RECORDER'S INDEX

LOCATION: PART OF LOT 12 AND LOT 13 OF THE SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

REQUESTOR: JDJ2 HOLDINGS, LLC, c/o JANE ERTL

PROPRIETOR: JDJ2 HOLDINGS LLC, PO BOX 327, DYERSVILLE, IOWA 52040

SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER, P.O.BOX 128 FARLEY, IOWA, Ph#563-744-3631 daves@yousq.net

FILED Delaware Co. Assessor FEB 22 2018

FILED Delaware Co. Auditor FEB 22 2018

Book 2018 Page 418

Document 2018 418 Type 06 002 Pages 2
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY - PARCEL 2018-12

THE NORTH 27.2 FEET OF THAT PART OF LOT 13 LYING EAST OF THE RAILROAD RIGHT-OF-WAY, AND THE SOUTH 222.8 FEET OF THAT PART OF LOT 12 LYING EAST OF THE RAILROAD RIGHT-OF-WAY, ALL OF THE SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK A PLATS, PAGE 5, EXCEPT PARCEL 'P' IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2004, PAGE 4504

SITE ADDRESS:
1077 SOUTH THIRD STREET
CITY OF MANCHESTER,
DELAWARE COUNTY, IOWA

PROPRIETOR:
JDJ2 HOLDINGS, LLC
P.O. BOX 327
DYERSVILLE, IOWA 52040

SURVEY DESCRIPTION - PARCEL 2018 -12:

THE NORTH 27.2 FEET OF THAT PART OF LOT 13 LYING EAST OF THE RAILROAD RIGHT-OF-WAY, AND THE SOUTH 222.8 FEET OF THAT PART OF LOT 12 LYING EAST OF THE RAILROAD RIGHT-OF-WAY, ALL OF THE SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA ACCORDING TO PLAT RECORDED IN BOOK A PLATS, PAGE 5, EXCEPT PARCEL P IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2004, PAGE 4504, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN MANGOLD ADDITION, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA; THENCE N89°32'37"E, 920.51 FEET ALONG THE SOUTH LINE OF LOT 1 AND LOT 2 IN SAID MANGOLD ADDITION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID MANGOLD ADDITION, THE CENTERLINE OF SOUTH 3rd STREET AND THE EASTERLY LINE OF LOT 12, LYING EAST OF THE RAILROAD RIGHT-OF-WAY IN THE EAST THREE QUARTERS OF THE SOUTH HALF OF SAID SECTION 32; THENCE S42°14'07"E, 111.06 FEET ALONG SAID CENTERLINE TO THE NORTHERLY CORNER OF PARCEL 'P' IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 AS ILLUSTRATED ON A PLAT RECORDED IN BOOK 2004, PAGE 4504 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER; THENCE S47°28'36"W, 234.54 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 'P'; THENCE S00°37'45"E, 10.05 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'P' AND THE SOUTH LINE OF THE NORTH 27.2 FEET OF THAT PART OF LOT 13, LYING EAST OF THE RAILROAD RIGHT-OF-WAY IN THE SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTH HALF OF SAID SECTION 32; THENCE S89°29'33"W, 805.89 FEET ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD; THENCE N03°46'19"W, 251.15 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 5.248 ACRES, WHICH INCLUDES 0.127 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

I CERTIFY THAT THIS LAND SURVEY 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.

2/7/2018

DAVID P. SCHNEIDER P.L.S. #14417 DATE:
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019.
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

LICENSED LAND SURVEYOR — DAVID P. SCHNEIDER #14417 — IOWA

SCHNEIDER LAND SURVEYING & PLANNING, INC.
P.O. BOX 128 FARLEY, IOWA 52046
PHONE: 563-744-3631
EMAIL: daves@yousq.net DATE: 1/31/2018

TOTAL AREA
5.248 ACRES TOTAL
-.127 ACRES ROAD
5.121 ACRES NET

PLAT OF SURVEY
PARCEL 2018-12

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2270PS
Survey Date: 12/20/2017
Sheet: 1 of 2

GRAPHIC SCALE 1"=80'

0 80 160 240

LEGEND

- ⊙ SET 1/2" REBAR w/ YELLOW CAP #14417
- ▲ FOUND 1/2" REBAR w/ CAP #10135
- ⬟ FOUND 1/2" REBAR w/ CAP #8419
- ● FOUND 5/8" BAR
- ⊠ FOUND PK NAIL W/ WASHER #8419
- ⊗ FOUND MAG NAIL w/ WASHER
- × FOUND 'X' CUT IN CONC.
- ◒ MANHOLE

NOTES:
THE MANCHESTER URBAN RENEWAL PLAN AS PROVIDED BY RESOLUTION 392-88, 415-89 AND 484-89, ADOPTED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER AND RECORDED IN MISC. BOOK 1, PAGE 112 AND AMENDED BY RESOLUTION R-745-91 RECORDED IN MISC. BOOK 2, PAGE 218, AFFECTS THE PROPERTY, BUT CAN NOT BE ILLUSTRATED ON THIS SURVEY.

ORDINANCE 421-94 RECORDED IN MISC. BOOK 5, PAGE 84, EXPANDED THE MANCHESTER URBAN RENEWAL AREA.

RESOLUTION R-032-2012 RECORDED IN BOOK 2013, PAGE 362 AMENDED THE MANCHESTER URBAN RENEWAL AREA AND REMOVED THE EXPIRATION DATE OF THE URBAN RENEWAL AREA.

LOT 1,
MANGOLD ADDITION
BOOK 2003, PAGE 2015
EASTERN IOWA PUMPING, INC.

LOT 2,
MANGOLD ADDITION
BOOK 2003, PAGE 2015
HARBACH PROPERTIES, LLC

EXISTING BUILDING

PART OF LOT 2 OF LOT 5 OF THE SUBDIVISION OF THE EAST 3/4 OF THE SOUTH 1/2 OF SEC. 32, T89N, R5W
MONICA CHAPMAN

PARCEL 'B'
PLAT BOOK 7, PAGE 147
MINDY K. MOYER

SOUTH 3rd STREET (73.5')

SE CORNER
LOT 2,
MANGOLD ADDITION
FOUND MAG NAIL
w/ WASHER

EDGE OF ASPHALT STREET PAVEMENT

CONTRACT FOR RIGHT OF WAY EASEMENT FOR IOWA STATE HIGHWAY COMMISSION DATED NOVEMBER 19, 1971 IN L.D. BOOK 91, PAGE 58 AND EASEMENT TO CONSTRUCT SIDE ROAD DATED MARCH 29, 1972 IN L.D. BOOK 91, PAGE 299

SEWER MAIN EASEMENT MISC. BOOK J, PAGE 613-614

RIGHT OF WAY LINE

40.5'

33'

EASEMENT FOR SEWER LINE (15' WIDE) MISC. BOOK N, PAGE 125

EXISTING SEWER MAIN EASEMENT (30' WIDE) MISC. BOOK N, PAGE 125

P.O.B.
SW CORNER
LOT 1,
MANGOLD ADDITION
SET 1/2" REBAR
w/ YELLOW CAP
#14417

REC. AS: S03°10'09"E 250.00'
N03°54'57"W 250.01'

REC. AS: N89°40'05"W 920.34' & 924.7'
N89°32'37"E 920.51'

230.00'

635.82'
REC. AS: 635.96'

54.69

S42°16'51"E 78.14'
RIGHT OF WAY LINE

S42°14'07"E 111.06'

S36°18'58"E 69.83'

48.04'

54.00'
REC. AS: 54.01'

SCHRAM DRIVE

PARCEL #1
BOOK 2006,
PAGE 1068
CITY OF MANCHESTER

REC. AS: S42°16'45"E (224.59')
S42°16'45"E 224.61'

REC. AS: S47°17'35"W (234.56')
S47°28'36"W 234.54'

RIGHT OF WAY EASEMENT (40.5' WIDE) L.D. BOOK 78, FILED MAR. 8, 1957 PAGE 588

PARCEL 'P'
BOOK 2004,
PAGE 4504
RETRACEMENT
BOOK 2010, PAGE 388
HENDERSON PRODUCTS, INC.

WATERWAY EASEMENT (16' WIDE) BOOK Z, PAGE 55

WATERWAY EASEMENT (40' WIDE) MISC. BOOK Z, PAGE 54

N89°15'32"E 237.50'
REC. AS: S89°24'26"W 236.57'

S00°37'45"E 10.05'
REC. AS: 10.05) (10.00')
S00°51'40"E (N00°48'34"W)

S89°32'47"E 86.38'
REC. AS: 87.27'
S89°24'26"W
(S89°24'08"W)

S1/4 CORNER
SEC. 32, T89N, R5W
FOUND CONCRETE
MONUMENT w/
1/2" REBAR

REC. AS: 493.65
N00°48'34"W
S00°37'45"E 493.64'

FOUND 'X' CUT IN CONC. STORMWATER FLUME

29.8'

29.8'

EXISTING BUILDING

TOWER

70.4'

70.3'

EASEMENT FOR SEWER LINE (10' WIDE) MISC. BOOK P, PAGE 36

MAQUOKETA VALLEY R.E.C. RECORDED NOVEMBER 27, 1939. IN R.E.A. EASEMENT RECORD BOOK 1, PAGE 160. MAY AFFECT THE PROPERTY, BUT CAN NOT BE ILLUSTRATED

GAS PIPELINE EASEMENT (10' WIDE) GRANTED TO PEOPLES NATURAL GAS IN MISC. BOOK J, PAGE 1, THEN ASSIGNED TO UTILICORP UNITED INC. IN MISC. BOOK X, PAGE 192, AND FURTHER ASSIGNED TO BLACK HILLS/ IOWA GAS UTILITY COMPANY, LLC. IN BOOK 2008, PAGE 2655

REC. AS: N04°05'25"W 251.47'
AND 250.45'
N03°46'19"W 251.15'

ILLINOIS CENTRAL RAILROAD (100')

THE NORTH 27.2 FEET OF THAT PART OF LOT 13, LYING EAST OF THE RAILROAD RIGHT-OF-WAY (a.k.a. LOT 1 OF LOT 13) OF THE SUBDIVISION OF THE EAST 3/4 OF THE SOUTH 1/2 OF SEC. 32, T89N, R5W; EXCEPT PARCEL 'P'

END OF FENCE

S89°29'33"W 805.89'
REC. AS: S89°21'12"W 805.20'

S03°43'40"E 303.43'

LOT 2 OF LOT 13 OF THE SUBDIVISION OF THE EAST 3/4 OF THE SOUTH 1/2 OF SEC. 32, T89N, R5W
BOOK 2, PAGE 96 1/2; RETRACEMENT BOOK 2010, PAGE 388
HENDERSON PRODUCTS, INC.

TOTAL AREA
5.248 ACRES TOTAL
-.127 ACRES ROAD
5.121 ACRES NET

THE SOUTH 222.8 FEET OF LOT 12 LYING EAST OF THE RAILROAD RIGHT-OF-WAY, EAST 3/4 OF THE SOUTH 1/2 OF SEC. 32, T89N, R5W, (PLAT RECORD BOOK 2, PAGE 96 1/2) EXCEPT PARCEL 'P'

PLAT OF SURVEY - PARCEL 2018-12

THE NORTH 27.2 FEET OF THAT PART OF LOT 13 LYING EAST OF THE RAILROAD RIGHT-OF-WAY, AND THE SOUTH 222.8 FEET OF THAT PART OF LOT 12 LYING EAST OF THE RAILROAD RIGHT-OF-WAY, ALL OF THE SUBDIVISION OF THE EAST THREE QUARTERS OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK A PLATS, PAGE 5, EXCEPT PARCEL 'P' IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2004, PAGE 4504

SCHNEIDER
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Project: 2270PS
Survey Date: 12/20/2017
Sheet: 2 of 2