FILED

APR 17 2012

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

APR 17 2012

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2012 Page 1261

Document 2012 1261 Type 06 002 Pages 2
Date 4/17/2012 Time 11:02:55AM
Rec Amt $12.00

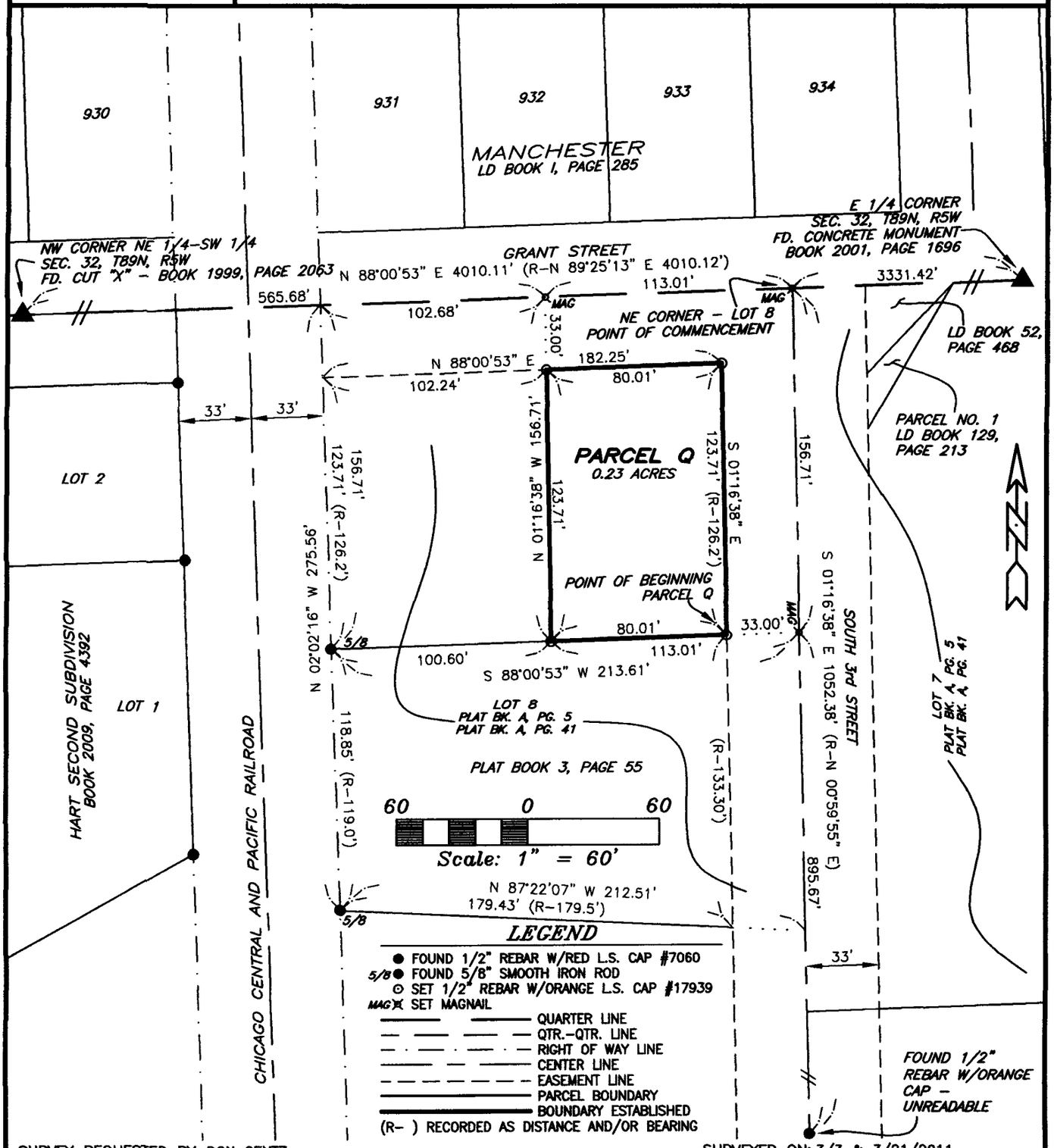
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL Q

PART OF THE NORTH 126.2' OF LOT 8 OF THE SUBDIVISION OF THE E 3/4 - S 1/2 OF SEC. 32, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGEND

- ● FOUND 1/2" REBAR W/RED L.S. CAP #7060
- 5/8● FOUND 5/8" SMOOTH IRON ROD
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- MAG SET MAGNAIL
- QUARTER LINE
- QTR.-QTR. LINE
- RIGHT OF WAY LINE
- CENTER LINE
- EASEMENT LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: DON GENTZ

SURVEYED ON: 3/3 & 3/21/2011

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

PROPRIETORS:
DON R. GENTZ & BARBARA E. GENTZ

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.

4/16/12

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

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

PROJECT NO.	11-17
SCALE:	1"=60'
DATE:	4/3/2012
DRAWN BY:	RLR
CHECKED BY:	JDG
GPS:	MANCHESTER
REVISED	
SHEET	1 OF 2

LEGAL DESCRIPTION:

***PARCEL Q**, PART OF THE NORTH 126.2' OF LOT 8 OF THE SUBDIVISON OF THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHT-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing a total of 0.23 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northeast Corner of Lot 8 of the Subdivision of the East Three-quarters (E 3/4) of the South One-half (S 1/2) of Section Thirty-two (32), Township Eight-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, as recorded in Plat Book A, Page 5 and Plat Book A, Page 41;

THENCE along the Easterly Line of said Lot 8, South 01° 16' 38" East, to the Easterly extended Northerly Line of a parcel surveyed in Plat Book 3, Page 55, 156.71 feet;

THENCE along the Easterly extended Northerly Line of said parcel surveyed in Plat Book 3, Page 55, South 88° 00' 53" West, 33.00 feet, to the **POINT OF BEGINNING**;

THENCE continuing along the Easterly extended Northerly Line of said parcel surveyed in Plat Book 3, Page 55, South 88° 00' 53" West, 80.01 feet

THENCE North 01° 16' 38" West, to the Southerly right of way line of Grant Street, 123.71 feet;

THENCE along the Southerly right of way line of Grant Street, North 88° 00' 53" East, to the intersection of the Southerly right of way line of Grant Street and the Westerly right of way line of South Third Street, 80.01 feet;

THENCE along the Westerly right of way line of South Third Street, South 01° 16' 38" East, 123.71 feet to the **POINT OF BEGINNING**;

Containing a total of 0.23 acres and subject to easements of record.

The Northerly Line of Lot 8 of the Subdivision of the East Three-quarters (E 3/4) of the South One-half (S 1/2) of Section Thirty-two (32), Township Eight-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, as recorded in Plat Book A, Page 5 and Plat Book A, Page 41 is assumed to bear North 88° 00' 53" East.

The deed for this property in LD Book 115, Page 305 commences at the Northeast Corner of Lot 8 of the Subdivision of the East Three-quarters (E 3/4) of the South One-half (S 1/2) of Section Thirty-two (32), Township Eight-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, as recorded in Plat Book A, Page 5 and Plat Book A, Page 41. The point of commencement for this Warranty Deed was the Northeast Corner of Lot 8. Using the distances in this deed and matching the usage, the Northeast Corner of Lot 8 was assumed to be the intersection of the South Line of Grant Street and the Westerly Line of South 3rd Street. The correct location for the Northeast Corner of Lot 8 is the intersection of the centerline of South 3rd Street and the Quarter Line between the W 1/4 Corner and E ¼ Corner of Section Thirty-two (32), Township Eighty-nine North (T89N), Range Five West of the Fifth Principal Meridian.