Book 2012 Page 1738

FILED

MAY 25 2012

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

MAY 25 2012

DELAWARE
COUNTY ASSESSOR

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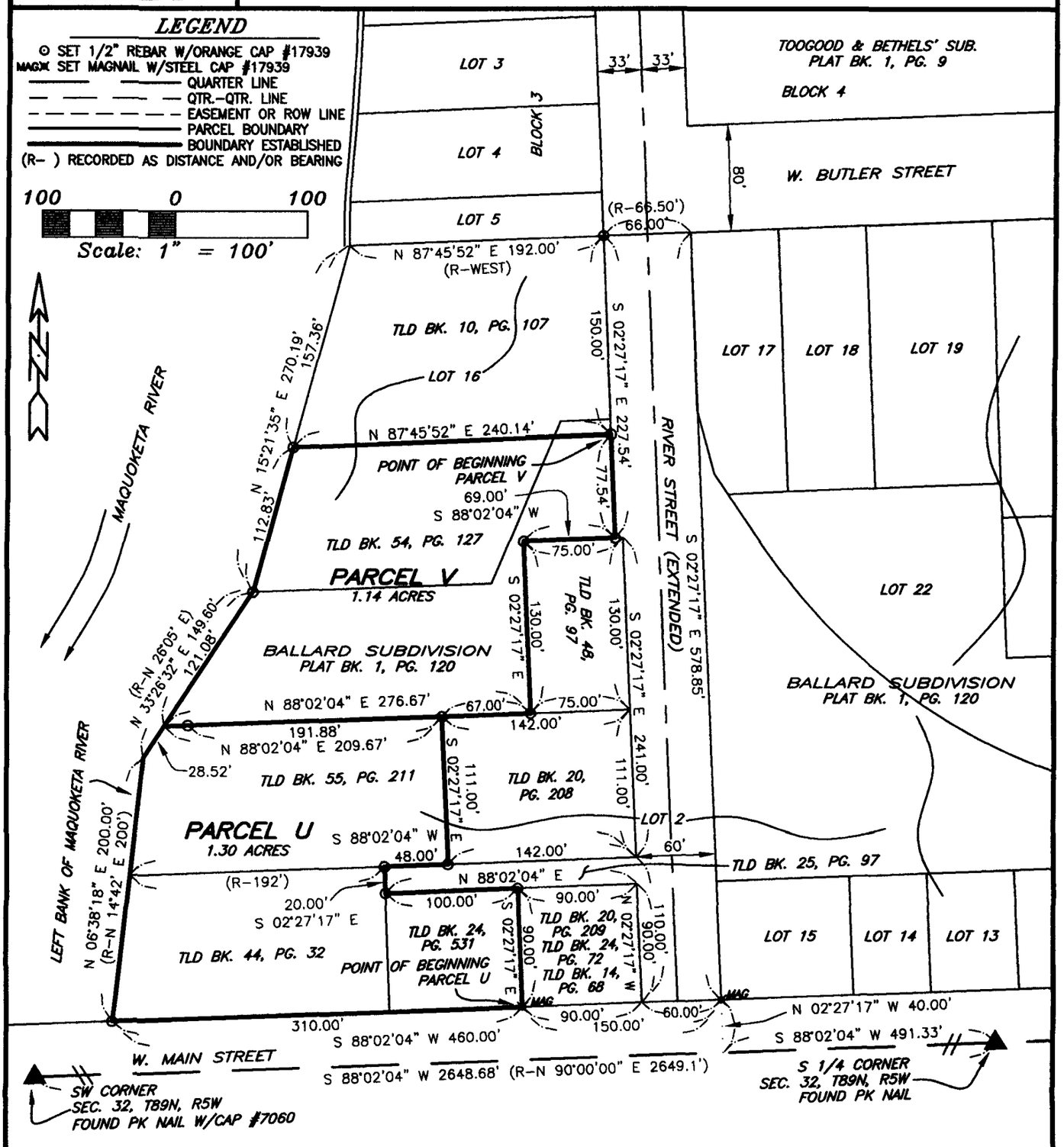
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

chg

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

PLAT OF SURVEY

PARCEL U – PART OF LOT 2 OF BALLARD SUBDIVISION
PARCEL V – PART OF LOT 2 AND LOT 16 OF BALLARD SUBDIVISON
SEC. 29, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: TAYLOR MATTESON – CITY OF MANCHESTER

SURVEYED ON: 11/14/2011

PROPRIETORS: CITY OF MANCHESTER

PROJECT NO. 11-82

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.

5/24/12

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

SCALE: 1"=100'
DATE: 1/23/2012
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 3

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

LEGAL DESCRIPTION:

***PARCEL U**, PART OF LOT 2 OF BALLARD SUBDIVISION, SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing 1.30 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of Lot 15 of Ballard Subdivision, as recorded in Plat Book 1, Page 120, being a corner on the Southerly Line of Lot 2 of said Ballard Subdivision, being on the Northerly Line of Main Street;

THENCE along the Southerly Line of said Lot 2 also being the Northerly Line of Main Street, South 88° 02' 04" West, 150.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Southerly Line of said Lot 2 also being the Northerly Line of Main Street, South 88° 02' 04" West, to a line representing the left bank of the Maquoketa River, 310.00 feet, more or less;

THENCE along said line representing the left bank of the Maquoketa River, North 06° 38' 18" East, 200.00 feet, more or less;

THENCE continuing along said line representing the left bank of the Maquoketa River, North 33° 26' 32" East, 28.52 feet, more or less;

THENCE North 88° 02' 04" East, to the Northwest Corner of a parcel recorded in TLD Book 20, Page 208, 209.67 feet, more or less;

THENCE along the Westerly Line of said parcel recorded in TLD Book 20, Page 208, South 02° 27' 17" East, to the Northerly Line of a 20 foot strip of land owned by the City of Manchester as per Warranty Deed recorded n TLD Book 25, Page 97, 111.00 feet;

THENCE along the Northerly Line of said 20 foot strip, South 88° 02' 04" West, to the Northwest Corner of said 20 foot strip, 48.00 feet;

THENCE along the Westerly Line of said 20 foot strip, South 02° 27' 17" East, to the Southwest Corner of said 20 foot strip, 20.00 feet;

THENCE along the Southerly Line of said 20 foot strip, North 88° 02' 04" East, 100.00 feet;

THENCE South 02° 27' 17" East, 90.00 feet to the **POINT OF BEGINNING**;

Containing 1.30 acres and subject to easements of record.

The Southerly Line of the Southwest Quarter (SW ¼) of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, being the centerline of Main Street, is assumed to bear South 88° 02' 04" West.

LEGAL DESCRIPTION:

PARCEL V, *PART OF LOT 2 AND LOT 16 OF BALLARD SUBDIVISION, SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing 1.14 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northeast Corner of Lot 16 of Ballard Subdivision, as recorded in Plat Book 1, Page 120, being the Northwesterly most Corner of Lot 2 of said Ballard Subdivision, being on the Westerly Line of River Street extended;

THENCE along the Easterly Line of said Lot 16, the Westerly Line of said Lot 2, and along the Westerly Line of River Street extended, South 02° 27' 17" East, 150.00 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of River Street extended, South 02° 27' 17" East, to the Northerly Line of a parcel recorded in TLD Book 48, Page 97, 77.54 feet;

THENCE along the Northerly Line of said parcel recorded in TLD Book 48, Page 97, South 88° 02' 04" West, to the Northwest corner of said parcel, 69.00 feet;

THENCE along the Westerly Line of said parcel, South 02° 27' 17" East, to the Northerly Line of a parcel recorded in TLD Book 20, Page 208, 130.00 feet;

THENCE along the Northerly Line of said parcel recorded in TLD Book 20, Page 208, and Northerly Line of a parcel recorded in TLD Book 55, Page 211, South 88° 02' 04" West, to the left bank of the Maquoketa River, 276.67 feet, more or less;

THENCE along a line representing the left bank of the Maquoketa River, North 33° 26' 32" East, 121.08 feet, more or less;

THENCE continuing along a line representing the left bank of the Maquoketa River, North 15° 21' 35" East, to a line 150 feet south of and parallel to the Northerly Line of said Lot 16, 112.83 feet, more or less;

THENCE along said line 150 feet south of and parallel to the Northerly Line of said Lot 16, North 87° 45' 52" East, 240.14 feet, more or less, to the **POINT OF BEGINNING**;

Containing 1.14 acres and subject to easements of record.

The Southerly Line of the Southwest Quarter (SW ¼) of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, being the centerline of Main Street, is assumed to bear South 88° 02' 04" West.

CITY MANAGER DETERMINATION

PARCEL U and PARCEL V is a survey combining parcels recorded in TLD Book 54, Page 127, TLD Book 55, Page 211, TLD Book 44, Page 32, and TLD Book 24, Page 531 into two (2) parcels and is therefore exempt from any platting requirements under the ordinances of the City of Manchester pursuant to Section 180.23 (4).

Timothy J. Vick, City Manager

5-22-2017
Date