Recorder's Index
County: Delaware
Section: 33–T89N–R5W
Quarter Section: SW1/4
City: Manchester
Subdivision: N/A
Block: N/A
Lot(s): (Parcel 2016–99 & Parcel 2016–100)
Proprietor: Neola J. Hansel Revocable Trust
Requested By: Gary Schnieders

FILED
NOV 28 2016
DELAWARE
COUNTY ASSESSOR

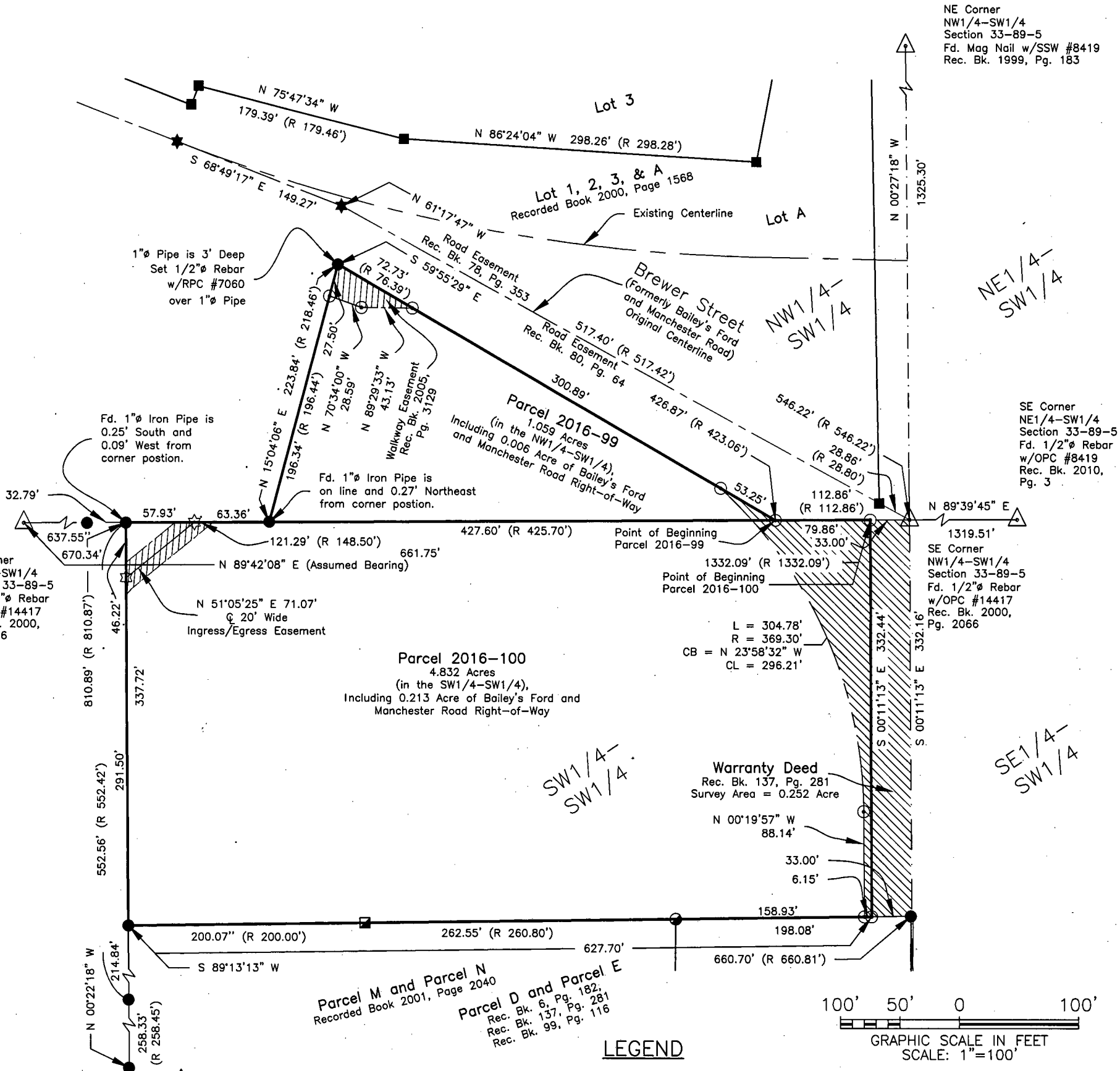
FILED
NOV 28 2016
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2016 Page 3300
Document 2016 3300 Type 06 002 Pages 3
Date 11/28/2016 Time 4:10:21PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

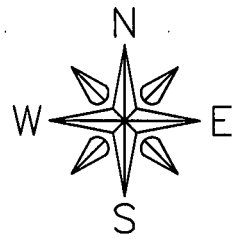
SAJ (X) Prepared by/Return to: FEHR GRAHAM, 1919 210th Street, Manchester, IA 52057 – Ph. (563)927–2060

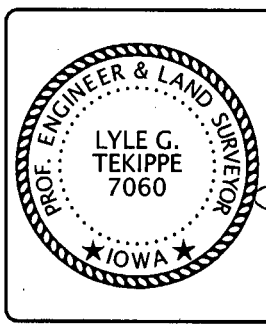
PLAT OF SURVEY
Parcel 2016–99 in the NW1/4–SW1/4 & Parcel 2016–100 in the SW1/4–SW1/4, in Section 33–T89N–R5W City of Manchester, Delaware County, Iowa



LEGEND

SECTION CORNER	FD. 1/2"ø REBAR W/OPC #8419
FD. 1/2"ø REBAR W/OPC #14417	FD. 1/2"ø REBAR W/YPC #12642
FD. 1"ø IRON PIPE	SURVEY BOUNDARY
FD. PK/MAG NAIL	SECTION LINE
SET 1/2"ø REBAR W/RPC #7060	EXISTING RIGHT–OF–WAY
SET MAG NAIL W/SSW #7060	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING ROAD CENTERLINE
(R)	RECORDED AS
SSW	STAINLESS STEEL WASHER
OPC	ORANGE PLASTIC CAP
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP





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.

11-28-16
Lyle G. TeKippe, P.E. & P.L.S. Date
License Number: 7060
My license renewal date is December 31, 2016.
Sheets covered by this seal: This Sheet Only

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2016 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\C3D\16\16-778\16-778-Legal.dwg

FLD BK: Del Co Delaware Twp.
PG: 38–39

JOB NUMBER: 16–778

SURVEY WAS COMPLETED ON: October 28, 2016

SHEET NUMBER: 1 of 1

PLOT DATE: 11/28/16

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. 11-28-16
License Number 7060 Date
My license renewal date is December 31, 2016.
Pages covered by this seal: SD-1 through SD-2

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Lyle G. TeKippe this 28th day of November, 2016.

Renee Bohr
Notary Public

NOTARIAL SEAL IOWA
RENEE BOHR
Commission #199475
My Comm. Exp. 11-23-19

SURVEY AND PLAT OF:

Note: This is a retracement survey of the property described by Warranty Deed recorded August 8, 2008, in Book 2008, Page 2710, on file in the Delaware County Recorder's office, Manchester, Iowa. For this survey description, the Delaware County Auditor has designated the surveyed parcels as "Parcel 2016-99" & "Parcel 2016-100".

Survey Descriptions:

Parcel 2016-99 in the Northwest Quarter of the Southwest Quarter of Section 33, Township 89 North, Range 5 West of the Fifth P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section;

Thence **South 89°42'08" West (Assumed Bearing), 112.86 feet** along the South Line of said Quarter-Quarter Section to the Point of Beginning;

Thence continuing **South 89°42'08" West, 427.60 feet** along said South Line;

Thence **North 15°04'06" East, 223.84 feet** to the Right-of-Way Line as recorded in Book 80, Page 64, in Delaware County Recorder's Office, Manchester, Iowa;

Thence **South 59°55'29" East, 426.87 feet** along said Right-of-Way Line to the Point of Beginning;

Containing **1.059 Acres**, including 0.006 Acre of Bailey's Ford and Manchester Road Right-of-Way, subject to easements of record. (See plat attached to this current survey description.)

AND

Parcel 2016-100 in of the Southwest Quarter of the Southwest Quarter of Section 33, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of said Section;

Thence **South 89°42'08" West (Assumed Bearing), 33.00 feet** along the North Line of said Quarter-Quarter Section to the Point of Beginning;

Thence **South 00°11'13" East, 332.44 feet** to the North Line of Parcels "N" & "M" as recorded in Book 2001, Page 2040, in Delaware County Recorder's Office, Manchester, Iowa;

Thence **South 89°13'13" West, 627.70 feet** along said North Line;

Thence **North 00°22'18" West, 337.72 feet** to the North Line of said Quarter-Quarter Section;

Thence **North 89°42'08" East, 628.75 feet** along said North Line to the Point of Beginning;

Containing **4.832 Acres**, including 0.213 Acre of Bailey's Ford and Manchester Road Right-of-Way, subject to easements of record. (See plat attached to this current survey description.)

References are hereby made to a Warranty Deed, recorded April 9, 1976, in Book 99, Page 116; to a Survey and Plat made by J. David Gibbs, recorded March 24, 1992, in Book 6, Page 182; to a Survey and Plat made by William H. Burger, recorded June 14, 2001, in Book 2001, Page 2040; to a Survey and Plat made by J. David Gibbs, recorded September 18, 2002, in Book 2002, Page 3367; to a Survey and Plat made by David P. Schneider, recorded April 7, 2000, in Book 2000, Page 1568; to a Walkway Easement Plat and Survey made by Paul R. Herold, recorded September 1, 2005, in Book 2005, Page 3129, all on file in the Delaware County Recorder's office, Manchester, Iowa.