Book 2013 Page 3318

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FILED
OCT 21 2013
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

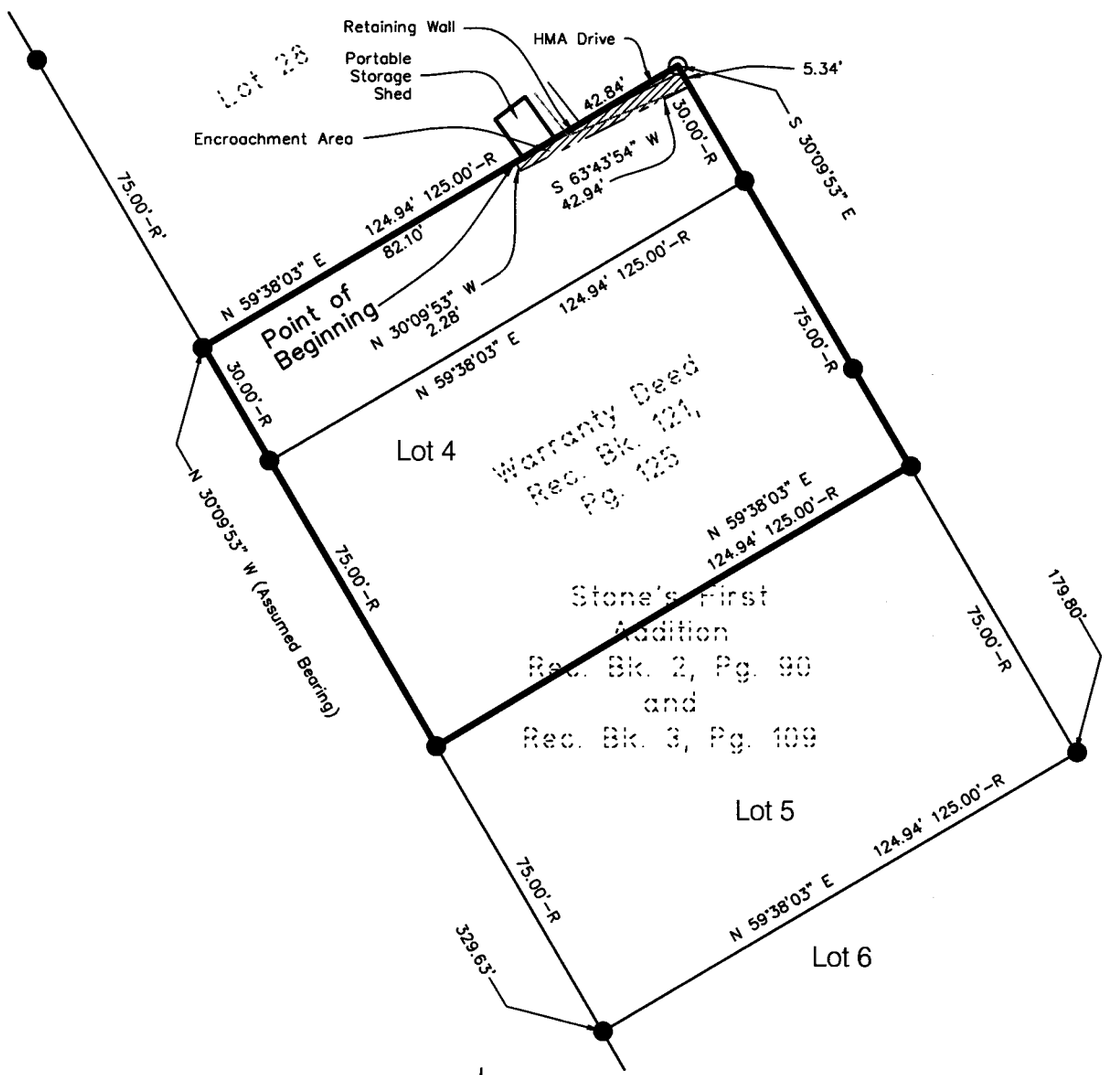
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
OCT 21 2013
ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

Prepared by/Return to: FEHR GRAHAM, 1919 210th St, Manchester, IA 52057 Ph. (563)927-2060

Retracement Plat of Survey

Lot 4 and Part of Lot 28 in Stone's First Addition in S 1/2 of the NW 1/4 of Section 25-T88N-R5W, Delaware County, Iowa



Proprietors:
Charles A. Hempstead
and
Jacqualin M Hempstead

Requested by:
Charlie Wilgenbusch

20' 0' 20' 40' 80'
1 inch = 40 ft.

Survey was completed on October 8, 2013.

LEGEND

Recorded as.....R
Fd. 3/8"ø Iron Rod in Concrete.....●
Set Mag Nail w/SSW PLS 7060.....⊙
Survey Boundary.....
Stainless Steel Washer.....SSW
Red Plastic Cap.....RPC

PROF. ENGINEER & LAND SURVEYOR
LYLE G. TeKIPPE 7060
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, P.E. & P.L.S. 10-16-13
License Number 7060 Date
My license renewal date is December 31, 2014.
Sheets covered by this seal: Sheet P1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

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G:\C3D\13\13-1092\13-1092.dwg
Field Book: Delhi Twp. No. 1 Pages: 25-26
Project No. 13-1092 Sheet P1

Prepared by: FEHR GRAHAM, 1919 210th Street, Manchester, Iowa 52057, Ph. (563)927-2060

Project No. 13-1092

PROF. ENGINEER & LAND SURVEYOR
LYLE G.
TeKIPPE
7060
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, P.E. & P.L.S. — 10-16-13 Date
License Number 7060
My license renewal date is December 31, 2014.
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 16TH day of OCTOBER, 2013.

NOTARIAL SEAL IOWA
DAVID MEYER
Commission #736541
My Comm. Exp. 9/2/14

Notary Public

RETRACEMENT SURVEY AND PLAT OF:

Survey Description:

This is a retracement Survey of the property described by Warranty Deed recorded September 4, 1987, in Book 121, Page 125, on file in the Delaware County Recorder's office, Manchester, Iowa, subject to easements of record.
(See plat attached to this current survey description.)

LOT FOUR (4) AND THAT PART OF LOT TWENTY EIGHT (28) DESCRIBED AS COMMENCING AT THE NORTHERNMOST CORNER OF SAID LOT FOUR (4) AND RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT FOUR (4) ONE HUNDRED TWENTY FIVE (125.0) FEET, THENCE NORTHERLY AT RIGHT ANGLES TO PRECEDING LINE THIRTY (30.0) FEET, THENCE EASTERLY AT RIGHT ANGLES TO PRECEDING LINE ONE HUNDRED TWENTY FIVE (125.0) FEET, THENCE SOUTHERLY AT RIGHT ANGLES TO PRECEDING LINE THIRTY (30.0) FEET TO THE POINT OF BEGINNING, IN STONE'S FIRST ADDITION TO DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2 PLATS, PAGE 90; SAME BEING A PART OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY FIVE (25), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH P.M.

TOGETHER WITH USE OF THE ROADWAY FROM THE PUBLIC HIGHWAY TO SAID SUBDIVISION AND THE USE OF THE ROADWAY AS TRAVELED OR MARKED IN LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) OF SAID SUBDIVISION, FOR INGRESS AND EGRESS TO SAID TRACT SOLD HEREBY ALL IN COMMON WITH OTHERS RIGHTFULLY USING THE SAME.

ALL LAKE FRONTAGE RUNNING TO THE MIDDLE OF THE MAQUOKETA RIVER BED WITH REGARD TO THE FOLLOWING DESCRIBED REAL ESTATE: A PORTION

OF LOT 28, STONE'S FIRST ADDITION TO DELAWARE COUNTY, IOWA DESCRIBED AS: COMMENCING AT THE NORTHERNMOST CORNER OF LOT 4 OF "STONE'S FIRST ADDITION TO DELAWARE COUNTY, IOWA, A SUBDIVISION OF PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5TH P.M., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT RECORD 2, PAGE 90 IN OFFICE OF RECORDER OF DELAWARE COUNTY, IOWA, THENCE WESTERLY ALONG THE BOUNDARY OF SAID LOT 4 125 FEET, THENCE NORTHERLY AT A RIGHT ANGLE 90 DEGREES A DISTANCE OF 30 FEET, THENCE EASTERLY AT A RIGHT ANGLE 90 DEGREES A DISTANCE OF 125 FEET AND THENCE SOUTHERLY AT A RIGHT ANGLE OF 90 DEGREES A DISTANCE OF 30 FEET TO PLACE OF BEGINNING; AND LOT 4 OF "STONE'S FIRST ADDDITION TO DELAWARE COUNTY, "IOWA" A SUBDIVISION OF PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE FIFTH P.M., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT RECORD 2 PAGE 90 IN OFFICE OF RECORDER, DELAWARE COUNTY, IOWA.

AND

Encroachment Area Easement in Part of Lot 28 of Stone's First Addition to Delaware County, a subdivision of parts of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 25, Township 88 North, Range 5 West of the 5th P.M., according to the plat thereof recorded in Plat Record 2, Page 90, on file in the Delaware County Recorder's office, Manchester, Iowa;

Commencing at the Northwesterly Corner of Lot 4 of said Addition;

Thence **North 30°09'53" West (Assumed Bearing), 30.00 feet** along the Southwesterly Line of said Lot 28 to the Northwesterly Corner of a Warranty Deed description recorded in Book 121, Page 125, on file in said Recorder's office;

Thence **North 59°38'03" East, 82.10 feet** along the Northerly Line of said deed description to the Point of Beginning of Encroachment Area Easement;

Thence continuing **North 59°38'03" East, 42.84 feet** along said Northerly Line to the Easterly Line of said deed description;

Thence **South 30°09'53" East, 5.34 feet** along said Easterly Line;

Thence **South 63°43'54" West, 42.94 feet;**

Thence **North 30°09'53" West, 2.28 feet** to the Point of Beginning;

Subject to other easements of record.
(See plat attached to this original survey description.)