Recorder's Index
County: DELAWARE
Section: 29-T89N-R5W
Quarter Section: NW1/4-NE1/4
City: MANCHESTER
Subdivision: HENRY ACERS' ADDITION
Block: N/A
Lot(s): 15 & 16
Proprietor: ALICE J. KLUESNER
Requested By: ALICE J. KLUESNER

FILED
Delaware Co. Assessor
OCT 20 2017

FILED
Delaware Co. Auditor
OCT 20 2017

✓

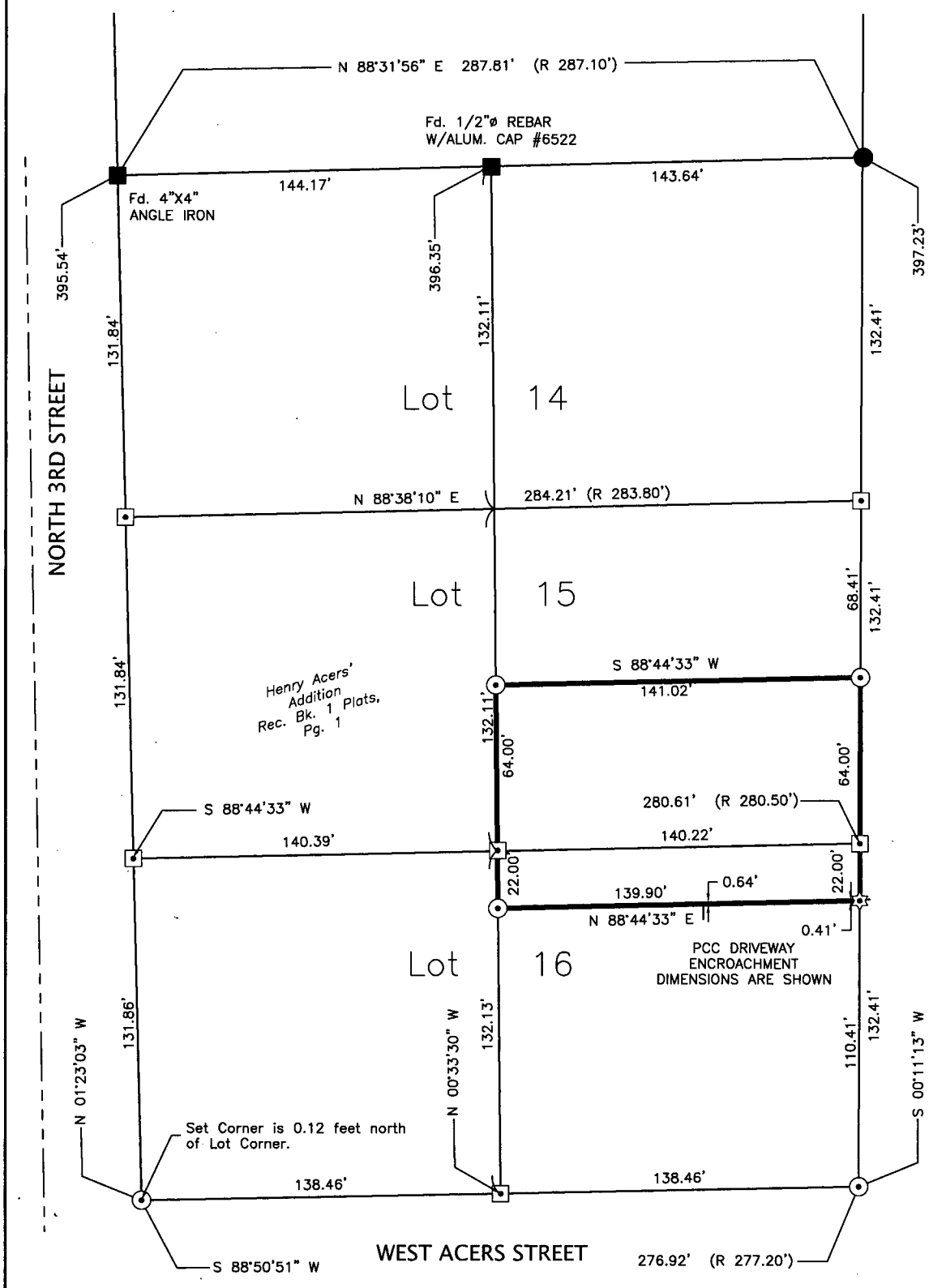
Book 2017 Page 2910
Document 2017 2910 Type 06 002 Pages 2
Date 10/20/2017 Time 10:15:35AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

RETRACEMENT SURVEY

SOUTH 64.0' OF THE EAST 1/2 OF LOT 15 AND THE NORTH 22.0' OF THE EAST 1/2 OF LOT 16 OF HENRY ACERS' ADDITION TO THE CITY OF MANCHESTER, SECTION 29-T89N-R5W, DELAWARE COUNTY, IOWA



60' 30' 0 60'
GRAPHIC SCALE IN FEET
SCALE: 1"=60'

LEGAL DESCRIPTION

This is a retracement survey of the property described by Affidavit of Surviving Spouse recorded April 21, 1993, in Book 4, Page 52, on file in the Delaware County Recorder's Office, Manchester, Iowa, and more particularly described as follows:

The South 64.00 feet of the East One-half of Lot 15, and the North 22.00 feet of the East One-half of Lot 16, in Henry Acers' Addition to City of Manchester, according to plat recorded in Book 1 Plats, Page 1, in the Northwest Quarter of the Northeast Quarter of Section 29, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa,

Subject to easements and restrictions of record.

Basis of Bearing is NAD83, Iowa Regional Coordinate System Zone: 3 (Elkader).

LEGEND

⊕	SECTION CORNER AS DESCRIBED
●	FOUND 1-1/2"ø PIPE
■	FOUND AS DESCRIBED
★	FOUND 1/2"ø REBAR W/OPC#17939
⊙	SET 1/2"ø REBAR W/RPC #7060
⊡	CALCULATED POSITION
✡	SET MAG NAIL
———	SURVEY BOUNDARY
— — —	SECTION LINE
—·—·—	1/4 SECTION LINE
———	EXISTING PROPERTY LINE
(66')	RIGHT-OF-WAY WIDTH
(R)	PREVIOUSLY RECORDED AS
SSW	STAINLESS STEEL WASHER
OPC	ORANGE PLASTIC CAP

N
W E
S

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. — 10-18-17 Date
License Number: 7060
My license renewal date is December 31, 2018.
Sheets covered by this seal: Sheet 1 through 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

G:\C3D\17\17-755 Kluesner Survey\17-755 LEGAL.dwg

FLD BK: DEL. CO. DELAWARE TWP. #1
PG: 48-49

SURVEY WAS COMPLETED ON:
SEPTEMBER 27, 2017

JOB NUMBER: 17-755

SHEET NUMBER: 1 of 2

PLOT DATE: 10/17/17

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

N1/4 CORNER
SEC. 29-89-5
FD. CUT X
REC. BK. 1, PG. 62

N 88°39'28" E

769.35'
835.35'
1723.88'

1322.94' (R 1322.82')

LINE STREET

66'

33'

N 88°39'28" E 301.28' (R 300.30')

5282.81'

1.91' NORTH
of Lot 10 Corner

NE CORNER
NW1/4-NE1/4
SEC. 29-89-5
FD. 1/2"ø REBAR W/OPC #8419
REC. BK. 2, PG. 69

LOT 10

LOT 9

LOT 11

LOT 8

726.78'

NORTH 3RD STREET

NORTH 2ND STREET

491.29'

LOT 12

658.31'

LOT 7

658.92' (R 658.95')

331.24' (R 330.00')

LOT 13

LOT 6

N 88°31'56" E 287.81' (R 287.10')

Fd. 1/2"ø REBAR
W/ALUM. CAP #6522

527.16'

Fd. 4"X4" ANGLE IRON

143.64'

144.17'

131.84'

LOT 14

LOT 5

132.41'

N 88°38'10" E 284.21' (R 283.80')

SEE SHEET 1
FOR MORE
DETAILS

LOT 15

68.41'

132.41'

397.23' (R 396.00')

395.54' (R 396.00')

131.84'

S 88°44'33" W
141.02'

LOT 4

64.00'

64.00'

S 88°44'33" W 280.61' (R 280.50')

22.00'

139.90'

N 88°44'33" E

N 00°11'13" E (ASSUMED BEARING)

N 00°11'13" E

N 00°11'13" E

LOT 16

LOT 3

131.86'

110.41'

132.41'

120.00'

131.76'

N 0°05'46" E

N 01°23'03" W

22.00'

138.46'

138.46'

66'

276.92' (R 277.20')

265.48' (R 265.59')

WEST ACERS STREET

608.42'

N 88°50'51" E

N 01°04'17" W

S1/4 CORNER
SEC. 29-89-5
FD. MAG NAIL
REC. BK. 2005, PG. 3805

N
W E
S

See Sheet 1 for Legend

100' 50' 0 100'

GRAPHIC SCALE IN FEET
SCALE: 1"=100'

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G:\C3D\17\17-755 Kluesner Survey\17-755 LEGAL.dwg

FLD BK: DEL. CO. DELAWARE TWP. #1
PG: 48-49

SURVEY WAS COMPLETED ON:
SEPTEMBER 27, 2017

JOB NUMBER:
17-755

SHEET NUMBER:
2 of 2

PLOT DATE: 10/18/17