FILED
JUN 13 2008
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
JUN 13 2008
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2008 Page 1905

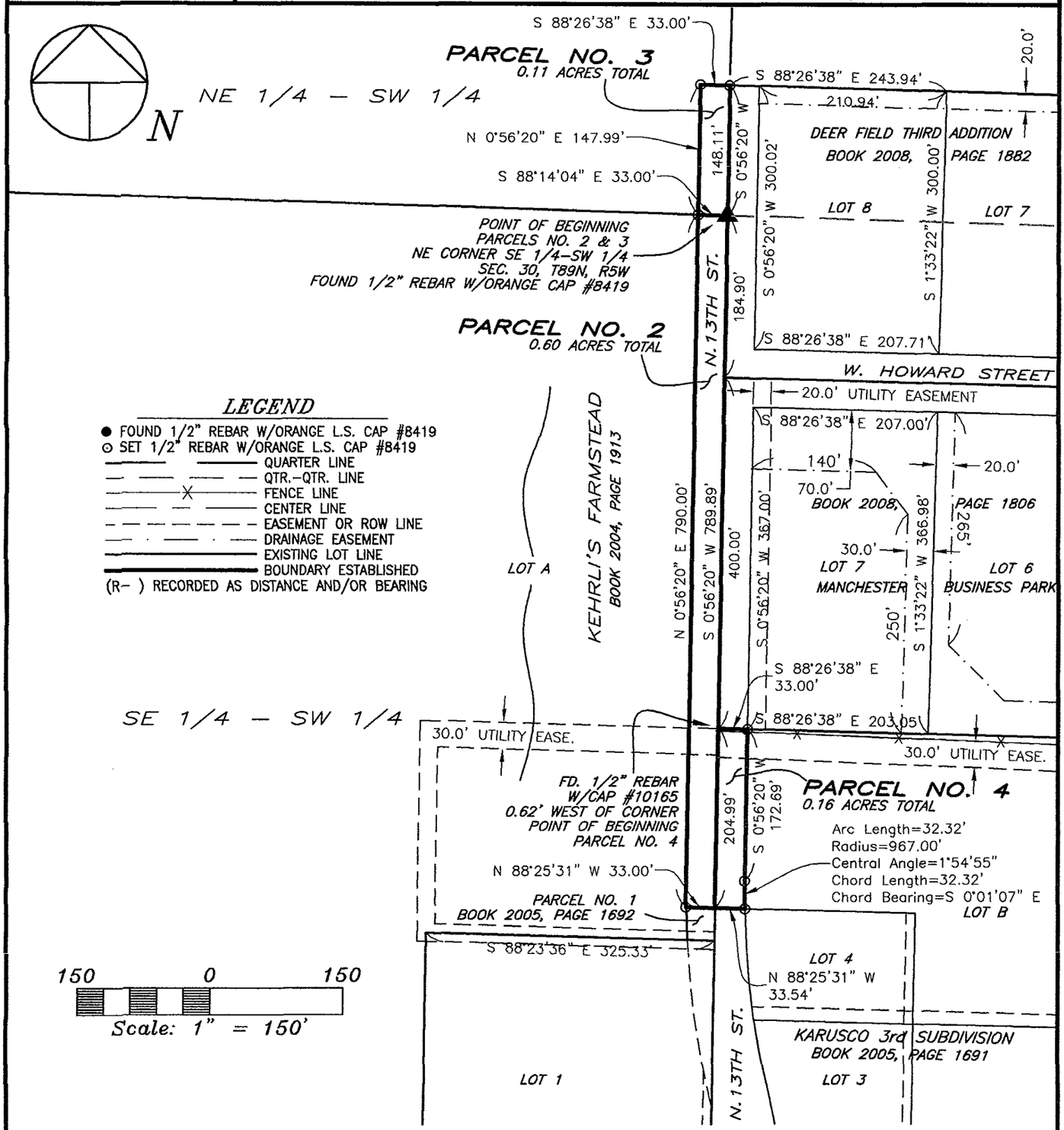
Document 2008 1905 Type 06 002 Pages 4
Date 6/13/2008 Time 10:13:43AM
Rec Amt $22.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: (X) CK J. DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

ACQUISITION PLAT

NORTH 13th, WEST HOWARD, & NORTH 11th STREET IMPROVEMENTS, CITY OF MANCHESTER
PARCEL NO. 2, PART OF LOT A OF KEHRLI'S FARMSTEAD; **PARCEL NO. 3**, PART OF THE NE 1/4–SW 1/4
PARCEL NO. 4, PART OF LOT B OF KARUSCO 3rd SUBDIVISION
SEC. 30, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ● FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- DRAINAGE EASEMENT
- EXISTING LOT LINE
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

150 0 150
Scale: 1" = 150'

SURVEY REQUESTED BY: CITY OF MANCHESTER

PROPRIETORS: *PARCELS NO. 2 & 3–KEHRLI HOMESTEAD, L.L.C.*
PARCEL NO. 4–KARUSCO, INC.

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.

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 5/12/08
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–4

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

PROJECT NO. 07-72
SCALE: 1"=150'
DATE: 2/6/2008
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 4

LEGAL DESCRIPTION:

PARCEL NO. 2 – NORTH 13th, WEST HOWARD, AND NORTH 11th STREET IMPROVEMENTS, CITY OF MANCHESTER; PART OF LOT A OF KEHRLI'S FARMSTEAD, SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST, (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.60 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northeast Corner of Lot A of Kehrli's Farmstead, as recorded in Book 2004, Page 1913, and also being on the Westerly Line of Deer Field Third Addition, as recorded in Book 2008, Page 1882;

THENCE along the Westerly Line of said Deer Field Third Addition, being the Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), also along the Westerly Line of Manchester Business Park, as recorded in Book 2008, Page 1806, also along the Easterly Line of Lot A of said Kehrli's Farmstead, and also along the Westerly Line of Lot B of Karusco 3rd Subdivision, as recorded in Book 2005, Page 1691, South 00° 56' 20" West, to the Southwesterly most Corner of Lot B of said Karusco 3rd Subdivision, being the Northeast Corner of Parcel No. 1, as recorded in Book 2005, Page 1692, 789.89 feet;

THENCE along the Northerly Line of said Parcel No. 1, North 88° 25' 31" West, 33.00 feet;

THENCE North 00° 56' 20" East, to the Northerly Line of Lot A of said Kehrli's Farmstead, 790.00 feet;

THENCE along the Northerly Line of Lot A of said Kehrli's Farmstead, and being the Northerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼), South 88° 14' 04" East, 33.00 feet to the **POINT OF BEGINNING**;

Containing a total of 0.60 acres and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Easterly Line of Kehrli's Farmstead, as recorded in Book 2004, Page 1913, also being the Westerly Line of Deer Field Third Addition, as recorded in Book 2008, Page 1882, and also being the Westerly Line of Manchester Business Park, as recorded in Book 2008, Page 1806 is assumed to bear South 00° 56' 20" West.

LEGAL DESCRIPTION:

PARCEL NO. 3 – NORTH 13th, WEST HOWARD, AND NORTH 11th STREET IMPROVEMENTS, CITY OF MANCHESTER; PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼), SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST, (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.11 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northeast Corner of Lot A of Kehrli's Farmstead, as recorded in Book 2004, Page 1913, and also being on the Westerly Line of Deer Field Third Addition, as recorded in Book 2008,Page 1882;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), also along the Northerly Line of Lot A of said Kehrli's Farmstead, North 88° 14' 04" West, 33.00 feet;

THENCE North 00° 56' 20" East, 147.99 feet;

THENCE South 88° 26' 38" East, to the Northwest Corner of said Deer Field Third Addition, being on the Easterly Line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), 33.00 feet;

THENCE along the Westerly Line of said Deer Field Third Addition, being on the Easterly Line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), South 00° 56' 20" West, 148.11 feet to the **POINT OF BEGINNING**;

Containing a total of 0.11 acres and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Easterly Line of Kehrli's Farmstead, as recorded in Book 2004, Page 1913, also being the Westerly Line of Deer Field Third Addition, as recorded in Book 2008, Page 1882, and also being the Westerly Line of Manchester Business Park, as recorded in Book 2008, Page 1806 is assumed to bear South 00° 56' 20" West.

LEGAL DESCRIPTION:

PARCEL NO. 4 – NORTH 13th, WEST HOWARD, AND NORTH 11th STREET IMPROVEMENTS, CITY OF MANCHESTER; PART OF LOT B OF KARUSCO 3RD SUBDIVISION, CITY OF MANCHESTER, SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST, (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.16 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Northwesterly most Corner of Lot B of Karusco 3rd Subdivision, as recorded in Book 2005, Page 1691, said Point of Beginning being at the Southwesterly most Corner of Manchester Business Park, as recorded in Book 2008, Page 1806, also being on the Easterly Line of Lot A of Kehrli's Farmstead, as recorded in Book 2004, Page 1913, and also being on the Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of Lot B of said Karusco 3rd Subdivision and the Southerly Line of said Manchester Business Park, South 88° 26' 38" East, 33.00 feet;

THENCE South 00° 56' 20" West, 172.69 feet;

THENCE along a circular curve concave Easterly and having an arc length of 32.32 feet, a radius of 967.00 feet, a central angle of 01° 54' 55", a chord length of 32.32 feet, and a chord bearing of South 00° 01' 07" East, to a point on the Southerly Line of said Lot B, being the Northwest Corner of Lot 4 of said Karusco 3rd Subdivision, also being the Northeast Corner of North 13th Street;

THENCE along the Southerly Line of said Lot B and the Northerly Line of North 13th Street, North 88° 25' 31" West, to the Westerly Line of said Karusco 3rd Subdivision, being the Easterly Line of Lot A of said Kehrli's Farmstead, 33.54 feet;

THENCE along Westerly Line of said Karusco 3rd Subdivision, being the Easterly Line of Lot A of said Kehrli's Farmstead, North 00° 56' 20" East, 204.99 feet to the **POINT OF BEGINNING**;

Containing a total of 0.16 acres and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West, (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Easterly Line of Kehrli's Farmstead, as recorded in Book 2004, Page 1913, also being the Westerly Line of Deer Field Third Addition, as recorded in Book 2008, Page 1882, and also being the Westerly Line of Manchester Business Park, as recorded in Book 2008, Page 1806 is assumed to bear South 00° 56' 20" West.