Book 2007 Page 2175

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

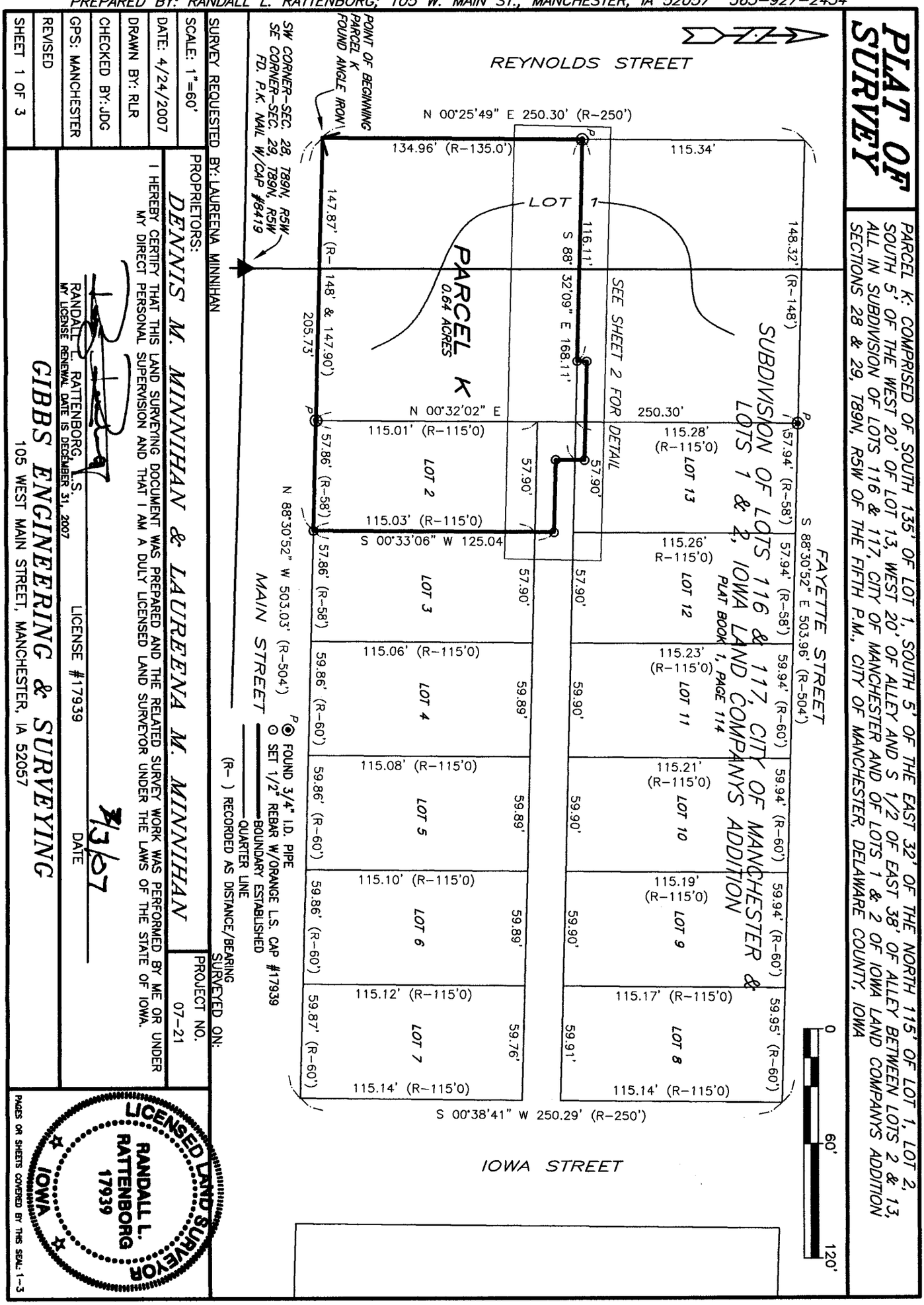
FILED
JUL 03 2007
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
JUL 03 2007
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

PREPARED BY: RANDALL L. RATTENBORG; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL K: COMPRISED OF SOUTH 135' OF LOT 1, SOUTH 5' OF THE EAST 32' OF THE NORTH 115' OF LOT 1, LOT 2, SOUTH 5' OF THE WEST 20' OF LOT 13, WEST 20' OF ALLEY AND S 1/2 OF EAST 38' OF ALLEY BETWEEN LOTS 2 & 13, ALL IN SUBDIVISION OF LOTS 116 & 117, CITY OF MANCHESTER AND OF LOTS 1 & 2 OF IOWA LAND COMPANYS ADDITION SECTIONS 28 & 29, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



FOUND 3/4" I.D. PIPE
SET 1/2" REBAR W/ORANGE L.S. CAP #17939
BOUNDARY ESTABLISHED
QUARTER LINE
(R-) RECORDED AS DISTANCE/BEARING

SURVEY REQUESTED BY: LAUREENA MINNIHAN
PROPRIETORS: DENNIS M. MINNIHAN & LAUREENA M. MINNIHAN
SURVEYED ON:

SCALE: 1"=60'	PROJECT NO. 07-21
DATE: 4/24/2007	
DRAWN BY: RLR	
CHECKED BY: JDG	
GPS: MANCHESTER	
REVISED	
SHEET 1 OF 3	

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.

RANDALL L. RATTENBORG, L.S.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007

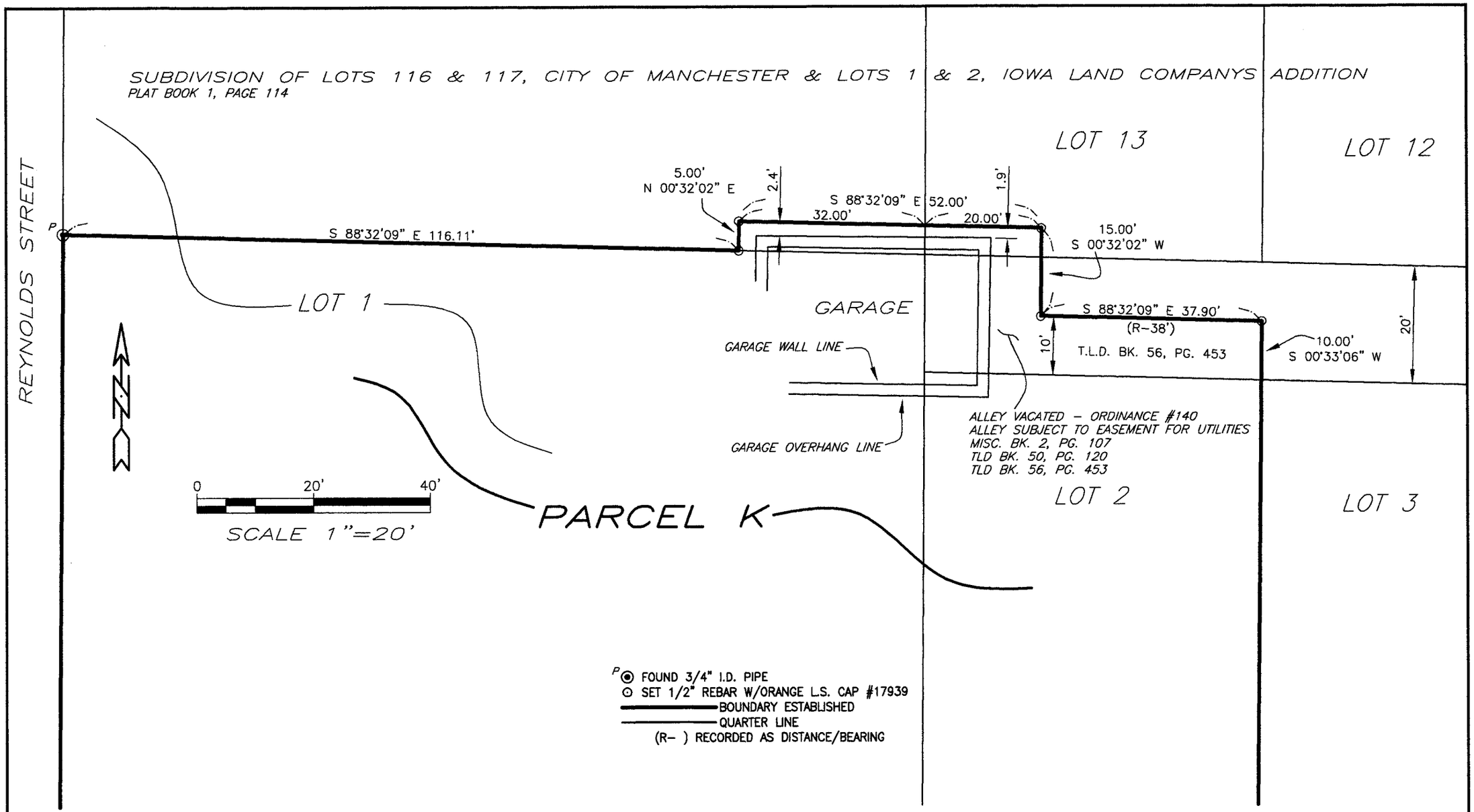
LICENSE #17939

6/3/07
DATE

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

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3



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

LEGAL DESCRIPTION:

***PARCEL K**: COMPRISED OF; THE SOUTH 135 FEET OF LOT 1; THE SOUTH FIVE (5) FEET OF THE EAST THIRTY-TWO (32) FEET OF THE NORTH ONE HUNDRED FIFTEEN (115) FEET OF LOT 1; LOT 2; THE SOUTH FIVE (5) FEET OF THE WEST TWENTY (20) FEET OF LOT 13; THE WEST TWENTY (20) FEET OF THE ALLEY, AND THE SOUTH ONE-HALF (S ½) OF THE EAST THIRTY-EIGHT (38) FEET OF THE ALLEY BETEEN LOTS 2 AND 13; ALL IN THE SUBDIVISION OF LOTS 116 AND 117 OF THE CITY OF MANCHESTER AND OF LOTS 1 AND 2 OF IOWA LAND COMPANYS ADDITION, SECTIONS TWENTY-EIGHT (28) AND TWENTY-NINE (29), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing a total of 0.64 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of Lot 1 of the Subdivision of Lots 116 and 117 of the City of Manchester and of Lots 1 and 2 of Iowa Land Companys Addition, as recorded in Plat Book 1, Page 114 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of said Lot 1, North 00° 25' 49" East, to the Northerly Line of the South 135 feet of said Lot 1, 134.96 feet;

THENCE along the Northerly Line of the said South 135 feet, South 88° 32' 09" East, to the Westerly Line of the South Five (5) feet of the East Thirty-two (32) feet of the North 115 feet of said Lot 1, 116.11 feet;

THENCE along the Westerly Line of the South Five (5) feet of the East Thirty-two (32) feet of the North 115 feet of said Lot 1, North 00° 32' 02" East, 5.00 feet;

THENCE along the Northerly Line of the South Five (5) feet of the East Thirty-two (32) feet of the North 115 feet of said Lot 1 and the South Five (5) feet of the West Twenty (20) feet of Lot 13 of said Subdivision of Lots 116 and 117 of the City of Manchester and of Lots 1 and 2 of Iowa Land Companys Addition, South 88° 32' 09" East, to the Easterly Line of the South Five (5) feet of the West Twenty (20) feet of said Lot 13, 52.00 feet;

THENCE along the Easterly Line of the South Five (5) feet of the West Twenty (20) feet of said Lot 13 and Easterly Line of West Twenty (20) feet of the vacated alley between said Lots 2 and 13, South 00° 32' 02" West, to the Northerly Line of the South One-half (S ½) of the East 38 feet of said vacated alley, 15.00 feet;

THENCE along the Northerly Line of the South One-half (S ½) of the East 38 feet of said vacated alley, South 88° 32' 09" East, to the Easterly Line of the South One-half (S ½) of the East 38 feet of said vacated alley, 37.90 feet;

THENCE along the Easterly Line of the South One-half (S ½) of the East 38 feet of said vacated alley and the Easterly Line of said Lot 2, South 00° 33' 06" West, to the Southeast Corner of said Lot 2, 125.04 feet;

THENCE along the Southerly Line of said Lot 2 and Lot 1, North 88° 30' 52" West, 205.73 feet to the **POINT OF BEGINNING**;

Containing a total of 0.64 acres and subject to easements of record.

The Westerly Line of Lot 1 of the Subdivision of Lots 116 and 117 of the City of Manchester and of Lots 1 and 2 of Iowa Land Companys Addition, as recorded in Plat Book 1, Page 114 in the Office of the Delaware County Recorder, is assumed to bear North 00° 25' 49" East.

This survey of Parcel K is a boundary survey of multiple parcels of land as described in deeds recorded in T.L.D. Book 55, Page 299, Book 2002, Page 4079, and Book 2002, Page 4080.