Book 2008 Page 1893

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FILED
JUN 11 2008
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
JUN 11 2008
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

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 H: PART OF PARCEL G
PARCEL I: LOT 2 OF FINK'S SUBDIVISION & PART OF PARCEL G
ALL IN SEC. 6, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL H; PART OF PARCEL G IN SECTION SIX (6), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 18.13 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING 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, being on the Northerly Line of Parcel F, as recorded in Book 2008, Page 375 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of Lot 2 of said Fink's Addition and the Northerly Line of said Parcel F, South 88° 28' 22" East, to the Northeasterly Corner of said Parcel F, also being the Northwesterly Corner of Parcel G, as recorded in Book 2008, Page 375 in the Office of the Delaware County Recorder, 100.00 feet, the POINT OF BEGINNING;

THENCE continuing 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 continuing 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, 499.00 feet;

THENCE South 02° 38' 27" West, to the Southerly Line of Lot 2 of said Fink's Addition, 702.82 feet;

THENCE along the Southerly Line of Lot 2 of said Fink's Addition, also being the Southerly Line of said Parcel G, North 88° 26' 53" West, 180.68 feet;

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

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

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

THENCE continuing along the Southerly Line of Lot 2 of said Fink's Addition, also being the Southerly Line of said Parcel G, 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, also being the Southerly Line of said Parcel G 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, also being the Southerly Line of said Parcel G 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 and of said Parcel G, 247.03 feet;

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

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

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

THENCE continuing along the Westerly Line of said Parcel G, and along the Southerly Line of Lot 1 of said Fink's Addition, and Easterly extension thereof, and also the Southerly Line of said Parcel F, South 88° 28' 22' East, 300.00 feet;

THENCE along the Westerly Line of said Parcel G, and Easterly Line of said Parcel F, North 02° 39' 50" East, 435.60 feet to the POINT OF BEGINNING;

Containing a total of 18.13 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.

SURVEY REQUESTED BY: GERALD & PATRICIA MEYER

SURVEYED ON: 5/1/2008

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

PROPRIETORS:
GERALD C. MEYER & PATRICIA K. (FINK) MEYER

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.

6/11/08

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. 08-28
SCALE: 1"=150'
DATE: 5/20/2008
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 4

LEGAL DESCRIPTION:

PARCEL I; LOT 2 OF FINK'S SUBDIVISION AND PART OF PARCEL G, SECTION SIX (6), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 6.34 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 Subdivision, as recorded in Plat Book 5, Page 122 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of Lot 2 of said Fink's Subdivision, South 02° 38' 53" West, 719.82 feet;

THENCE continuing along the Easterly Line of Lot 2 of said Fink's Subdivision, South 02° 43' 56" East, to the Southeast Corner of Lot 2 of said Fink's Subdivision, being on the Northerly Line of U.S. Highway #20, 356.24 feet;

THENCE along the Southerly Line of Lot 2 of said Fink's Subdivision, being on the Northerly Line of U.S. Highway #20, South 78° 48' 03" West, to the Southwest Corner of Lot 2 of said Fink's Subdivision, being on the Southerly Line of Parcel G, as recorded in Book 2008, Page 375 in the Office of the Delaware County Recorder, 693.91 feet;

THENCE along the Westerly Line of Lot 2 of said Fink's Subdivision, being on the Southerly Line of said Parcel G, North 00° 29' 49" East, 263.18 feet;

THENCE continuing along the Westerly Line of Lot 2 of said Fink's Subdivision, being on the Southerly Line of said Parcel G, North 52° 40' 18" East, 230.01 feet;

THENCE continuing along the Westerly Line of Lot 2 of said Fink's Subdivision, being on the Southerly Line of said Parcel G, North 85° 51' 54" East, 240.47 feet;

THENCE continuing along the Westerly Line of Lot 2 of said Fink's Subdivision, being on the Southerly Line of said Parcel G, North 02° 22' 16" East, 76.94 feet;

THENCE continuing along the Westerly Line of Lot 2 of said Fink's Subdivision, being on the Southerly Line of said Parcel G, South 88° 26' 53" East, 180.68 feet;

THENCE North 02° 38' 27" East, to the Southerly Line of Burrington Road, being on the Northerly Line of said Parcel G, 702.82 feet;

THENCE along the Southerly Line of Burrington Road, being on the Northerly Line of said Parcel G, South 88° 34' 43" East, 15.11 feet;

THENCE continuing along the Southerly Line of Burrington Road, being on the Northerly Line of said Parcel G, North 02° 15' 17" East, 17.00 feet;

THENCE continuing along the Southerly Line of Burrington Road, being on the Northerly Line of said Parcel G, South 88° 34' 43" East, to the Northwest Corner of Lot 2 of said Fink's Subdivision, 15.01 feet;

THENCE continuing along the Southerly Line of Burrington Road, and the Northerly Line of Lot 2 of said Fink's Subdivision, South 88° 34' 43" East, 25.00 feet to the POINT OF BEGINNING;

Containing a total of 6.34 acres and subject to easements of record.

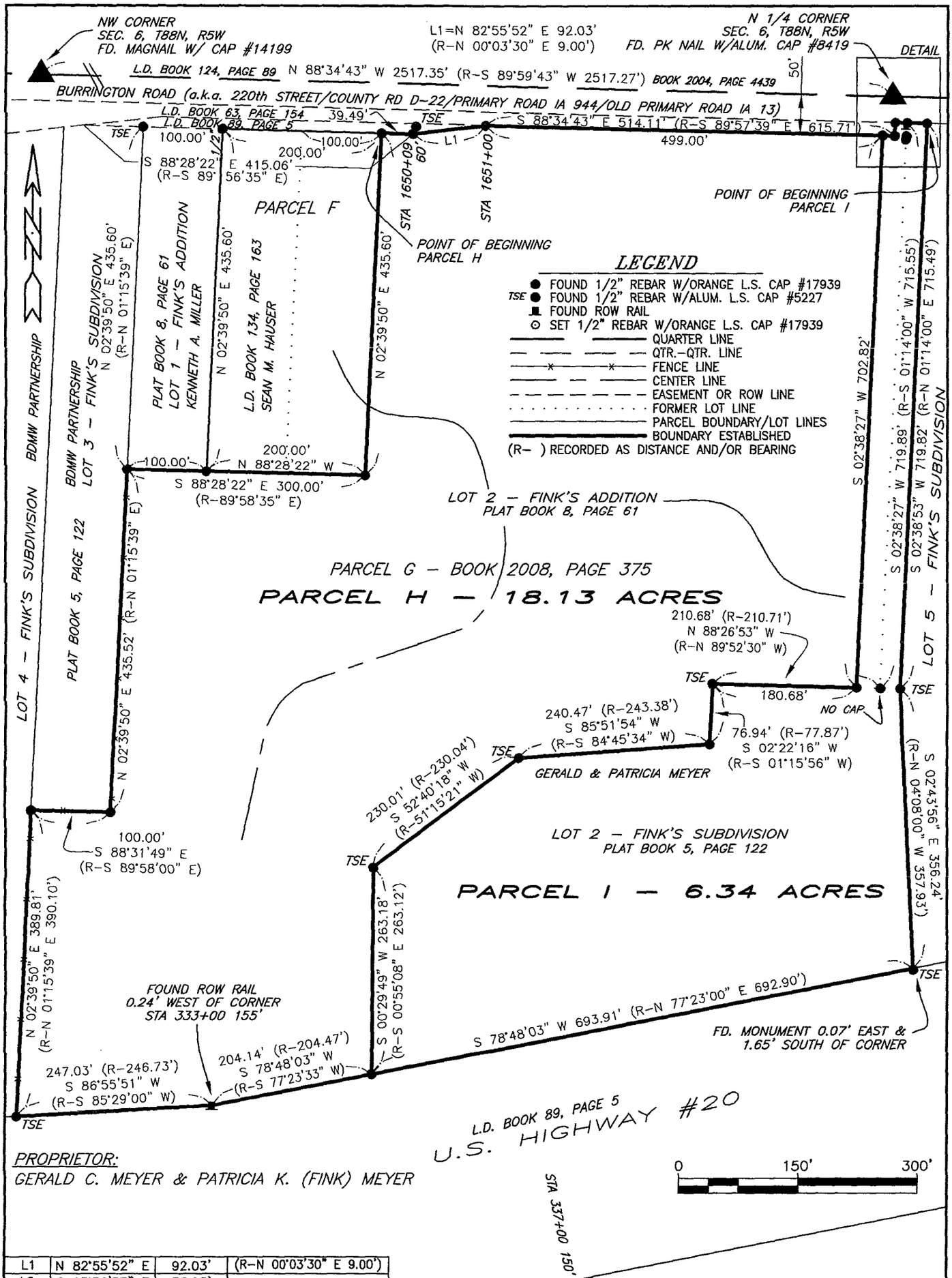
The Northerly Line of the Northwest Quarter (NW ¼) of Section Six (6), Township Eighty–Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 34' 43" West.

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

SHEET 2 OF 4
SCALE 1"=150' 5/20/2008

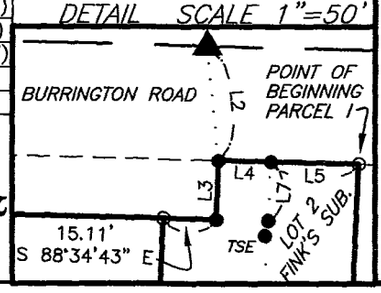
GIBBS ENGINEERING & SURVEYING

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



PROPRIETOR:
GERALD C. MEYER & PATRICIA K. (FINK) MEYER

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'	



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

SHEET 3 OF 4
SCALE 1"=150' 5/20/2008

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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

June 9th, 2008

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

RE: Parcel H & I, Lot 2 of Fink's Subdivision and Parcel G, Section Six (6), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa

Dear Randy:

As I understand your letter dated May 21st, 2008, and the plat referenced above, Gerald C. Meyer and Patricia K. (Fink) Meyer wish to adjust the property line between these two properties. No new building lots are being created through this survey and adjustment.

This transfer would be allowed as an exemption to the City's subdivision requirements as specified in Section 127.23, paragraphs 4 & 6:

4. The division and sale of a portion of a legally platted lot provided: (a) the grantor's lot is not rendered substandard by being in violation of any of the provisions of the building, zoning or subdivision ordinances of the city; and (b) the number of building parcels is not increased as a result of such conveyance.

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

Therefore, I concur that based on my knowledge of your intent, the division of the above referenced parcels will not require going through the City's subdivision requirements.

Sincerely,

Timothy J. Vick
City Manager