RECORDER'S INDEX

LOCATION: LOTS 770, 771, 772, 773, 783, 784, 785, 786, A VACATED PORTION OF WARREN STREET AND ADJACENT VACATED RAILROAD RIGHT OF WAY IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., IN THE ORIGINAL TOWN OF MANCHESTER, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.

REQUESTOR: CRAIG KLUESNER

PROPRIETOR: KLUESNER REAL ESTATE, LLC

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

Book 2018 Page 825

Document 2018 825 Type 06 002 Pages 2
Date 4/02/2018 Time 11:05:58AM
Rec Amt $12.00

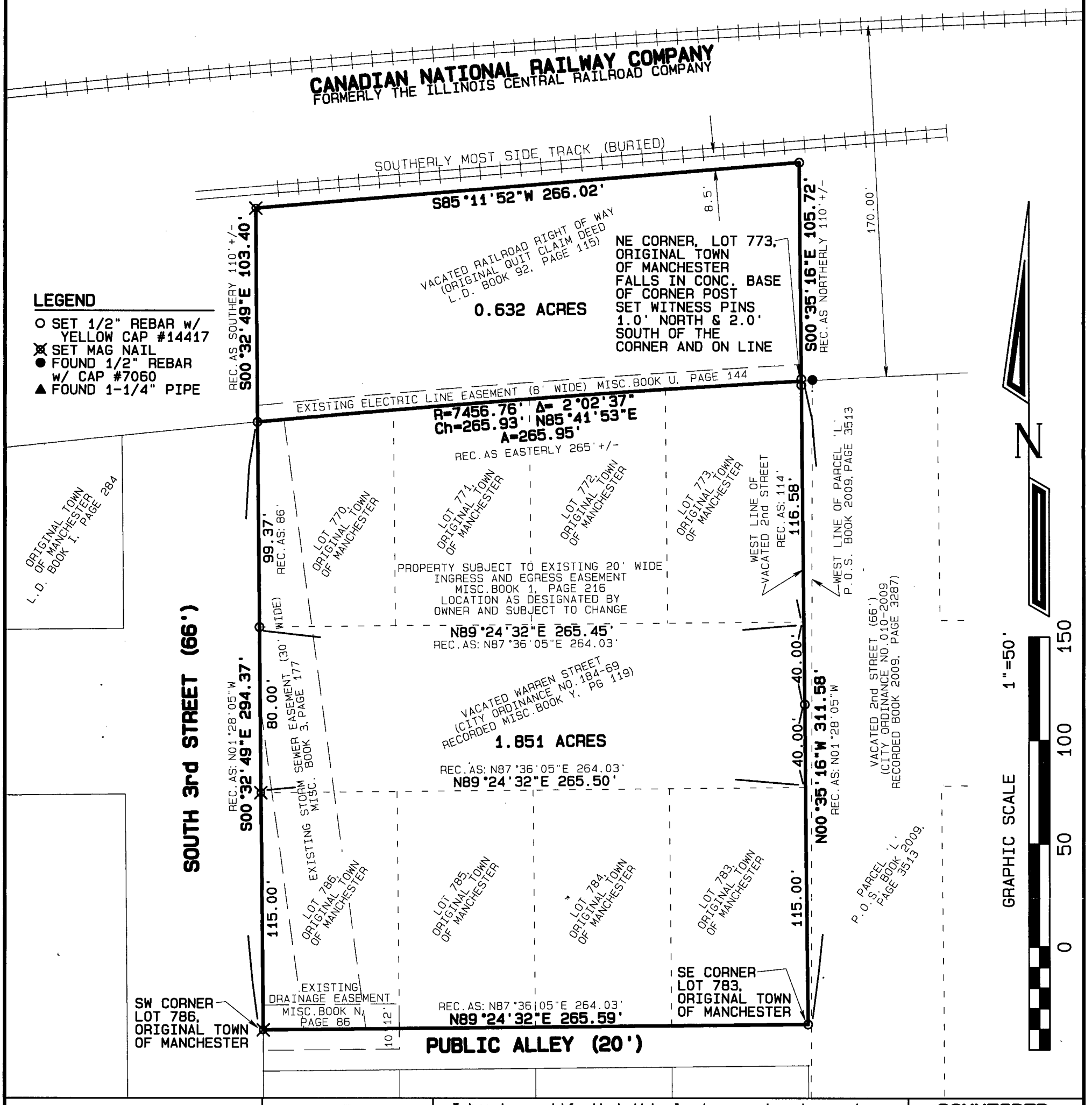
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor
APR - 2 2018

FILED
Delaware Co. Assessor
APR - 2 2018

PLAT OF SURVEY (RETRACEMENT)

LOTS 770, 771, 772, 773, 783, 784, 785, 786, A VACATED PORTION OF WARREN STREET AND ADJACENT VACATED RAILROAD RIGHT OF WAY IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5th P.M., IN THE ORIGINAL TOWN OF MANCHESTER, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA.



TOTAL AREA
2.483 ACRES

LEGAL DESCRIPTION:
SEE SHEET 2

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER #14417
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.

David P. Schneider P.L.S. #14417 Date: 3/23/2018
My license renewal date is December 31, 2019.

Pages or sheets covered by this seal: THIS SHEET ONLY

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

Project: 2269PS
Survey Date: 12/12/2017
Sheet: 1 of 2

LEGAL DESCRIPTION:

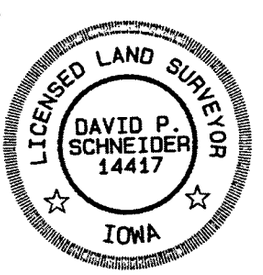
Lots Seven Hundred Seventy (770), Seven Hundred Seventy One (771), Seven Hundred Seventy Two (772), Seven Hundred Seventy Three (773), Seven Hundred Eighty Three (783), Seven Hundred Eighty Four (784), Seven Hundred Eighty Five (785) and Seven Hundred Eighty Six (786) in Manchester, Iowa, according to plat recorded in Book I L.D., Page 284; also the vacated portion of Warren Street, which is all that portion of Warren Street which lies East of South Third Street; also a parcel of land lying on the southerly side of station ground located in the Northwest Quarter (NW) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., described as beginning at the point of intersection of the Illinois Central Railroad Company's Southerly property line and the East line of Third Street, thence Easterly along said property line two hundred sixty five (265) feet, more or less; to the West line of Second Street, thence Northerly one hundred ten (110) feet, more or less, along said West line to a point eight and five-tenths (8.5) feet South from the most Southerly side track, as measured at a right angle thereto, thence Westerly parallel with and eight and five-tenths (8.5) feet Southerly from said most Southerly side track to the East line of Third Street, thence Southerly one hundred ten (110) feet, more or less, along said East line to the point of beginning.

This parcel is subject to easements, reservations, restrictions and rights of way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments were placed or shall be placed within 30 days from the date this plat is recorded.

I hereby 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.

3/23/2018

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal: Surveyor's Certificate Only



Schneider Land Surveying & Planning, Inc.
P.O. Box 128 Farley, Iowa 52046 Job No. 2269
Phone: 563-744-3631
Email: daves@yousq.net Date: 12/12/2017