IA 52175
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FAX (563) 422-5884

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Manchester, IA 52057
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Project No. 04636.LS Sheet P1

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PROFESSIONAL LAND SURVEYOR
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Paul R. Herold — 7-6-06

Paul R. Herold — Date

License Number 15525
My license renewal date is December 31, 2006.
Pages covered by this seal: ED-1, ED-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Paul R. Herold this 6th day of July, 2006.

NOTARIAL SEAL IOWA — CHRISTINA RICHTER Commission Number 723809 My Commission Expires 8/5/06

Christina Richter
Notary Public

SANITARY SEWER EASEMENT

Easement Description:

Sanitary Sewer Easement, in Blocks 2 and 4 Sheldon and Harris Addition, in Section 29, and Lot 17 of the Subdivision of Lot 11 of the Subdivision of the Southwest Quarter and the South One-half of the Northwest Quarter of Section 28, Both in Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, 40 feet in width lying 20 feet on both sides of the following centerline and more particularly described as follows:

Commencing at the Southwest Corner of Lot 20, Block 4, Sheldon and Harris Addition to the City of Manchester, Delaware County, Iowa;

Thence **North 01°-03'-58" West, 17.57 feet,** along the West Line of said Lot and the East Right-of-Way Line of Sherman Avenue to the Point of Beginning;

Thence **North 34°-00'-32" East, 175.70 feet;**

Thence **North 28°-59'-02" East, 385.85 feet,**

Thence **North 63°-27'-15" East, 378.56 feet,** to the South Right-of-Way Line of Clara Avenue, subject to any other easements of record;
(See plat attached to this original easement description.)

Note: The Boundaries of said Sanitary Sewer Easement are being Extended or Shortened to meet Angle points.

Note: For the Purpose of this Easement the North Line of Said Block 4 is to Bear **North 88°-56'-57" East.**

STORM SEWER EASEMENT

Easement Description:

Storm Sewer Easement, in Sheldon and Harris Addition to the City of Manchester, Delaware County, Iowa, 30 feet in width lying 15 feet on both sides of the following centerline and more particularly described as follows:

Commencing at the Northeast Corner of Lot 1, Block 4, Sheldon and Harris Addition to the Manchester, Delaware County, Iowa;

Thence **North 88°-56'-57" East, (Assumed Bearing) 33.00 feet,** along the South Right-of-Way Line of Clara Avenue to the Point of Beginning;

Thence **South 01°-03'-58" East, 210.00 feet,** subject to any other easements of record;
(See plat attached to this original easement description.)