FILED
FEB 8 2008
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
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CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2008 Page 375
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL F *PART OF LOT 2 OF FINK'S ADDITION & THE EAST 100' OF THE WEST 200' OF THE NORTH 435.6' OF LOT 1 OF FINK'S SUBDIVISION*

PARCEL G *PART OF LOT 2 OF FINK'S ADDITION ALL IN SEC. 6, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA*

LEGAL DESCRIPTION:

PARCEL F, PART OF LOT 2 OF FINK'S ADDITION AND THE EAST 100' OF THE WEST 200' OF THE NORTH 435.6' OF LOT 1 OF FINK'S SUBDIVISION, SECTION SIX (6), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 2.00 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of Lot 2 of Fink's Addition, as recorded in Plat Book 8, Page 61 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of Lot 2 of said Fink's Addition, South 88° 28' 22" East, 100.00 feet;

THENCE South 02° 39' 50" West, 435.60 feet;

THENCE North 88° 28' 22" West, to the Southeast Corner of Lot 1 of said Fink's Addition, 200.00 feet;

THENCE along the Easterly Line of said Lot 1, North 02° 39' 50" East, to the Southerly Line of Burrington Road, 435.60 feet;

THENCE along the Southerly Line of Burrington Road, South 88° 28' 22" East, 100.00 feet to the POINT OF BEGINNING;

Containing a total of 2.00 acres and subject to easements of record.

SURVEY REQUESTED BY: GERALD & PATRICIA MEYER

SURVEYED ON: 10/10, 10/11, 10/23/2007

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

PROPRIETORS: *SEE PAGE 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.

2/1/08

RANDALL L. RATTENBORG L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009

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

PROJECT NO. 07-70
SCALE: 1"=150'
DATE: 1/14/2007
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 4

LEGAL DESCRIPTION:

PARCEL G, PART OF LOT 2 OF FINK'S ADDITION, SECTION SIX (6), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 18.62 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Lot 2 of Fink's Addition, as recorded in Plat Book 8, Page 61 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of Lot 2 of said Fink's Addition, South 02° 38' 27" West, to the Southeasterly most Corner of Lot 2 of said Fink's Addition, 719.89 feet;

THENCE along the Southerly Line of Lot 2 of said Fink's Addition, North 88° 26' 53" West, 210.68 feet;

THENCE continuing along the Southerly Line of Lot 2 of said Fink's Addition, South 02° 22' 16" West, 76.94 feet;

THENCE continuing along the Southerly Line of Lot 2 of said Fink's Addition, South 85° 51' 54" West, 240.47 feet;

THENCE continuing along the Southerly Line of Lot 2 of said Fink's Addition, South 52° 40' 18" West, 230.01 feet;

THENCE continuing along the Southerly Line of Lot 2 of said Fink's Addition, South 00° 29' 49" West, to the Northerly Line of U.S. Highway #20, as recorded in L.D. Book 89, Page 5 in the Office of the Delaware County Recorder, 263.18 feet;

THENCE continuing along the Southerly Line of Lot 2 of said Fink's Addition and the Northerly Line of U.S. Highway #20, South 78° 48' 03" West, 204.14 feet;

THENCE continuing along the Southerly Line of Lot 2 of said Fink's Addition and the Northerly Line of U.S. Highway #20, South 86° 55' 51" West, to the Southwesterly most Corner of Lot 2 of said Fink's Addition, 247.03 feet;

THENCE along the Westerly Line of Lot 2 of said Fink's Addition, North 02° 39' 50" East, 389.81 feet;

THENCE continuing along the Westerly Line of Lot 2 of said Fink's Addition, South 88° 31' 49" East, 100.00 feet;

THENCE continuing along the Westerly Line of Lot 2 of said Fink's Addition, North 02° 39' 50" East, to the Southwest Corner of Lot 1 of said Fink's Addition, 435.52 feet;

THENCE along the Southerly Line of, and Easterly extension thereof, Lot 1 of said Fink's Addition, South 88° 28' 22" East, 300.00 feet;

THENCE North 02° 39' 50" East, to the Northerly Line of Lot 2 of said Fink's Addition, being on the Southerly Line of Burrington Road, 435.60 feet;

THENCE along the Northerly Line of Lot 2 of said Fink's Addition, being on the Southerly Line of Burrington Road, South 88° 28' 22" East, 39.49 feet;

THENCE continuing along the Northerly Line of Lot 2 of said Fink's Addition, being on the Southerly Line of Burrington Road, North 82° 55' 52" East, 92.03 feet;

THENCE along the Northerly Line of Lot 2 of said Fink's Addition, being on the Southerly Line of Burrington Road, South 88° 34' 43" East, 514.11 feet;

THENCE along the Northerly Line of Lot 2 of said Fink's Addition, being on the Southerly Line of Burrington Road, North 02° 15' 17" East, 17.00 feet;

THENCE along the Northerly Line of Lot 2 of said Fink's Addition, being on the Southerly Line of Burrington Road, South 88° 34' 43" East, 15.01 feet to the POINT OF BEGINNING;

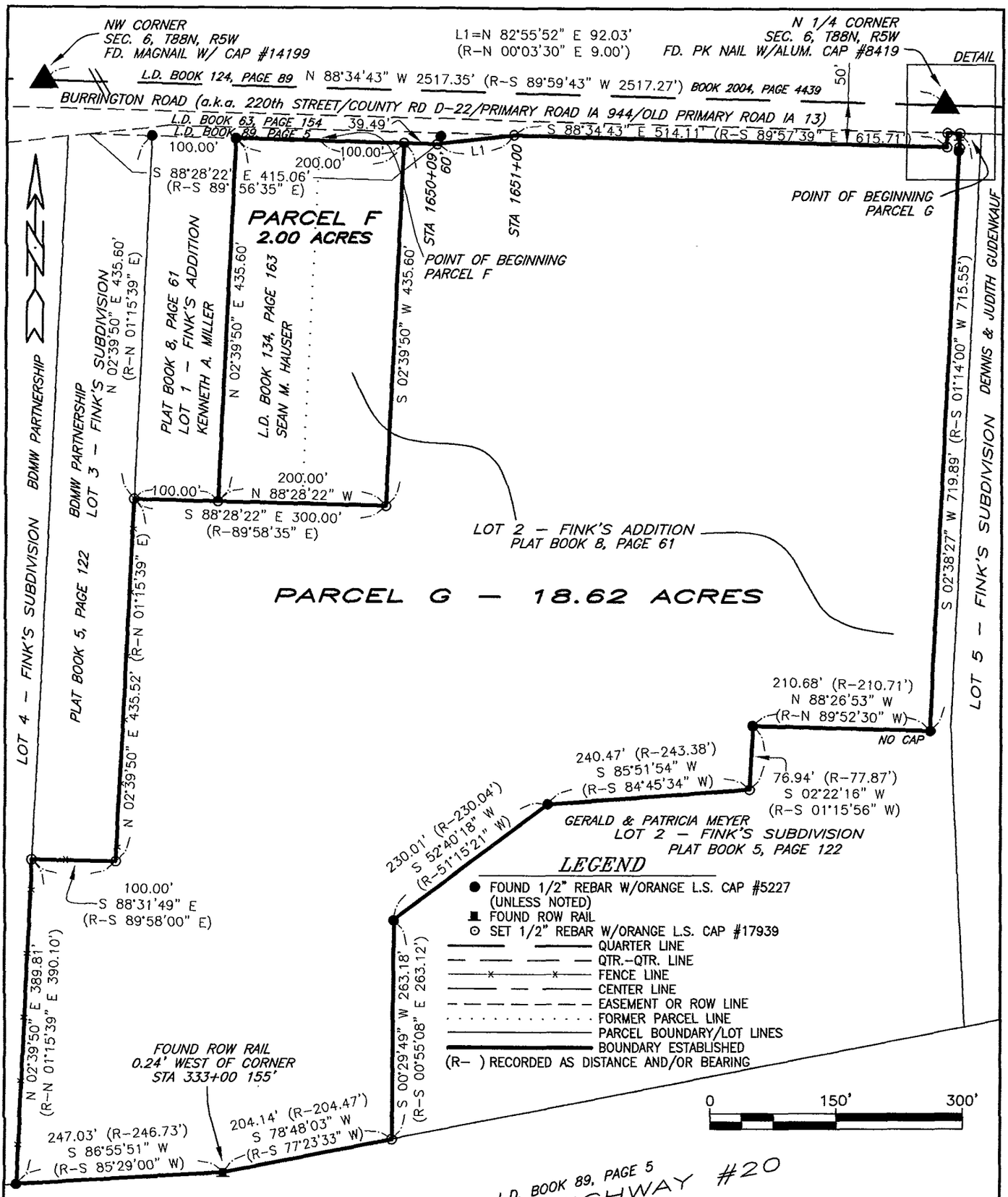
Containing a total of 18.62 acres and subject to easements of record.

The Northerly Line of the Northwest Quarter (NW ¼) of Section Six (6), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 34' 43" West.

PARCEL F *PART OF LOT 2 OF FINK'S ADDITION & THE EAST 100' OF THE WEST 200' OF THE NORTH 435.6' OF LOT 1 OF FINK'S SUBDIVISION*
PARCEL G *PART OF LOT 2 OF FINK'S ADDITION ALL IN SEC. 6, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA*

SHEET 2 OF 4
SCALE 1"=150' 1/14/2007

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

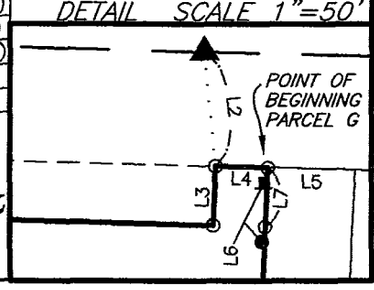


PARCEL F: SEAN M. HAUSER
GERALD C. MEYER & PATRICIA K. (FINK) MEYER
PARCEL G: GERALD C. MEYER & PATRICIA K. (FINK) MEYER

SUBJECT TO RESOLUTION PLAT BOOK 8, PAGE 61
FOUND ROW RAIL 4.28' SOUTH & 1.25' WEST OF PARCEL G POINT OF BEGINNING

L1	N 82°55'52" E	92.03'	(R-N 00°03'30" E 9.00')
L2	S 05°36'57" E	33.25'	
L3	N 02°15'17" E	17.00'	(R-N 00°06'02" E 17.09')
L4	S 88°34'43" E	15.01'	(R-N 89°47'20" W 1.06')
L5	S 88°34'43" E	25.00'	(R-N 89°47'20" W 25.00')
L6	S 01°31'46" W	17.05'	
L7	S 02°38'27" W	17.00'	

DETAIL SCALE 1"=50'



PARCEL F PART OF LOT 2 OF FINK'S ADDITION & THE EAST 100' OF THE WEST 200' OF THE NORTH 435.6' OF LOT 1 OF FINK'S SUBDIVISION
PARCEL G PART OF LOT 2 OF FINK'S ADDITION ALL IN SEC. 6, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

SHEET 3 OF 4
SCALE 1"=150' 1/14/2007

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PETERS LAW OFFICES

309 First Street East
P.O. Box 774
Independence, IA 50644
(319) 334-9992
Fax (319) 334-9993

James T. Peters
jtplawoffice@yahoo.com

Vinton Office:
415 A Avenue
Vinton, IA 52349
(319) 472-3867

February 7, 2008

ATTN: Randy
Gibbs Engineering & Surveying
105 West Main
Manchester, IA 52057

RE: Hauser Plat of Survey of Parcel A & Parcel B, both being a part of Lot 2 of Fink's Addition, Section 6, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Dear Randy:

I have been provided with a copy of the Plat of Survey referred to above dated January 14, 2007. The City Council has authorized my office to indicate that it will not be taking any action to enforce questions regarding compliance with City subdivision ordinances with regard to this property.

It is my understanding that the proprietor asserts that the changes shown on the Plat of Survey are simply an alteration of lot lines between properties and as such, are exempt from requirements of the subdivision ordinance for the City of Manchester. While the City does not fully agree with this interpretation, based upon the facts in this case, this letter is provided to your office to clarify that the City will not assert any violation of the subdivision ordinance at this time based upon the interpretation being made of the ordinances by the proprietor in this case.

Very truly yours,

CITY OF MANCHESTER, IOWA

BY: _____
James T. Peters, City Attorney

JTP:sds