FILED
JAN 15 2010
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
JAN 15 2010
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

✓ Book 2010 Page 150

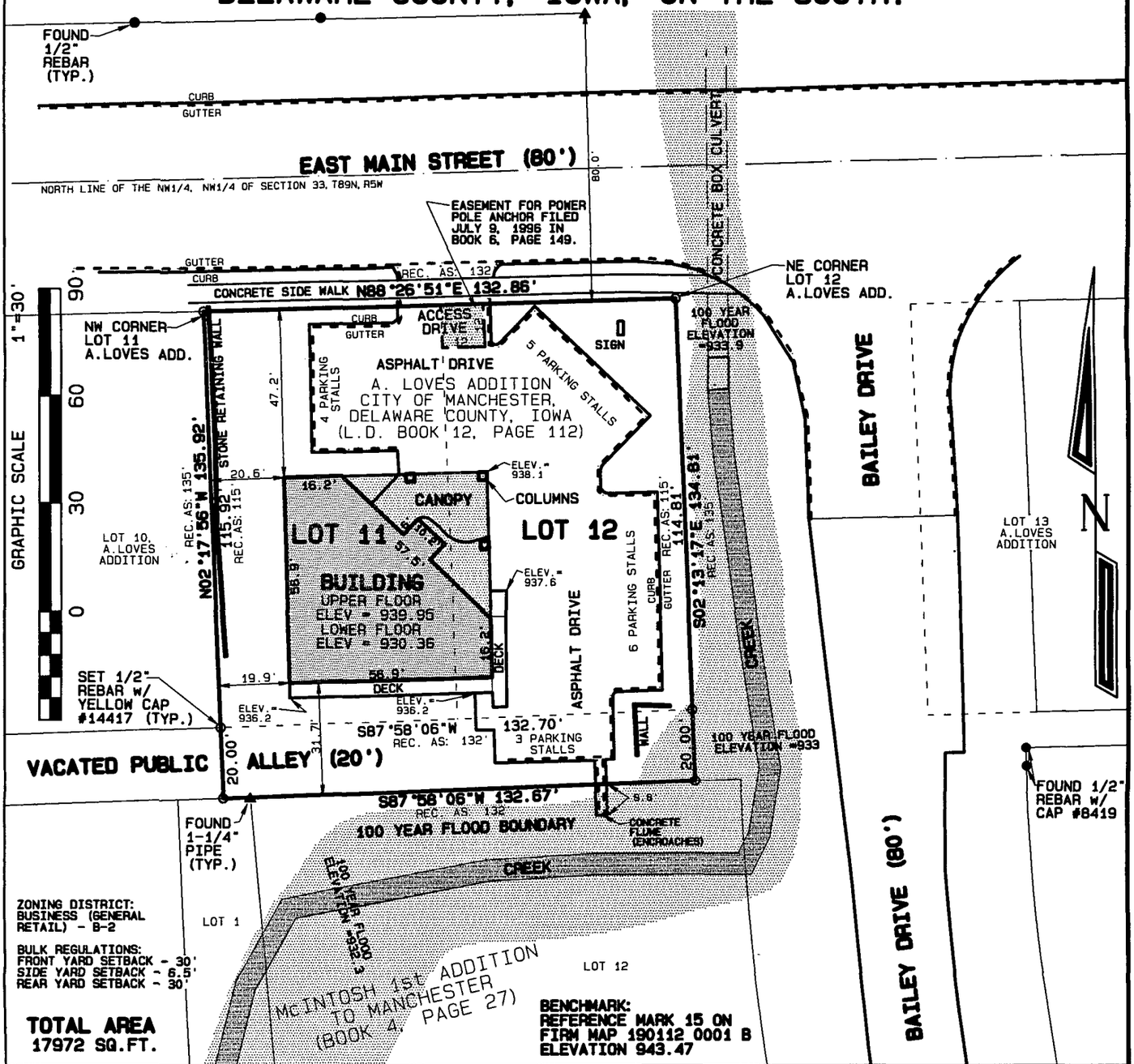
Document 2010 150 Type 06 002 Pages 2
Date 1/15/2010 Time 10:11:27AM
Rec Amt $12.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: SCHNEIDER Land Surveying and Planning Inc. P.O.Box 128 Farley, Iowa 52046 Ph#563-744-3631

PLAT OF SURVEY (RETRACEMENT)

LOTS ELEVEN AND TWELVE OF A. LOVES ADDITION TO THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, AND THAT PORTION OF THE VACATED ALLEY ABUTTING LOTS ELEVEN AND TWELVE OF A. LOVES ADDITION TO THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ON THE SOUTH.



ZONING DISTRICT:
BUSINESS (GENERAL RETAIL) - B-2

BULK REGULATIONS:
FRONT YARD SETBACK - 30'
SIDE YARD SETBACK - 6.5'
REAR YARD SETBACK - 30'

TOTAL AREA
17972 SQ.FT.

BENCHMARK:
REFERENCE MARK 15 ON FIRM MAP 190112 0001 B
ELEVATION 943.47

PROPRIETOR:
J&J II, L.L.C.

SURVEY REQUESTED BY:
MITCHELL COX

LEGAL DESCRIPTION:
SEE SHEET 2

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER #14417
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.

David P. Schneider P.L.S. #14417 Date: 1/14/2010
My license renewal date is December 31, 2011.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
Fax 563-744-3629

Project: 1398
Date: 11/23/2009
Sheet: 1 of 2

Legal Description:

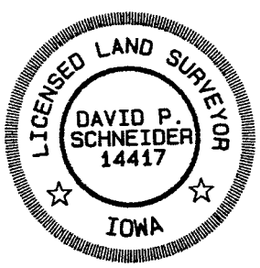
Lots Eleven and Twelve of A. Loves Addition to Manchester, Iowa, and that portion of the vacated alley abutting Lots Eleven and Twelve of A. Loves Addition to Manchester, Iowa, on the south, described as commencing at the southwest corner of said Lot Eleven; thence south twenty feet; thence east one hundred thirty-two feet; thence north twenty feet to the southeast corner of Lot Twelve, this being the west line of Bailey Drive; thence west one hundred thirty-two feet to the point of beginning, all in the City of Manchester, Delaware County, Iowa.

This property is subject to easements, reservations, restrictions and rights of way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments were placed or shall be placed within 30 days from the date this plat is recorded.

I hereby certify that this land survey 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.

1/14/2010

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2011.
Pages or sheets covered by this seal: Surveyor's Certificate Only



Schneider Land Surveying & Planning, Inc.
P.O. Box 128 Farley, Iowa 52046 Job No. 1398
Phone: 563-744-3631 Fax: 563-744-3629
Email: daves@yousq.net Date: 11/23/2009