RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 26-T88N-R3W
QUARTER SECTION: NE1/4-SW1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2022-46 & PARCEL 2022-47
PROPRIETOR: RYAN J. & KRISTY M. GIBBS
REQUESTED BY: RYAN J. GIBBS

Recorded: 4/26/2022 at 2:21:14.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 1323

Filed Delaware County Assessor 4/26/2022
Filed Delaware County Auditor 4/26/2022

FOR RECORDER'S USE ONLY

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN ST., SUITE 301 MANCHESTER, IA 52057 - PH: 563-927-2060

PLAT OF SURVEY
PARCEL 2022-46 & PARCEL 2022-47
IN THE NE1/4 OF THE SW1/4 OF SECTION 26-T88N-R3W
DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

NOTE: THIS PLAT OF SURVEY IS RETRACEMENT AND SPLIT OF A WARRANTY DEED AS RECORDED IN BOOK 2022, PAGE 567, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE. FOR THIS SURVEY DESCRIPTION, THE DELAWARE COUNTY AUDITOR HAS DESIGNATED THESE PARCELS AS PARCEL 2022-46 AND PARCEL 2022-47.

PARCEL 2022-46 IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION;

THENCE SOUTH 00°07'36" WEST, 1316.60 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 88°42'47" WEST, 1058.10 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 02°00'21" WEST, 1042.86 FEET;

THENCE NORTH 87°09'01" EAST, 266.78 FEET;

THENCE NORTH 66°58'19" EAST, 136.86 FEET;

THENCE NORTH 00°02'54" EAST, 202.86 FEET TO THE NORTH LINE OF SAID QUATER-QUARTER;

THENCE SOUTH 89°57'06" EAST (ASSUMED BEARING), 704.94 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

CONTAINING 30.358 ACRES, INCLUDING 0.534 ACRE OF 265TH STREET RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AND

PARCEL 2022-47 IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION;

THENCE NORTH 89°57'06" WEST (ASSUMED BEARING), 704.94 FEET ALONG NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING;

THENCE SOUTH 00°02'54" WEST, 202.86 FEET;

THENCE SOUTH 66°58'19" WEST, 136.86 FEET;

THENCE SOUTH 87°09'01" WEST, 266.78 FEET;

THENCE NORTH 02°00'21" WEST, 28.44 FEET;

THENCE NORTH 87°52'17" EAST, 24.10 FEET;

THENCE NORTH 02°31'06" WEST, 240.90 FEET TO THE NORTH LINE OF SAID QUATER-QUARTER;

THENCE SOUTH 89°57'06" EAST, 380.06 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

CONTAINING 2.177 ACRES, INCLUDING 0.287 ACRE OF 265TH STREET RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BASIS OF BEARING IS NAD83, IOWA REGIONAL COORDINATE SYSTEM, ZONE 3 (ELKADER), GEOID 18, US SURVEY FEET

LEGEND

⊕	SECTION CORNER AS DESCRIBED	————	1/4 SECTION LINE
		————	1/4-1/4 SECTION LINE
		— — —	EXISTING RIGHT-OF-WAY
●	FOUND 1/2"ø IRON ROD	(66')	RIGHT-OF-WAY WIDTH
⊙	SET 1/2"ø REBAR W/RPC #24627	(R)	PREVIOUSLY RECORDED AS
X	SET CUT X	RPC	RED PLASTIC CAP
———	SURVEY BOUNDARY		

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, P.L.S. — Date 4-26-2022
License Number: 24627
My license renewal date is December 31, 2023.
Sheets covered by this seal: SHEETS 1 THROUGH 2

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ILLINOIS
IOWA
WISCONSIN

G:\C3D\22\22-299 Gibbs\22-299 Legal.dwg

FLD BK: DEL. CO. NORTH FORK
TWP.1 PG: 14-15

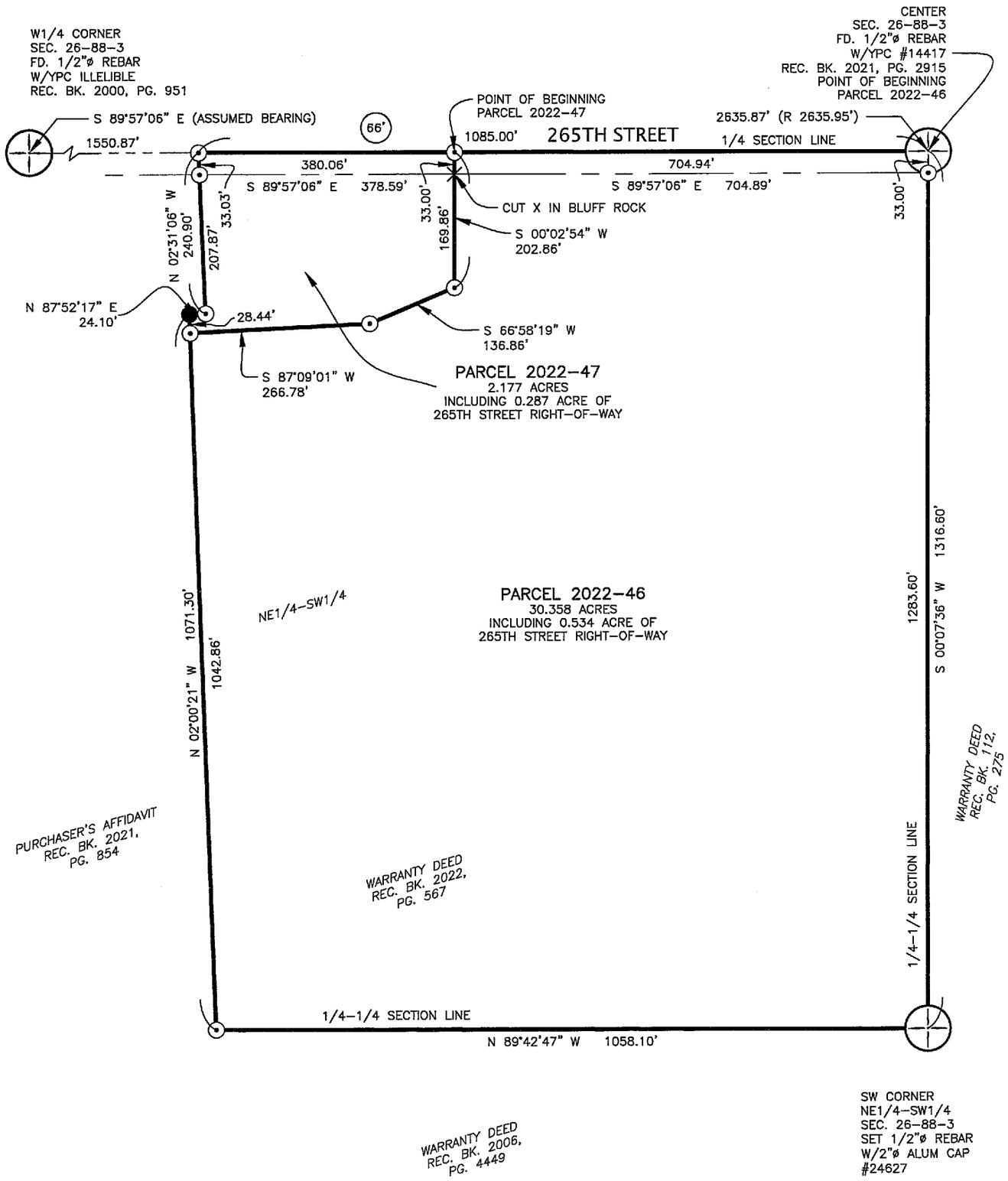
SURVEY WAS COMPLETED ON:
APRIL 12, 2022

JOB NUMBER:
22-299

SHEET NUMBER:
1 of 2

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN ST., SUITE 301 MANCHESTER, IA 52057 – PH: 563-927-2060

PLAT OF SURVEY
PARCEL 2022-46 & PARCEL 2022-47
IN THE NE1/4 OF THE SW1/4 OF SECTION 26-T88N-R3W
DELAWARE COUNTY, IOWA



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JOB NUMBER: 22-299

SHEET NUMBER: 2 of 2