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JUN 28 2011
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

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CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

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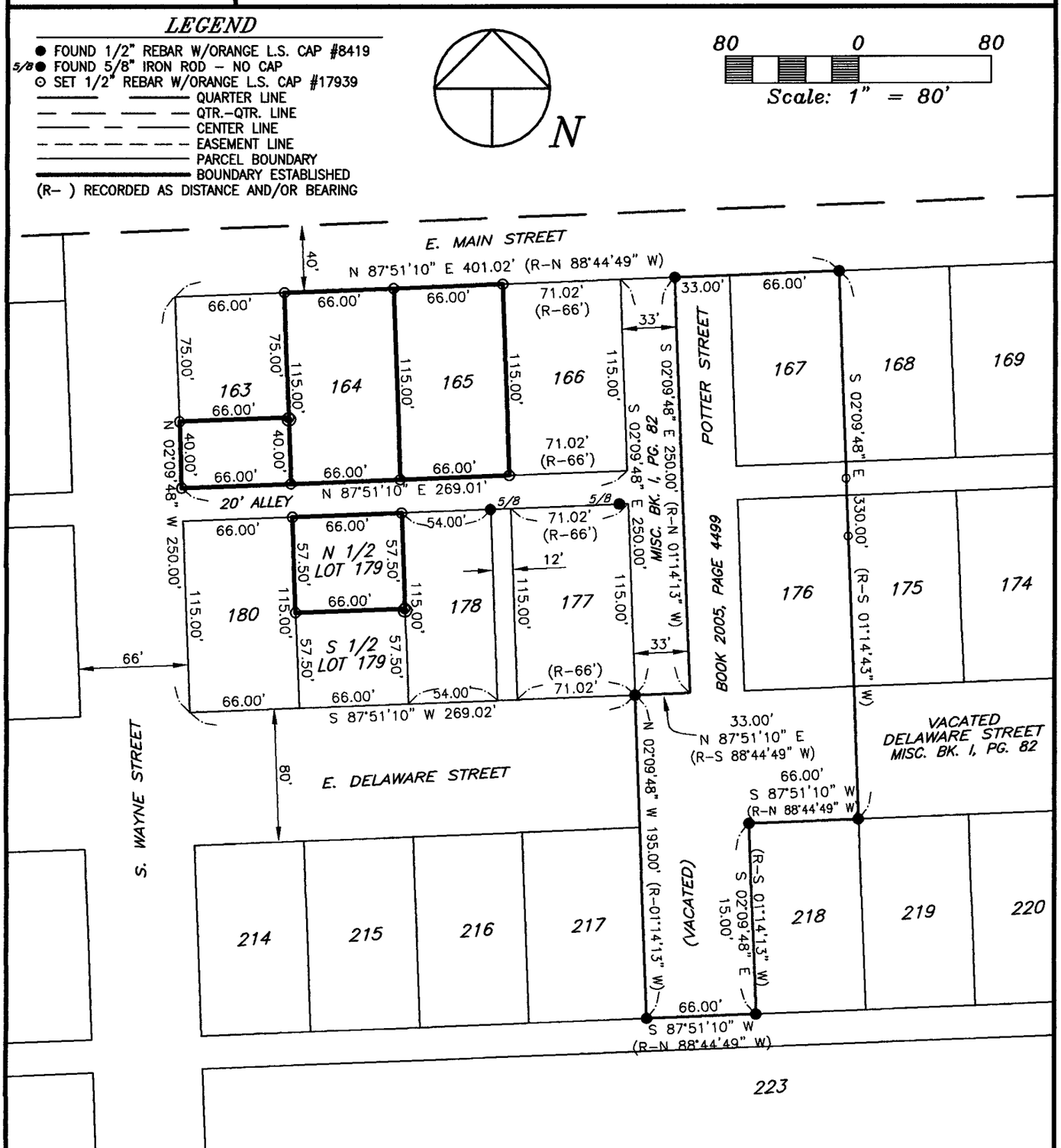
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

CHG

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

PLAT OF SURVEY

LOT 164, LOT 165, SOUTH 40' OF LOT 163, NORTH 1/2 OF LOT 179;
ALL IN THE ORIGINAL TOWN OF MANCHESTER, SEC. 32, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: JASON CHAPMAN

SURVEYED ON: 5/6 & 5/9, 5/13 & 5/16/2011

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

PROPRIETORS: *JASON B. CHAPMAN*

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.

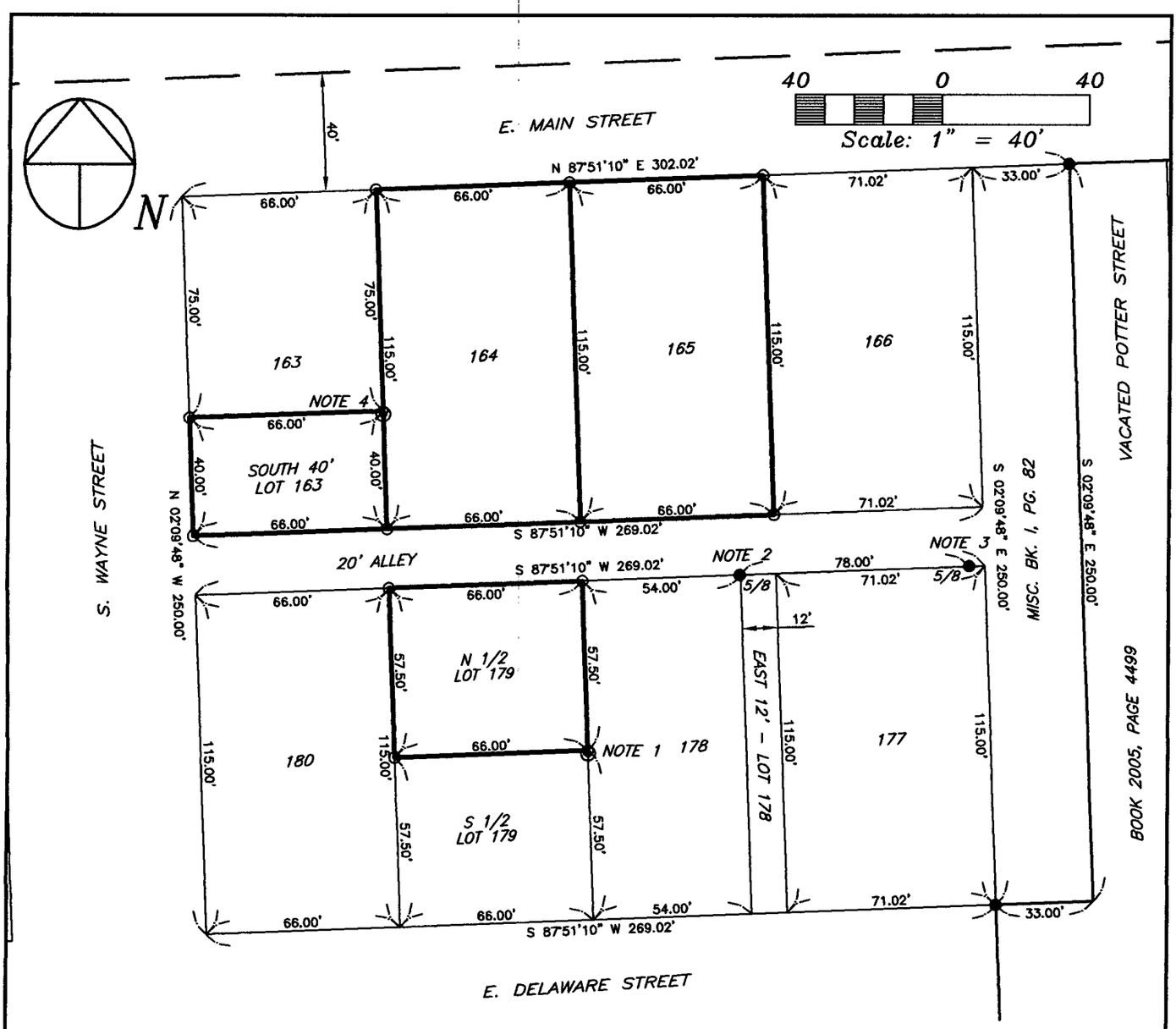
6/28/11

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

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

PROJECT NO. 11–24
SCALE: 1"=80'
DATE: 5/18/2011
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 2



NOTE 1:
FOUND CAST IRON PIPE STICKING 2' +/- OUT OF GROUND. THIS PIPE IS 1.02' SOUTH OF SE CORNER OF NORTH 1/2 OF LOT 179. ACCORDING TO MR. KURT BROCKMEYER, OWNER OF LOTS 166, 177, AND 178, THIS PIPE HAS BEEN IN THE GROUND FOR MANY YEARS. HIS GRANDPARENTS WERE PRIOR OWNERS OF THIS LAND AND THE PIPE WAS IN PLACE SINCE THEN.
I USED THIS CAST IRON PIPE TO ESTABLISH THE EAST-WEST LOCATION OF THE LOT LINES. USING THE RECORDED DISTANCES IN THE ORIGINAL PLAT OF MANCHESTER, THIS CAST IRON PIPE FITS A 3/4" PIPE THAT WAS FOUND AT THE NORTHEAST CORNER OF THE SOUTH 40' OF LOT 163. (SEE NOTE 4). IT ALSO FITS A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE EAST 12' OF LOT 178. (SEE NOTE 2). AS SHOWN IN THE ORIGINAL PLAT OF MANCHESTER THE LOTS EAST OF POTTER STREET WERE LAID OUT IN A WESTERLY DIRECTION USING THE QUARTER LINE AND IS ALSO SHOWN IN A PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 4499. THE LOT LINES IN THE LATER SURVEY FIT THE FIELD EVIDENCE AND USAGE AS TO THEIR LOCATION. I BELIEVE THE LOTS WEST OF POTTER STREET WERE LAID OUT FROM WEST TO EAST. THE DISTANCES AND OTHER SURVEYS IN THIS AREA FIT THE SIDEWALKS AND CENTERLINES OF THE STREETS. THE ONLY AREA THAT DOES NOT FIT RECORDED DISTANCES IS LOT 166 AND LOT 177. MY OPINION IS DUE TO VACATED POTTER STREET BEING A WATERWAY, IT WAS NEVER MEASURED ACROSS AND THEREFORE LOT 166 AND LOT 177 WERE NEVER CHECKED TO SEE IF THEY FIT THE RECORDED DISTANCES. LOT 166 AND LOT 177 GET THE EXCESS/DEFICENCY. PROPORTIONING THE EXCESS/DEFICENCY OF THE RECORDED LOT DISTANCES FOR LOTS 163-166 AND LOTS 177-180 DOES NOT FIT THE FOUND MONUMENTATION, NOR DOES IT FIT THE HISTORICAL TESTIMONY OF MR. BROCKMEYER. SET 1/2" REBAR WITH ORANGE CAP #17939 AT CORNER.

NOTE 2:
FOUND 5/8" SMOOTH IRON ROD FROM AN UNRECORDED SURVEY OF LOT 177 AND EAST 12' OF LOT 178. THIS UNRECORDED SURVEY WAS DONE BY A.H. MILLER, LS #5227 ON AUGUST 31, 1978 AND WAS FOUND IN THE ARCHIVES OF TEKIPPE ENGINEERING AND SURVEYING. THIS MONUMENT IS ON THE ALLEY LINE AND IS 0.31' WEST OF THE CORNER OF THE WESTERLY LINE OF THE EAST 12' OF LOT 178. THIS UNRECORDED SURVEY WAS BROUGHT TO MY ATTENTION BY MR. BROCKMEYER.

NOTE 3: FOUND 5/8" SMOOTH IRON ROD 78.00' FEET EAST OF MONUMENT AT WEST LINE OF EAST 12' OF LOT 178. THIS MONUMENT IS ALSO FROM THE UNRECORDED SURVEY. IT DOES NOT FIT THE NORTHEAST CORNER OF LOT 177 DUE TO LOT DISTANCE DISCREPENCY ADDRESED IN NOTE 1.

NOTE 4: FOUND 3/4" PIPE 1.08' FEET SOUTH OF NE CORNER OF SOUTH 40' OF LOT 163. THE EAST-WEST LOCATION OF THIS PIPE FITS THE LOT LINES USING THE ORIGINALLY PLATTED 66' DISTANCES.

THE NORTH-SOUTH LOCATION OF THE ALLEY LINES AND THE RIGHT OF WAY LINES OF DELAWARE STREET ARE BASED ON THE ORIGINALLY PLATTED DISTANCES OFF THE QUARTER LINE LOCATED IN THE MIDDLE OF MAIN STREET. THE CAST IRON PIPE IN NOTE 1 AND 3/4" PIPE IN NOTE 4 ARE SOUTH OF THE LOT LINES. I DID NOT USE THE NORTH-SOUTH LOCATION OF THESE MONUMENTS TO ESATABLISH THE EAST-WEST LOT LINES BECAUSE THEY DID NOT FIT THE CENTERLINE OR SIDEWALKS OF DELAWARE STREET. SET 1/2" REBAR WITH ORANGE CAP #17939 AT CORNER.

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