FILED

AUG 0 1 2006

SHARON McCRABB
DELAWARE COUNTY AUDITOR

CHG
✓ (X)

FILED

AUG 1 2006

CHERI BOEDING-ORCUTT
DELAWARE COUNTY ASSESSOR

Book 2006 Page 2786

Document 2006 2786 Type 06 002 Pages 6
Date 8/01/2006 Time 4:03:02PM
Rec Amt $32.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

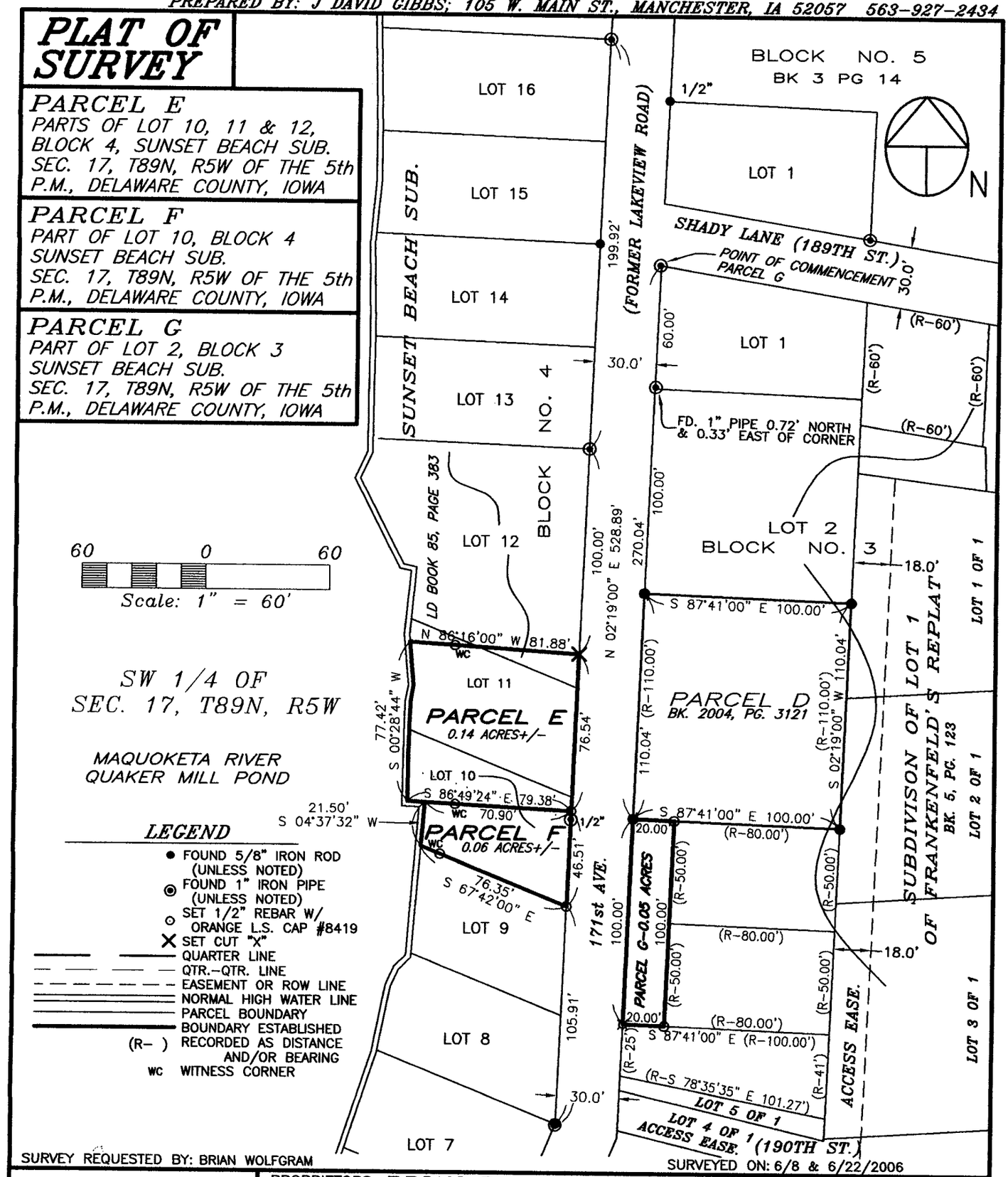
PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL E
PARTS OF LOT 10, 11 & 12, BLOCK 4, SUNSET BEACH SUB. SEC. 17, T89N, R5W OF THE 5th P.M., DELAWARE COUNTY, IOWA

PARCEL F
PART OF LOT 10, BLOCK 4 SUNSET BEACH SUB. SEC. 17, T89N, R5W OF THE 5th P.M., DELAWARE COUNTY, IOWA

PARCEL G
PART OF LOT 2, BLOCK 3 SUNSET BEACH SUB. SEC. 17, T89N, R5W OF THE 5th P.M., DELAWARE COUNTY, IOWA



LEGEND

- ● FOUND 5/8" IRON ROD (UNLESS NOTED)
- ◉ FOUND 1" IRON PIPE (UNLESS NOTED)
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- X SET CUT "X"
- QUARTER LINE
- QTR.–QTR. LINE
- EASEMENT OR ROW LINE
- NORMAL HIGH WATER LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING
- WC WITNESS CORNER

SURVEY REQUESTED BY: BRIAN WOLFGRAM

SURVEYED ON: 6/8 & 6/22/2006

PROPRIETORS: *BRIAN D. WOLFGRAM*
STEVEN L. DUNCAN

PROJECT NO. 04-56/06-54

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.

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

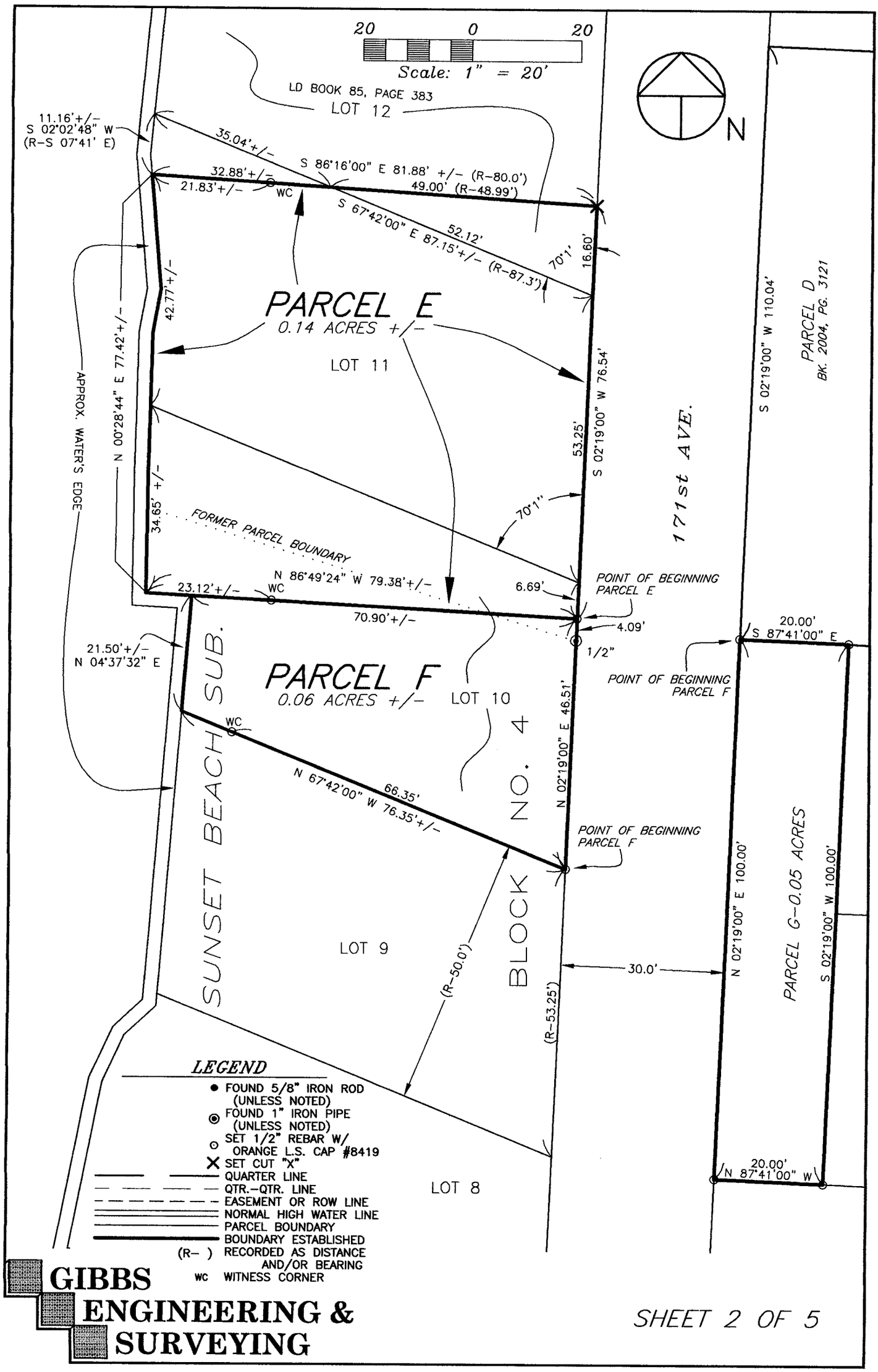
J. DAVID GIBBS, P.E., L.S. LIC. #8419 — 8/1/06 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL: 1–4

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

SCALE: 1"=60'
DATE: 6/22/2006
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 5



GIBBS ENGINEERING & SURVEYING

SHEET 2 OF 5

105 West Main, Manchester, Iowa 52057 (563) 927-2434 www.gibbseng.com

LEGAL DESCRIPTION:

***PARCEL E**, PART OF LOT 10, LOT 11, AND LOT 12 OF BLOCK NO. 4 OF SUNSET BEACH SUBDIVISION, IN THE SOUTHWEST QUARTER (SW ¼) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.14 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Lot 10, Block No. 4 of Sunset Beach Subdivision, as recorded in Book 2 of Plats, Page 20 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said Lot 10, North 02° 19' 00" East, 46.51 feet to the **POINT OF BEGINNING**;

THENCE North 86° 49' 24" West to the Normal High Water Line of the Maquoketa River, 79.38 feet, more or less;

THENCE along a meander line representing the Normal High Water Line of the Maquoketa River, North 00° 28' 44" East, to the Southerly Line of a survey of part of Lot 12 of said Sunset Beach Subdivision, as recorded in L.D. Book 85, Page 383 in the Office of the Delaware County Recorder, 77.42 feet, more or less;

THENCE along said Southerly Line, South 86° 16' 00" East, to the Easterly Line of said Block No. 4, 81.88 feet, more or less;

THENCE along the Easterly Line of said Block No. 4, South 02° 19' 00" West, 76.54 feet to the **POINT OF BEGINNING**;

Containing a total of 0.14 acres, more or less, and subject to easements of record.

The Easterly Line of Block No. 4 of Sunset Beach Subdivision, as recorded in Book 2 of Plats, Page 20 in the Office of the Delaware County Recorder, is assumed to bear South 02° 19' 00" West.

LEGAL DESCRIPTION:

***PARCEL F**, PART OF LOT 10, OF BLOCK NO. 4 OF SUNSET BEACH SUBDIVISION, IN THE SOUTHWEST QUARTER (SW ¼) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.06 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of Lot 10, Block No. 4 of Sunset Beach Subdivision, as recorded in Book 2 of Plats, Page 20 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Lot 10, North 67° 42' 00" West, to the Normal High Water Line of the Maquoketa River, 76.35 feet, more or less;

THENCE along the Normal High Water Line of the Maquoketa River, North 04° 37' 32" East, 21.50 feet, more or less;

THENCE South 86° 49' 24" East, to the Easterly Line of said Block No. 4, 70.90 feet, more or less;

THENCE along the Easterly Line of said Block No. 4, South 02° 19' 00" West, 46.51 feet to the **POINT OF BEGINNING**;

Containing a total of 0.06 acres, more or less, and subject to easements of record.

The Easterly Line of Block No. 4 of Sunset Beach Subdivision, as recorded in Book 2 of Plats, Page 20 in the Office of the Delaware County Recorder, is assumed to bear South 02° 19' 00" West.

LEGAL DESCRIPTION:

***PARCEL G**, PART OF LOT 2, BLOCK NO. 3 OF SUNSET BEACH SUBDIVISION, IN THE SOUTHWEST QUARTER (SW ¼) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.05 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of Lot 1 of Block 3 of Sunset Beach Subdivision, as recorded in Book 2 of Plats, Page 20 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of said Block No. 3, South 02° 19' 00" West, 270.04 feet to the **POINT OF BEGINNING**;

THENCE South 87° 41' 00" East, 20.00 feet;

THENCE South 02° 19' 00" West, 100.00 feet;

THENCE North 87° 41' 00" West, to the Westerly Line of said Block No. 3, 20.00 feet;

THENCE along the Westerly Line of said Block No. 3, North 02° 19' 00" East, 100.00 feet to the **POINT OF BEGINNING**;

Containing a total of 0.05 acres and subject to easements of record.

The Westerly Line of Block No. 3 of Sunset Beach Subdivision, as recorded in Book 2 of Plats, Page 20 in the Office of the Delaware County Recorder, is assumed to bear South 02° 19' 00" West.

OWNER'S ACKNOWLEDGMENT

I Brian D. Wolfgram of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Brian D. Wolfgram

State of Iowa)
)
County of Delaware) ss:

On this 31st day of JULY A.D. 2006, before me a Notary Public in and for said State, personally appeared Brian D. Wolfgram to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said State

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2008

OWNER'S ACKNOWLEDGMENT

I Steven L. Duncan of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Steven L. Duncan

State of Iowa)
)
County of Delaware) ss:

On this, 29th day of June A.D. 2006, before me a Notary Public in and for said State, personally appeared Steven L. Duncan to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
2-16-06

Q:\Surveys\Wolfgram_06-56\Legal_06-56.doc

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

REC'D JUL 18 2006

July 10th, 2006

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

RE: Parcels E & F, Part of the SW ¼, Section 17, T89N, R5W

Dear Randy:

As I understand your letter dated June 22nd, 2006, and the plat referenced above, Brian D. Wolfgram and Steven L. Duncan wish to adjust the line between their two properties. No new building lots are being created through this survey and adjustment.

This adjustment would be allowed as an exemption to the City's subdivision requirements as specified in Section 127.23, paragraph 6:

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

Therefore, I concur that based on my knowledge of your intent, creating Parcels E & F will not require going through the City's subdivision requirements.

Sincerely,

Timothy J Vick

Timothy J. Vick
City Manager