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JAN 10 2008

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED

JAN 10 2008

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2008 Page 92

Document 2008 92 Type 06 002 Pages 5
Date 1/10/2008 Time 2:09:23PM
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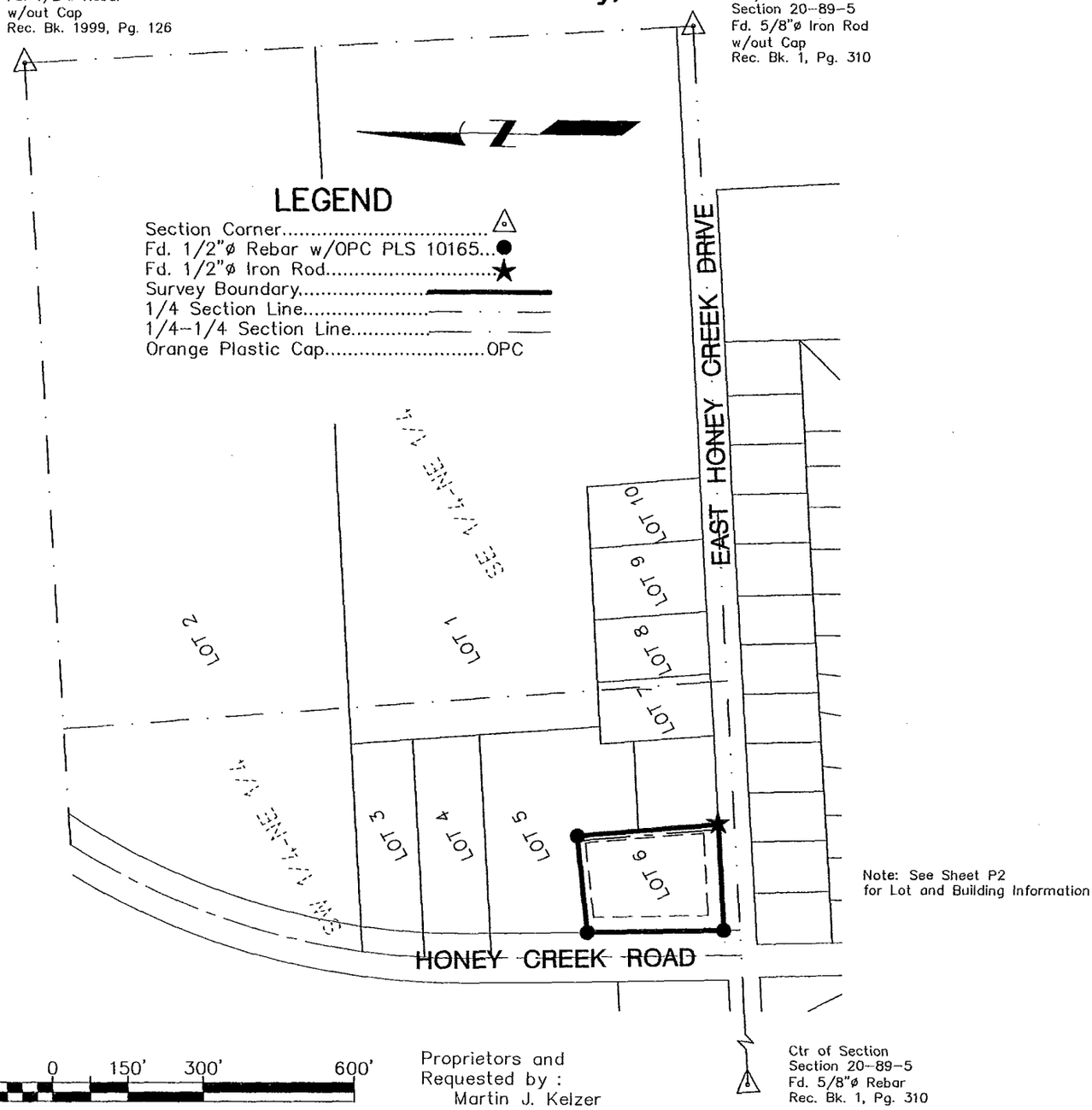
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Retracement Survey of Lot 6 of North Oak Subdivision, Located in the SW 1/4 – NE 1/4 of Section 20 – T89N – R5W City of Manchester Delaware County, Iowa

NE Corner
SE 1/4 – NE 1/4
Section 20-89-5
Fd. 1/2"ø Rebar
w/out Cap
Rec. Bk. 1999, Pg. 126

E 1/4 Corner
Section 20-89-5
Fd. 5/8"ø Iron Rod
w/out Cap
Rec. Bk. 1, Pg. 310



Note: See Sheet P2 for Lot and Building Information

Ctr of Section
Section 20-89-5
Fd. 5/8"ø Rebar
Rec. Bk. 1, Pg. 310

150' 0 150' 300' 600'

1 inch = 300 ft.

Survey was completed on October 29, 2007.

Proprietors and Requested by :
Martin J. Kelzer
and
Angela Marie Kelzer

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE 7060
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.

Lyle G. TeKippe 1-9-08
Lyle G. TeKippe Date:
License number 7060
My license renewal date is December 31, 2008.
Sheets covered by this seal: Sheets P1 through P2

TeKIPPE ENGINEERING, P.C.

128 South Vine Street
West Union, IA 52175
www.tekippe.com
PH. (563) 422-5131
FAX (563) 422-5884

1919 210th Street
P.O. Box 357
Manchester, IA 52057
PH. (563) 927-2060
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M:\Projects\2007\07654LS\dwg\07654LS.dwg
Field Book: Manchester No. 1 Pages: 63-64
Project No. 07654.LS Sheet P1

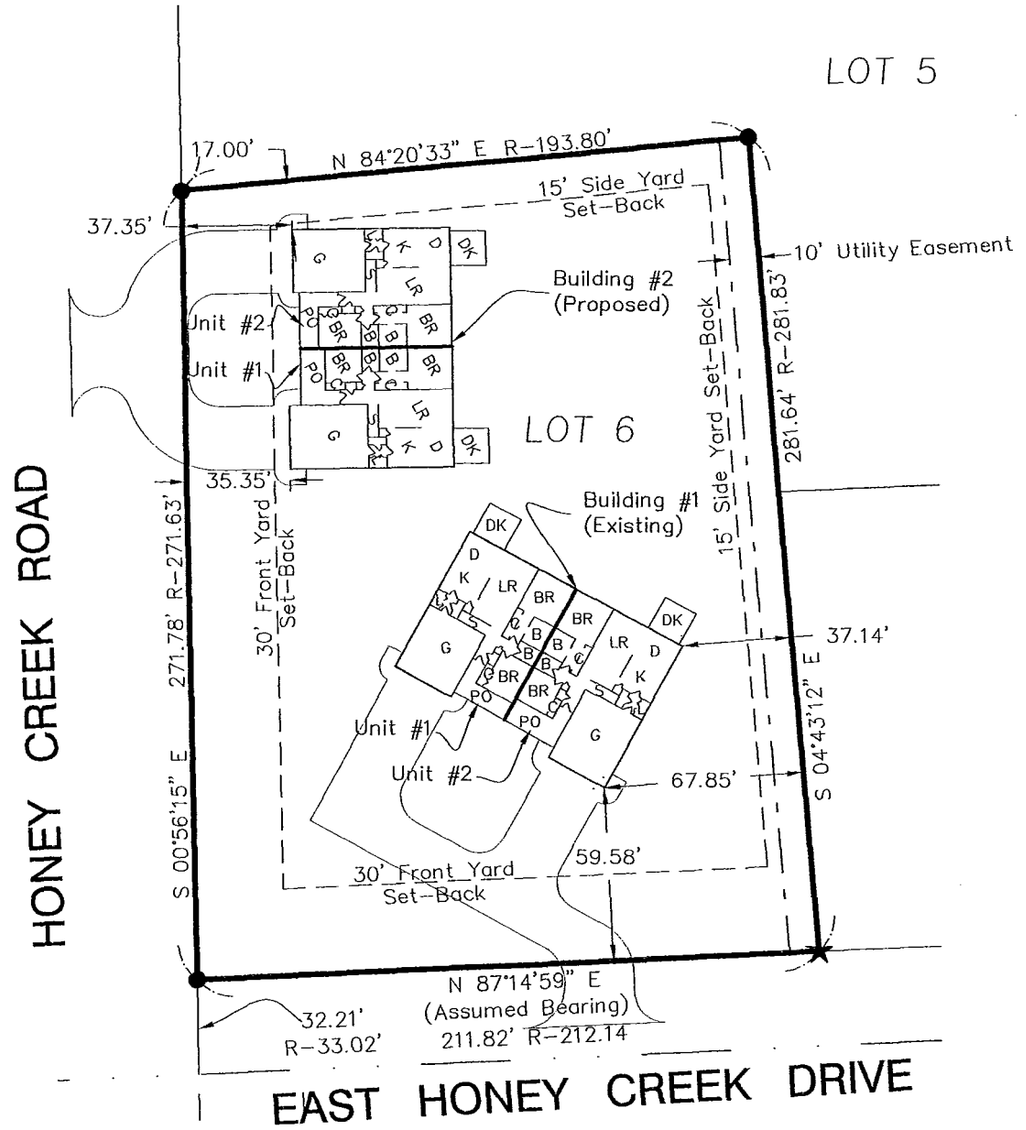
Condomium Plat for

Lot 6 of North Oak Subdivision, Located in the SW 1/4 – NE 1/4 of Section 20 – T89N – R5W City of Manchester Delaware County, Iowa

LEGEND

Recorded as	R
Fd. 1/2"ø Rebar w/OPC PLS 10165	●
Fd. 1/2"ø Iron Pin	★
Survey Boundary	———
Orange Plastic Cap	OPC

Bedroom	BR
Bathroom	B
Closet	C
Dining Room	D
Garage	G
Kitchen	K
Laundry	L
Stairway	S
Living Room	LR
Deck	DK
Porch	PO



Note: See Building Layout Attachment for Building Dimensions

30' 0 30' 60' 120'

1 inch = 60 ft.

Survey was completed on October 29, 2007.

Proprietors and Requested by :
Martin J. Kelzer
and
Angela Marie Kelzer

TeKIPPE ENGINEERING, P.C. | 1919 – 210th STREET, MANCHESTER, IOWA 52057

PH. (563) 927-2060 FAX (563) 927-3603

Project No. 07654.LS Field Book: Manc. No. 1 Pg.63-64 | Sheet P2

Prepared by: TeKIPPE ENGINEERING, P.C., 1919 - 210th Street, P.O. Box 357, Manchester, Iowa 52057, Ph. (563)927-2060

Project No. 07654.LS

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

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Lyle G. TeKippe — 1-9-08
Lyle G. TeKippe — Date
License Number 7060
My license renewal date is December 31, 2008.
Pages covered by this seal: SD-1

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 9th day of January, 2008.

NOTARIAL SEAL IOWA — CHRISTINA PICHTER Commission Number 723809 My Commission Expires 8-5-09

Christina Richter
Notary Public

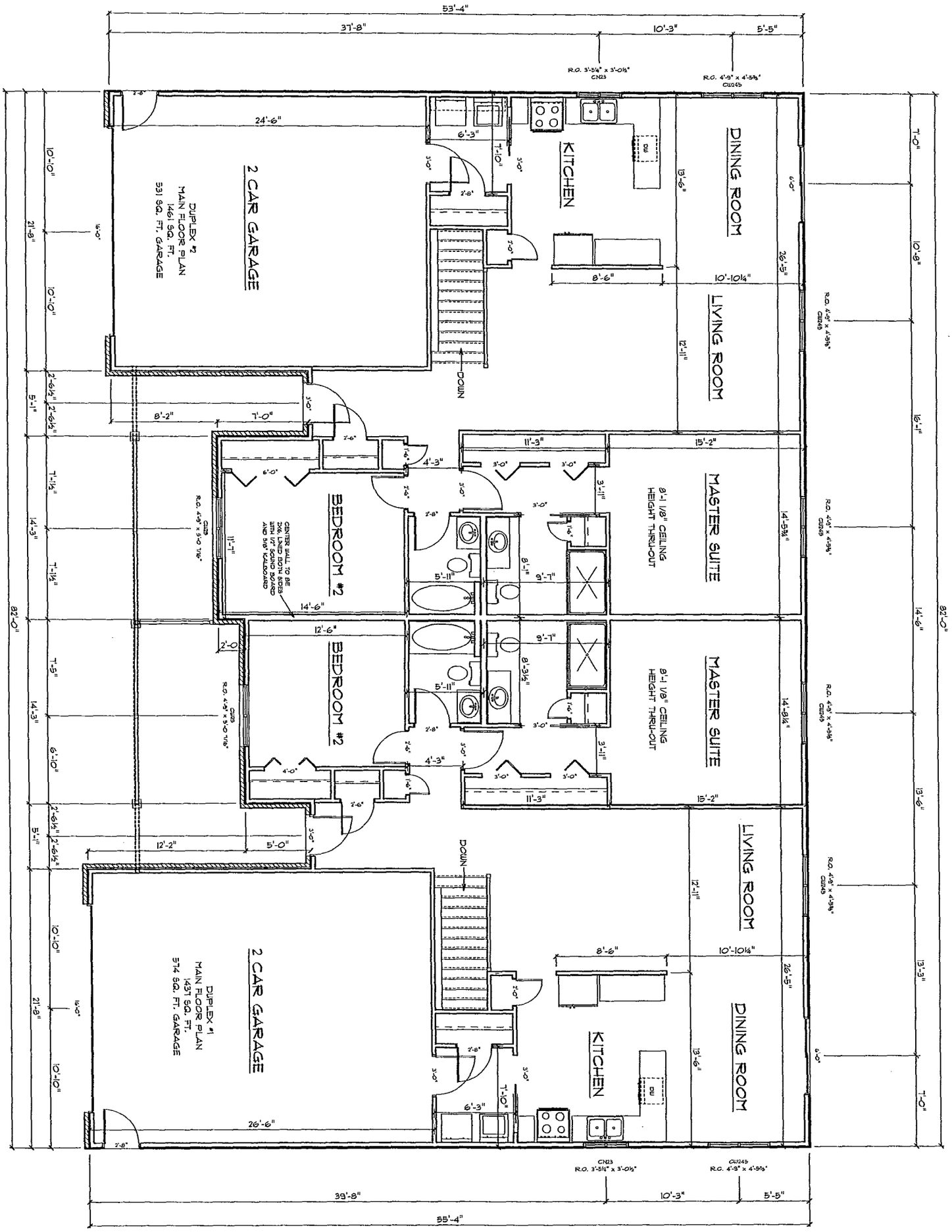
SURVEY AND PLAT OF:

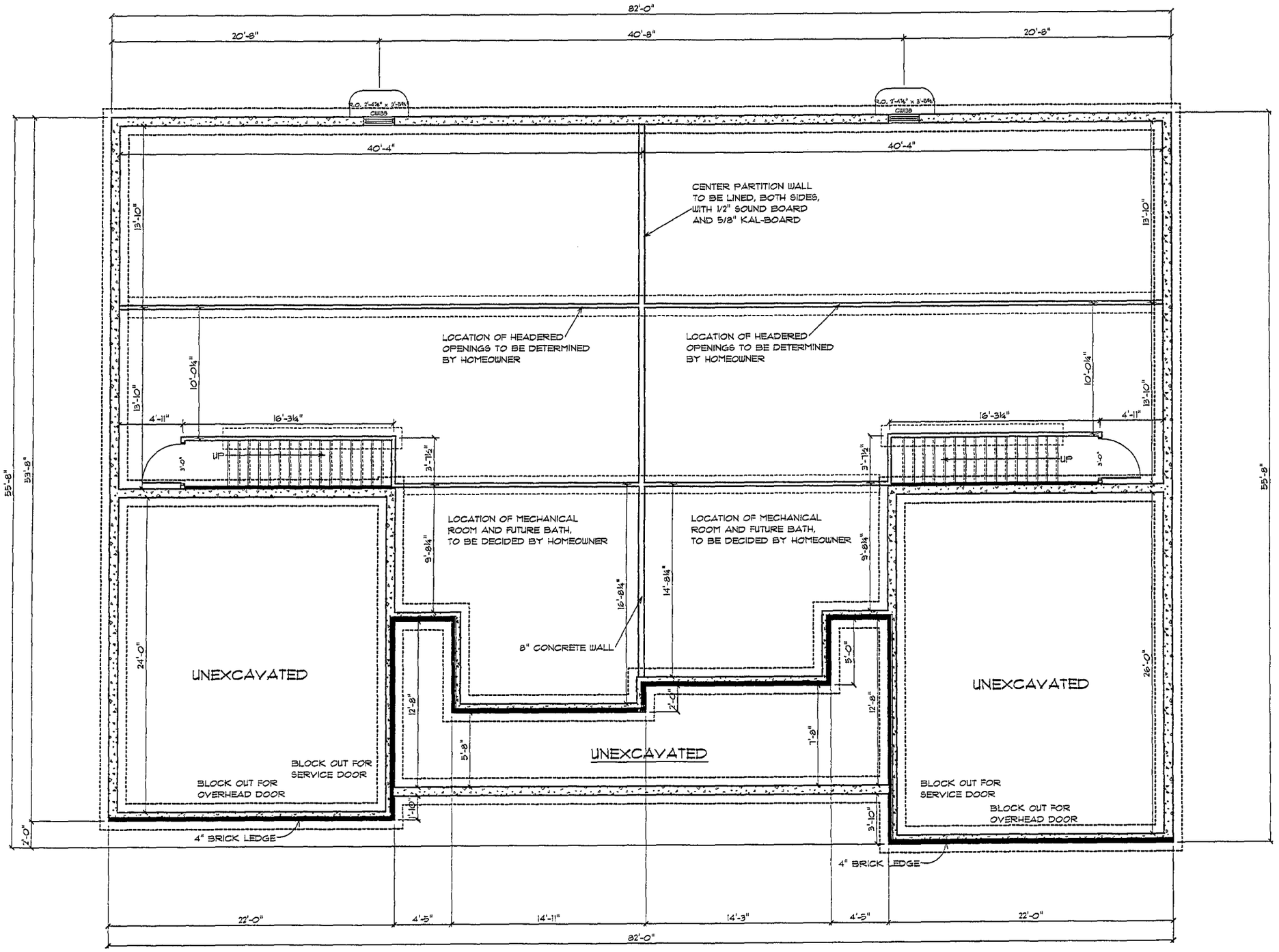
Survey Description:

Lot 6 of North Oak Subdivision, a subdivision of the Southeast Quarter of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 20, Township 89 North, Range 5 West of the 5th P. M., City of Manchester, Delaware County, Iowa.

Subject to easements of record.
(See plat attached to this survey description).

Reference is hereby made to a Survey and Plat made by Roger R. Mohn, recorded January 13, 1999, Book 1999, Page 126 on file in the Delaware County Recorder's Office, Manchester, Iowa.


DUPLEX #2
MAIN FLOOR PLAN
1461 SQ. FT.
531 SQ. FT. GARAGE
2 CAR GARAGE
KITCHEN
DINING ROOM
LIVING ROOM
MASTER SUITE
8'-1 1/8" CEILING HEIGHT THRU-OUT
BEDROOM #2
CENTER WALL TO BE 2X6 LINED BOTH SIDES WITH 1/2" GYPSUM BOARD AND 5/8" CALDBOARD
DOWN
DUPLEX #1
MAIN FLOOR PLAN
1431 SQ. FT.
574 SQ. FT. GARAGE
53'-4"
37'-8"
10'-3"
5'-5"
39'-8"
55'-4"
82'-0"



FOUNDATION PLAN

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