RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 23-T88N-R6W
QUARTER SECTION: NW1/4-SW1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCELS 2019-63 AND 2019-64
PROPRIETOR: CHRISTOPHER R. & PAMELA A. DEUTMEYER
REQUESTED BY: CHRISTOPHER R. DEUTMEYER

Filed Delaware County
Auditor & Assessor
9/13/2019

Recorded: 9/13/2019 at 9:03:14.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2503

For Recorder's Use Only

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

PLAT OF SURVEY
PARCEL 2019-63 IN THE NW1/4 OF THE SW1/4 AND PARCEL 2019-64 IN THE NW1/4 OF THE SW1/4 OF SECTION 23-T88N-R6W DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

NOTE: THIS SURVEY IS A SPLIT OF PARCEL 2018-15 AS RECORDED IN BOOK 2018, PAGE 1871, IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. FOR THIS SURVEY DESCRIPTION, THE DELAWARE COUNTY AUDITOR HAS DESIGNATED THE SPLIT PARCELS AS 2019-63 AND 2019-64.

SURVEY DESCRIPTIONS:

PARCEL 2019-63

PARCEL 2019-63 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 88 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;

THENCE **NORTH 00°14'33" EAST (ASSUMED BEARING), 1540.56 FEET** ALONG THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF 140TH AVENUE TO THE SOUTHWEST CORNER OF PARCEL 2019-64;

THENCE CONTINUING **NORTH 00°14'33" EAST, 238.08 FEET** ALONG SAID WEST LINE AND SAID CENTERLINE TO THE POINT OF BEGINNING;

THENCE CONTINUING **NORTH 00°14'33" EAST, 48.00 FEET** ALONG SAID WEST LINE AND SAID CENTERLINE;

THENCE **NORTH 89°22'19" EAST, 303.50 FEET;**

THENCE **NORTH 00°14'33" EAST, 125.00 FEET;**

THENCE **NORTH 89°22'19" EAST, 95.00 FEET;**

THENCE **SOUTH 00°14'33" WEST, 173.00 FEET;**

THENCE **SOUTH 89°22'19" WEST, 398.50 FEET** TO THE SAID WEST LINE, SAID CENTERLINE AND THE POINT OF BEGINNING;

CONTAINING **0.712 ACRE,** INCLUDING 0.044 ACRE OF 140TH AVENUE RIGHT-OF-WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 2019-64

PARCEL 2019-64 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 88 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;

THENCE **NORTH 00°14'33" EAST (ASSUMED BEARING), 1540.56 FEET** ALONG THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF 140TH AVENUE TO THE POINT OF BEGINNING;

THENCE CONTINUING **NORTH 00°14'33" EAST, 238.08 FEET** ALONG SAID WEST LINE AND SAID CENTERLINE;

THENCE **NORTH 89°22'19" EAST, 398.50 FEET;**

THENCE **NORTH 00°14'33" EAST, 173.00 FEET;**

THENCE **SOUTH 89°22'19" WEST, 95.00 FEET;**

THENCE **SOUTH 00°14'33" WEST, 125.00 FEET;**

THENCE **SOUTH 89°22'19" WEST, 303.50 FEET** TO SAID WEST LINE AND SAID CENTERLINE;

THENCE **NORTH 00°14'33" EAST, 411.67 FEET** ALONG SAID WEST LINE AND SAID CENTERLINE;

THENCE **NORTH 89°18'27" EAST, 693.50 FEET;**

THENCE **SOUTH 00°14'33" WEST, 697.75 FEET;**

THENCE **SOUTH 89°18'27" WEST, 693.5 FEET** TO THE SAID WEST LINE, SAID CENTERLINE AND THE POINT OF BEGINNING;

CONTAINING **10.395 ACRES,** INCLUDING 0.597 ACRE OF 140TH AVENUE RIGHT-OF-WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EASEMENT DESCRIPTION:

INGRESS/EGRESS EASEMENT

A STRIP OF LAND FOR THE INGRESS AND EGRESS EASEMENT PURPOSES BEING 48.00 FEET WIDE IN WIDTH AND 398.50 FEET IN LENGTH LOCATED IN PARCEL 2019-63 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 88 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;

THENCE **NORTH 00°14'33" EAST (ASSUMED BEARING), 1540.56 FEET** ALONG THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF 140TH AVENUE TO THE SOUTHWEST CORNER OF PARCEL 2019-64;

THENCE CONTINUING **NORTH 00°14'33" EAST, 238.08 FEET** ALONG SAID WEST LINE AND SAID CENTERLINE TO THE POINT OF BEGINNING;

THENCE CONTINUING **NORTH 00°14'33" EAST, 48.00 FEET** ALONG SAID WEST LINE AND SAID CENTERLINE;

THENCE **NORTH 89°22'19" EAST, 398.50 FEET;**

THENCE **SOUTH 00°14'33" WEST, 48.00 FEET;**

THENCE **SOUTH 89°22'19" WEST, 398.50 FEET** TO THE SAID WEST LINE, SAID CENTERLINE AND THE POINT OF BEGINNING;

CONTAINING **0.439 ACRE,** SUBJECT TO OTHER EASEMENTS OF RECORD.

PROFESSIONAL LAND SURVEYOR
ADAM J. RECKER
24627
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.

Adam J. Recker 9-13-19

Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2019.
Sheets covered by this seal: SHEETS 1 THROUGH 2

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ILLINOIS
IOWA
WISCONSIN

G:\C3D\19\19-744\19-744-LEGAL.dwg

FLD BK: DEL. CO. PRAIRIE TWP. NO.1
PG: 11-12

SURVEY WAS COMPLETED ON:
SEPTEMBER 10, 2019

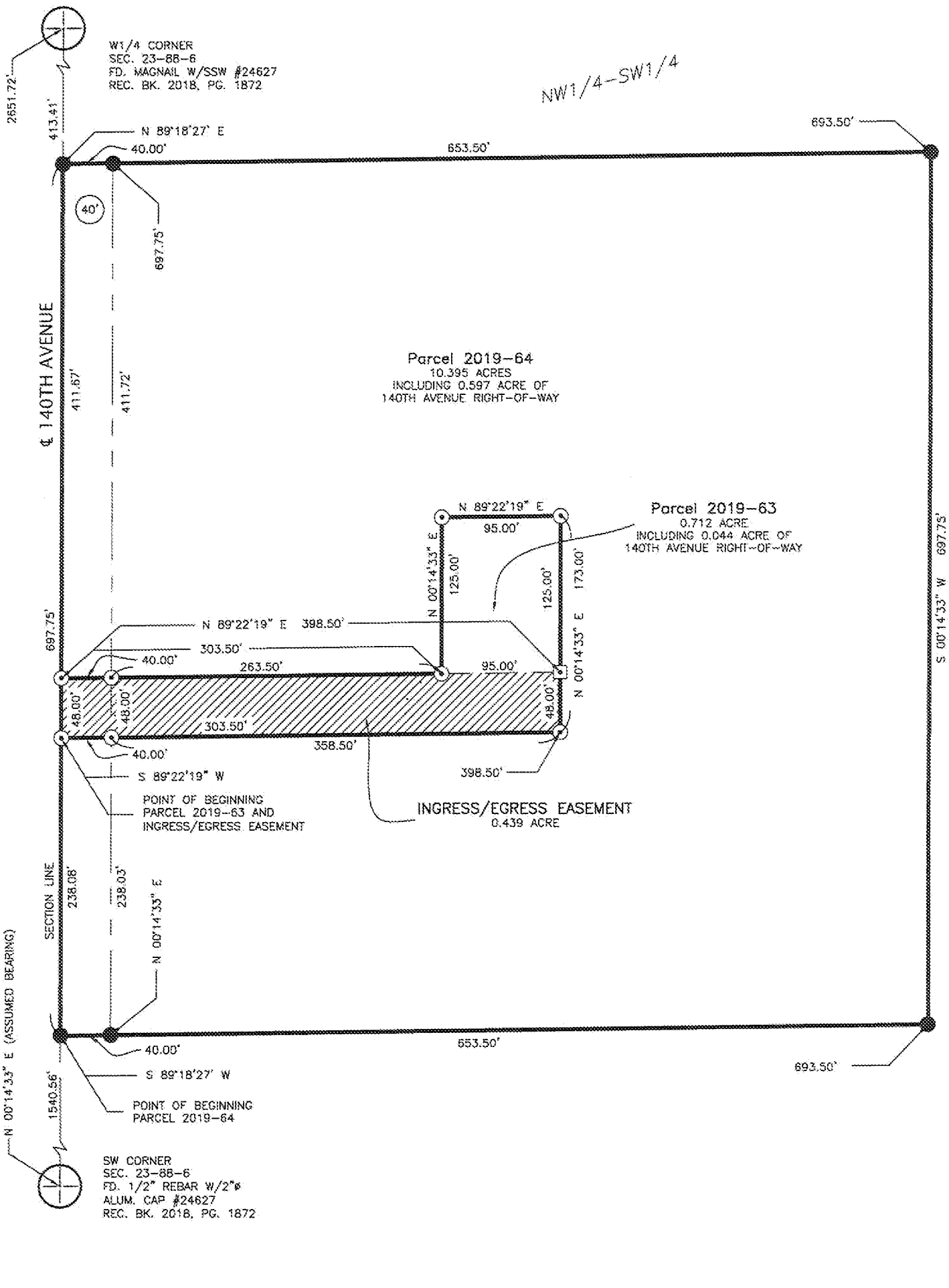
JOB NUMBER:
19-744

SHEET NUMBER:
1 of 2

PLOT DATE: 9/12/19

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

PLAT OF SURVEY
PARCEL 2019-63 IN THE NW1/4 OF THE SW1/4 AND PARCEL 2019-64 IN THE NW1/4 OF THE SW1/4 OF SECTION 23-T88N-R6W DELAWARE COUNTY, IOWA



LEGEND

⊕	SECTION CORNER AS DESCRIBED
●	FOUND 1/2"ø REBAR W/RPC #24627
⊙	SET 1/2"ø REBAR W/RPC #24627
⊡	CALCULATED POSITION
———	SURVEY BOUNDARY
— — — —	SECTION LINE
———	EXISTING RIGHT-OF-WAY
— — — —	PROPOSED EASEMENT
(40')	RIGHT-OF-WAY WIDTH
(R)	PREVIOUSLY RECORDED AS
SSW	STAINLESS STEEL WASHER
RPC	RED PLASTIC CAP

N W E S

100' 50' 0 100'

GRAPHIC SCALE IN FEET
SCALE: 1"=100'

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G:\C3D\19\19-744\19-744-LEGAL.dwg

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SURVEY WAS COMPLETED ON:
SEPTEMBER 10, 2019

JOB NUMBER:
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2 of 2

PLOT DATE: 9/12/19