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CARLA K. BECKER
DELAWARE COUNTY AUDITOR

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SEP 09 2009

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2009 Page 3513

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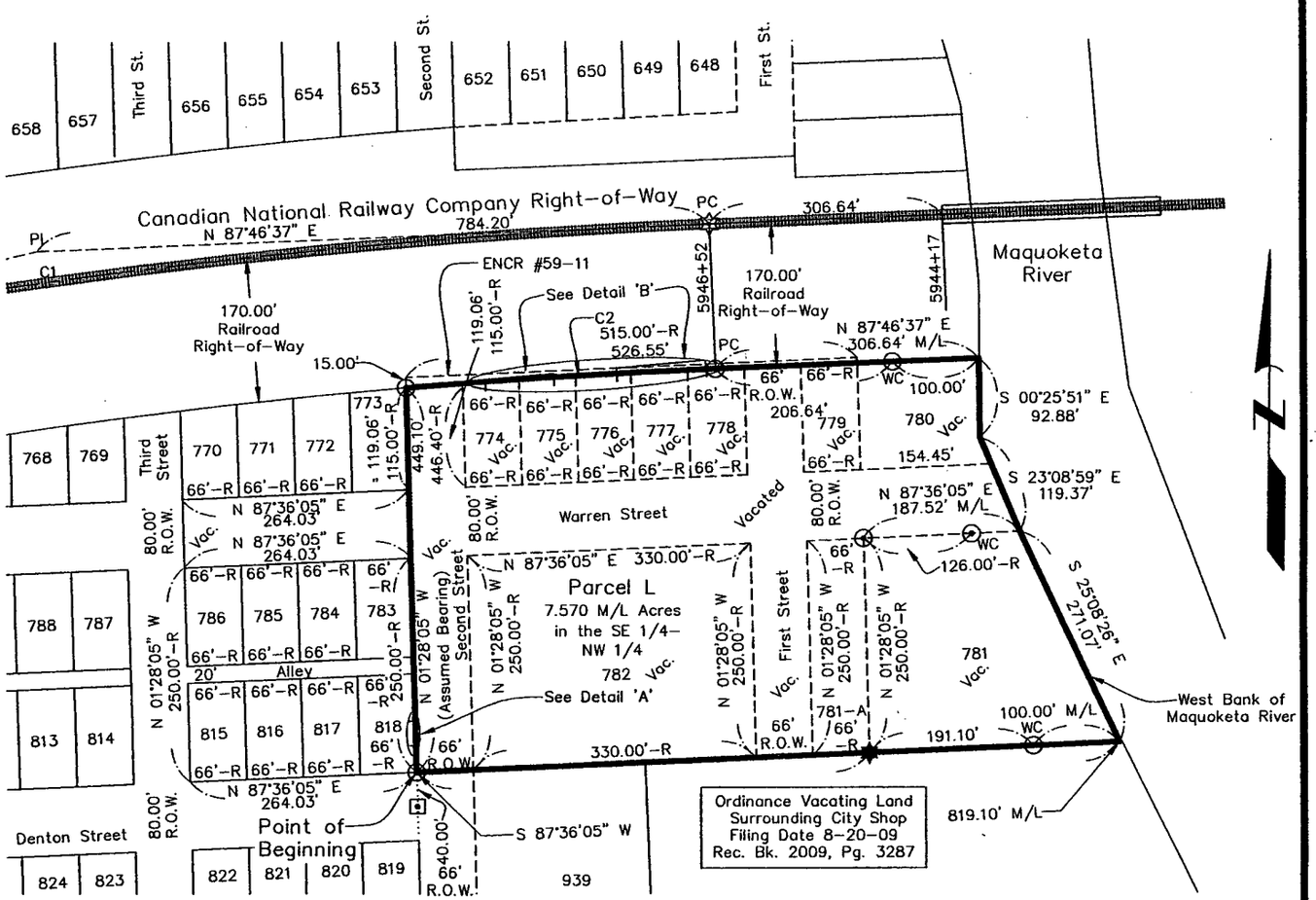
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

ENV

TeKIPPE ENGINEERING, P.C., 1919 – 210th Street, P.O. Box 357, Manchester, Iowa 52057 Ph. #563/927-2060

Plat of Survey

Parcel L in the SE 1/4 –NW 1/4 Section 32 – T89N – R5W, City of Manchester, Delaware County, Iowa



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	DEGREE (CHORD DEF.)
C1	1533.30'	7626.76'	11°31'08"	1530.72'	S 82°13'11" W	00°45'05"
C2	361.37'	7456.76'	2°46'36"	361.33'	N 86°35'43" E	00°46'06"

LEGEND

Set 1/2"ø Rebar w/RPC LS 7060...⊙
Survey Boundary.....
Red Plastic Cap.....RPC
Stainless Steel Washer.....SSW
Witness Corner.....WC
More of Less.....M/L
Recorded as.....R
Fd. Spike with Flagging.....⊡
Fd 1/2"ø Rod w/AC PLS 5227.....★
Set Mag Nail w/ SSW PLS 7060.....☆

Proprietor and Requested by:
City of Manchester

100' 0 100' 200' 400'
1 inch = 200 ft.

Survey was completed on May 18, 2009.

LYLE G. TeKIPPE 7060 PROF. ENGR. & LAND SURVEYOR 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 9-1-09
Lyle G. TeKippe Date:
License number 7060
My license renewal date is December 31, 2010.
Sheets covered by this seal: Sheets P1

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
FAX (563) 927-3603

M:\Projects\2008\08622LS\dwg\08622LS.dwg
Field Book: Manchester No.1 Pages: 69-70
Project No. 08622.LS Sheet P1

BOOK 2009 PAGE 3513

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

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

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Lyle G. TeKippe 9-1-09
Lyle G. TeKippe Date
License Number 7060
My license renewal date is December 31, 2010.
Pages covered by this seal: SD-1 Through SD-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 1ST day of SEPTEMBER, 2009.

DAVID MEYER
Iowa Notarial Seal
Commission Number: 736541
My Commission Expires: 09-08-2011

Notary Public

SURVEY AND PLAT OF:

Survey Description:

Parcel L in the Southeast Quarter of the Northwest Quarter of Section 32, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Beginning at the Southeast Corner of Lot 818, Original Town of Manchester, Iowa;

Thence **North 01°-28'-05" West (Assumed Bearing), 449.10 feet** along the Former West Right-of-Way Line of now Vacated Second Street to the South Right-of-Way Line of the Canadian National Railway Company;

Thence Northeasterly along a 7456.76 foot radius curve concave Southeasterly 361.37 feet, (said curve having a Long Chord of **North 86°-35'-43" East, 361.33 feet**);

Thence **North 87°-46'-37" East, 306.64 feet,** more or less, all along said Right-of-Way Line to the West Bank of the Maquoketa River;

Thence **South 00°-25'-51" East, 92.88 feet;**

Thence **South 23°-08'-59" East, 119.37 feet;**

Thence **South 25°-08'-26" East, 271.07 feet,** all along the West Bank of said River to the South Line of Vacated Lot 781 in said Original Town;

Thence **South 87°-36'-05" West, 819.10 feet,** more or less, along the South Line of said Lot 781 and the South Line of Vacated Lot 782 in said Original Town to the Point of Beginning, containing **7.570 acres**, more or less, subject to easements of record. (See plat attached to this original survey description.)

Reference is hereby made to a Street and Lot Vacations made by the City of Manchester, recorded August 20, 2009, in Book 2009, Page 3287, on file in the Delaware County Recorder's office, Manchester, Iowa