RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 24–89–3
QUARTER SECTION: SE1/4–SE1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): N/A
PROPRIETORS: DUANE & MARY B. THOLE
REQUESTED BY: DUANE THOLE

Filed Delaware County
Auditor 11/22/2019

Filed Delaware County
Assessor 11/22/2019

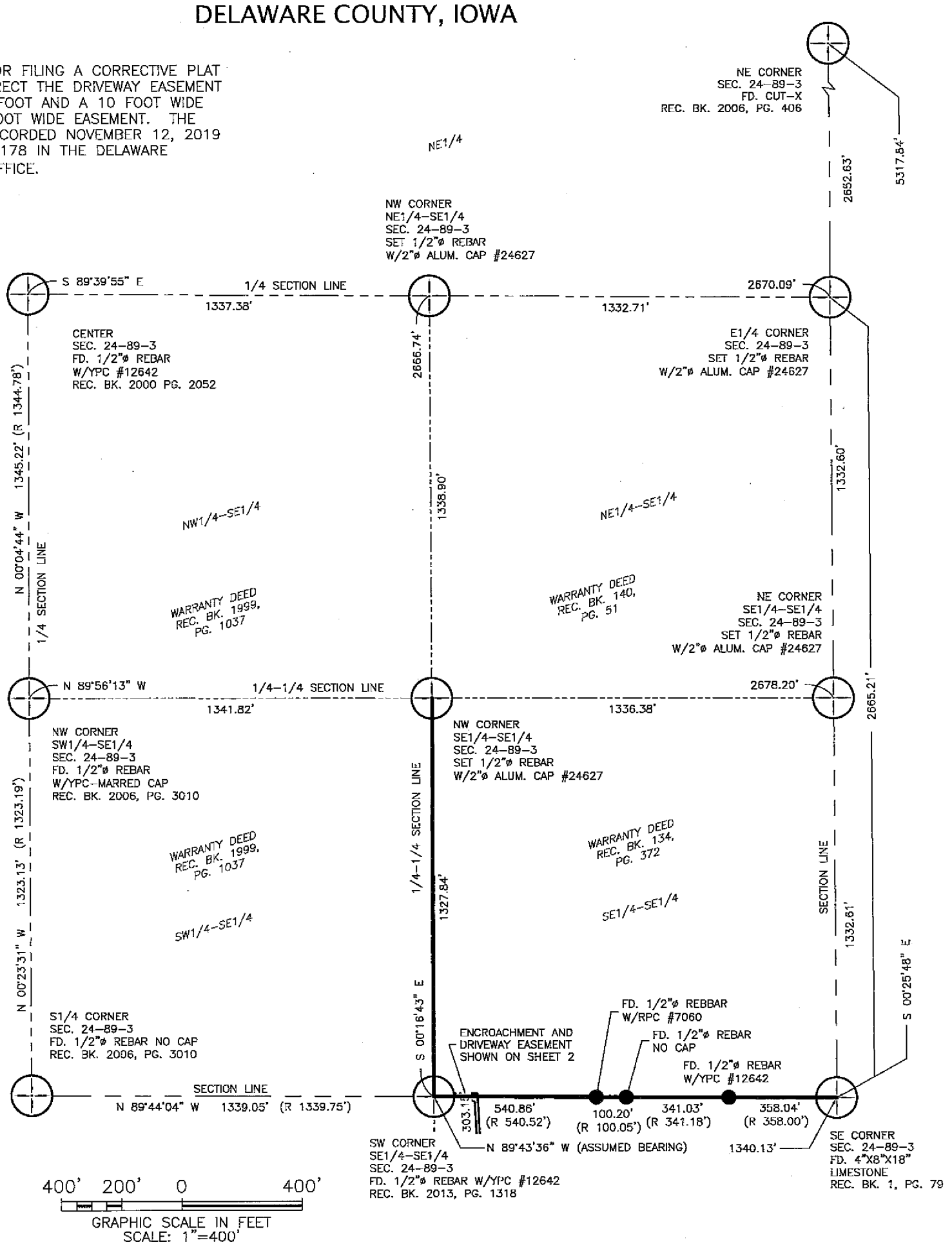
Recorded: 11/22/2019 at 9:15:02.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 3305

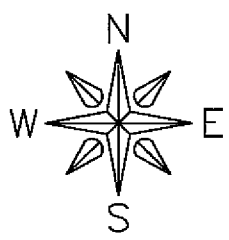
For Recorder's Use Only

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

CORRECTIVE PLAT OF SURVEY
THE WEST AND SOUTH LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 24–T89N–R3W AND CORRECTED DRIVEWAY EASEMENT A IN THE SE1/4–SE1/4 OF SECTION 24–T89N–R3W AND IN PARCEL X IN THE NE1/4–NE1/4 OF SECTION 25–T89N–R3W
DELAWARE COUNTY, IOWA

NOTE: THE PURPOSE FOR FILING A CORRECTIVE PLAT OF SURVEY IS TO CORRECT THE DRIVEWAY EASEMENT A WIDTH FROM AN 11 FOOT AND A 10 FOOT WIDE EASEMENT TO AN 11 FOOT WIDE EASEMENT. THE PREVIOUS PLAT WAS RECORDED NOVEMBER 12, 2019 IN BOOK 2019, PAGE 3178 IN THE DELAWARE COUNTY RECORDER'S OFFICE.





SEE SHEET 2 FOR LEGEND AND ENCROACHMENT.

400' 200' 0 400'
GRAPHIC SCALE IN FEET
SCALE: 1"=400'

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 11-22-19

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 & 2.

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ILLINOIS
IOWA
WISCONSIN

G:\C3D\18\18–068\18–068 Legal.dwg

FLD BK: DEL. CO. BREMEN TWP. 1
PG: 8–10

SURVEY WAS COMPLETED ON:
NOVEMBER 20, 2019

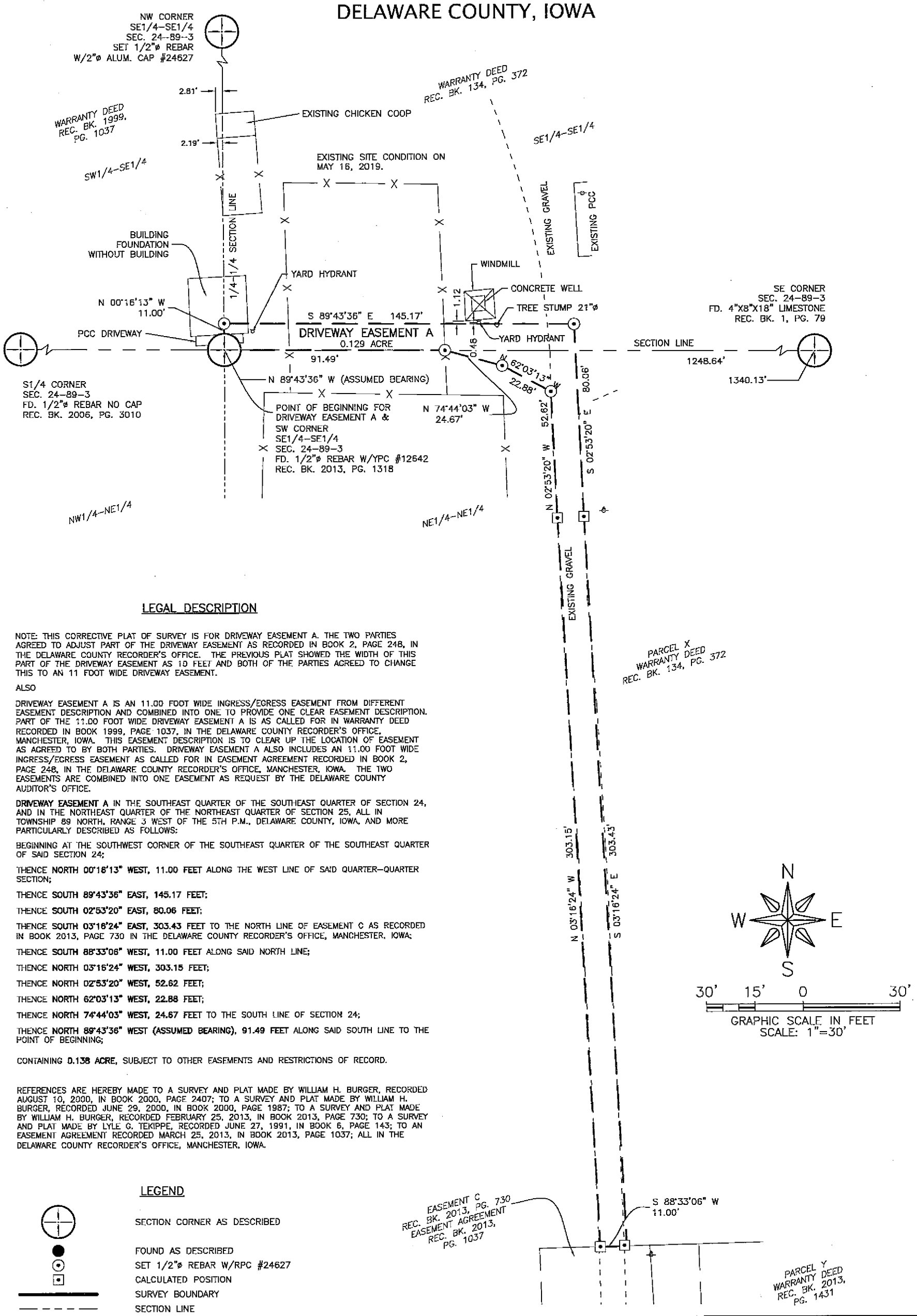
JOB NUMBER:
18–068

SHEET NUMBER:
1 of 2

PLOT DATE: 11/21/19

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

CORRECTIVE PLAT OF SURVEY
THE WEST AND SOUTH LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 24-T89N-R3W AND CORRECTED DRIVEWAY EASEMENT A IN THE SE1/4-SE1/4 OF SECTION 24-T89N-R3W AND IN PARCEL X IN THE NE1/4-NE1/4 OF SECTION 25-T89N-R3W
DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION

NOTE: THIS CORRECTIVE PLAT OF SURVEY IS FOR DRIVEWAY EASEMENT A. THE TWO PARTIES AGREED TO ADJUST PART OF THE DRIVEWAY EASEMENT AS RECORDED IN BOOK 2, PAGE 248, IN THE DELAWARE COUNTY RECORDER'S OFFICE. THE PREVIOUS PLAT SHOWED THE WIDTH OF THIS PART OF THE DRIVEWAY EASEMENT AS 10 FEET AND BOTH OF THE PARTIES AGREED TO CHANGE THIS TO AN 11 FOOT WIDE DRIVEWAY EASEMENT.

ALSO

DRIVEWAY EASEMENT A IS AN 11.00 FOOT WIDE INGRESS/EGRESS EASEMENT FROM DIFFERENT EASEMENT DESCRIPTION AND COMBINED INTO ONE TO PROVIDE ONE CLEAR EASEMENT DESCRIPTION. PART OF THE 11.00 FOOT WIDE DRIVEWAY EASEMENT A IS AS CALLED FOR IN WARRANTY DEED RECORDED IN BOOK 1999, PAGE 1037, IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. THIS EASEMENT DESCRIPTION IS TO CLEAR UP THE LOCATION OF EASEMENT AS AGREED TO BY BOTH PARTIES. DRIVEWAY EASEMENT A ALSO INCLUDES AN 11.00 FOOT WIDE INGRESS/EGRESS EASEMENT AS CALLED FOR IN EASEMENT AGREEMENT RECORDED IN BOOK 2, PAGE 248, IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. THE TWO EASEMENTS ARE COMBINED INTO ONE EASEMENT AS REQUEST BY THE DELAWARE COUNTY AUDITOR'S OFFICE.

DRIVEWAY EASEMENT A IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, AND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, ALL IN TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

THENCE **NORTH 00°16'13" WEST, 11.00 FEET** ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION;

THENCE **SOUTH 89°43'36" EAST, 145.17 FEET;**

THENCE **SOUTH 02°53'20" EAST, 80.06 FEET;**

THENCE **SOUTH 03°16'24" EAST, 303.43** FEET TO THE NORTH LINE OF EASEMENT C AS RECORDED IN BOOK 2013, PAGE 730 IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE **SOUTH 88°33'06" WEST, 11.00** FEET ALONG SAID NORTH LINE;

THENCE **NORTH 03°16'24" WEST, 303.15** FEET;

THENCE **NORTH 02°53'20" WEST, 52.62** FEET;

THENCE **NORTH 62°03'13" WEST, 22.88** FEET;

THENCE **NORTH 74°44'03" WEST, 24.67** FEET TO THE SOUTH LINE OF SECTION 24;

THENCE **NORTH 89°43'36" WEST (ASSUMED BEARING), 91.49 FEET** ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

CONTAINING **0.138 ACRE,** SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED AUGUST 10, 2000, IN BOOK 2000, PAGE 2407; TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED JUNE 29, 2000, IN BOOK 2000, PAGE 1987; TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED FEBRUARY 25, 2013, IN BOOK 2013, PAGE 730; TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED JUNE 27, 1991, IN BOOK 6, PAGE 143; TO AN EASEMENT AGREEMENT RECORDED MARCH 25, 2013, IN BOOK 2013, PAGE 1037; ALL IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

LEGEND

⊕	SECTION CORNER AS DESCRIBED
●	FOUND AS DESCRIBED
⊙	SET 1/2"ø REBAR W/RPC #24627
⊡	CALCULATED POSITION
━━━	SURVEY BOUNDARY
— — — —	SECTION LINE
——— ———	1/4 SECTION LINE
——— ———	1/4-1/4 SECTION LINE
— — — —	PROPOSED EASEMENT
(R)	PREVIOUSLY RECORDED AS
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP

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IOWA
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G:\C3D\18\18-068\18-068 Legal.dwg

FLD BK: DEL. CO. BREMEN TWP. 1
PG: 8-10

SURVEY WAS COMPLETED ON:
NOVEMBER 20, 2019

JOB NUMBER:
18-068

SHEET NUMBER:
2 of 2

PLOT DATE: 11/21/19