INDEX LEGEND
COUNTY: DELAWARE
CITY: MANCHESTER
PARCEL ID: 130250001900
LEGAL DESCRIPTION: PART OF THE W1/2 SW1/4 SE1/4 SEC. 25-T89N-R6W
PROPRIETOR: JAMES W. HILL
SURVEYOR: CHAD W. MARSH
COMPANY: KIRKHAM MICHAEL
12700 WEST DODGE ROAD
OMAHA, NE 68154 402-393-5630

Recorded: 11/4/2022 at 8:10:47.0 AM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3321

PLAT OF SURVEY

PARCEL 2022-111

IN THE W1/2 SW1/4 SE1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE W1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N 88°13'17" E (ASSUMED BEARING), 302.13 FT. ON THE SOUTH LINE OF SAID SE1/4 TO THE POINT OF BEGINNING; THENCE N 01°46'49" W, 280.45 FT. TO THE CENTERLINE OF EARLY STAGECOACH ROAD; THENCE S 68°05'58" E, 698.30 FT. ON SAID CENTERLINE TO SAID SOUTH LINE; THENCE S 88°13'17" W, 639.50 FT. ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 2.06 ACRES MORE OR LESS OF WHICH 0.89 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

PARCEL 2022-112

IN THE W1/2 SW1/4 SE1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE W1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNNG AT THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N 01°46'49" W (ASSUMED BEARING), 412.94 FT. ON THE WEST LINE OF SAID SE1/4 TO THE CENTERLINE OF EARLY STAGECOACH ROAD; THENCE S 68°05'58" E, 329.91 FT. ON SAID CENTERLINE; THENCE S 01°46'49" E, 280.45 FT. TO THE SOUTH LINE OF SAID SE1/4; THENCE S 88°13'17" W, 302.13 FT. ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 2.40 ACRES MORE OR LESS OF WHICH 0.48 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

PROFESSIONAL LAND SURVEYOR
CHAD W. MARSH 17340
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT 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.

Chad W. Marsh 10-13-22
CHAD W. MARSH DATE

LICENSE NUMBER 17340

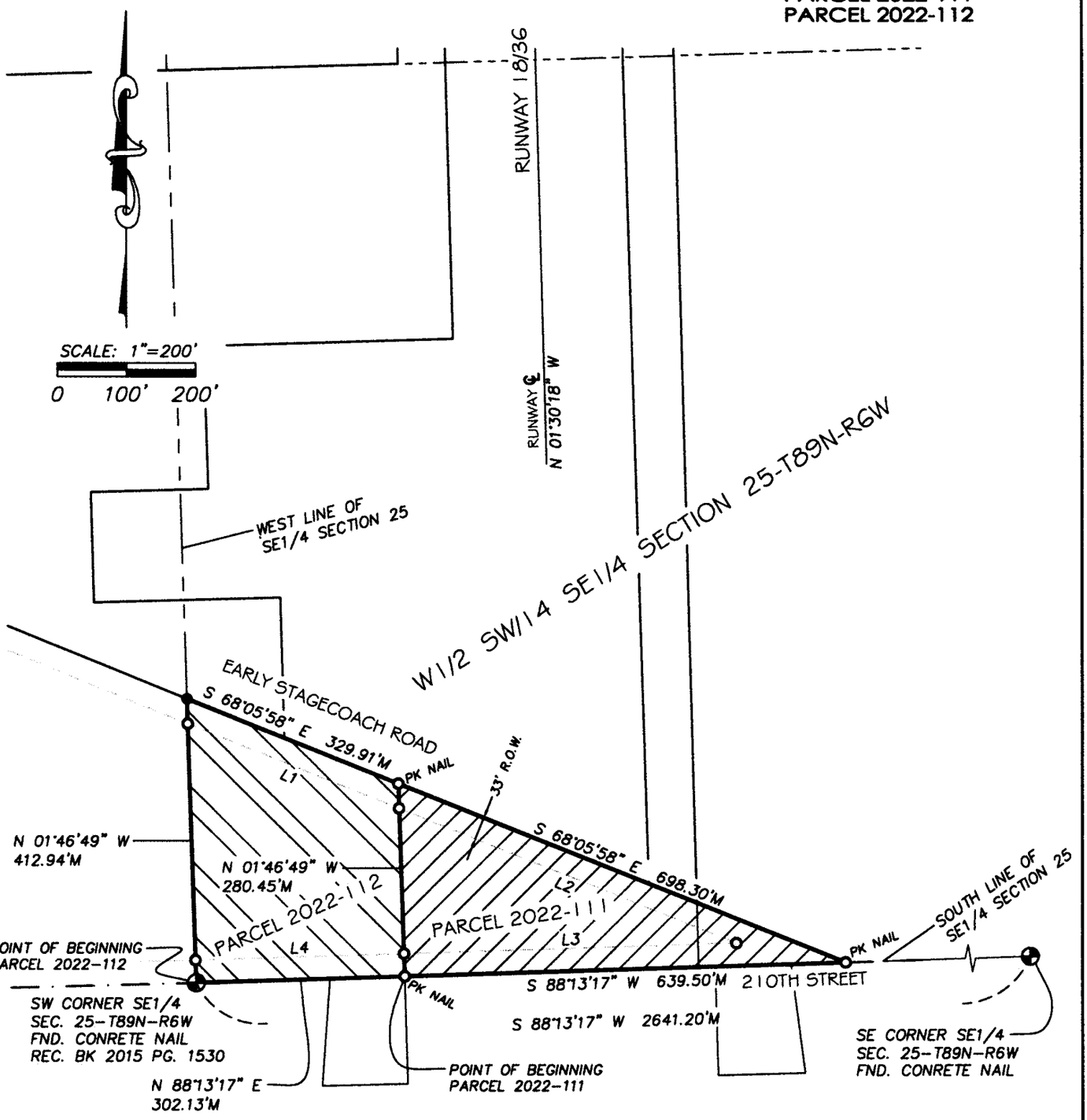
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1 THRU SHEET 2

SURVEY FOR: CITY OF MANCHESTER

PLAT OF SURVEY
PARCEL 2022-111
PARCEL 2022-112



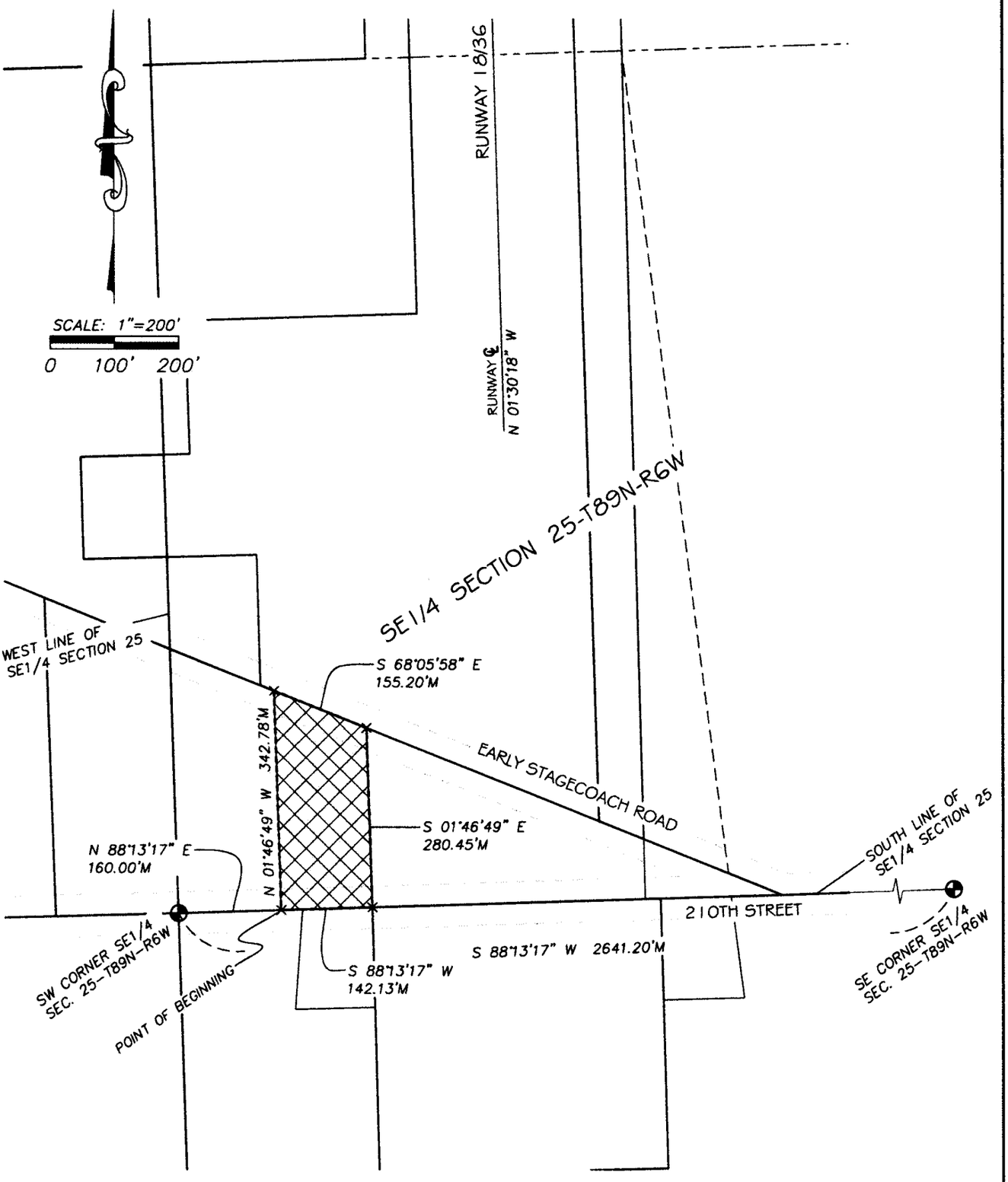
L1	S 68°05'58" E	329.91'M
L2	S 68°05'58" E	526.41'M
L3	S 88°13'17" W	482.09'M
L4	S 88°13'17" W	302.13'M

- SECTION CORNER
- SET 5/8" x 24" REBAR w/ YELLOW PLASTIC CAP (unless noted otherwise)
- FOUND 1/2" REBAR (BK 2015, PG 1530)
- PARCEL BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- QUARTER-QUARTER SECTION LINE
- RIGHT OF WAY LINE
- M MEASURED DISTANCE

SURVEY FOR: CITY OF MANCHESTER

SHEET	date	LEGAL DESCRIPTION	PLAT OF SURVEY	revisions	KIRKHAM MICHAEL
1/2	11/2021 drawn LEG checked CHM file no. 2006235	FEE TRACT #9B - HILL	MANCHESTER MUNICIPAL AIRPORT MANCHESTER IOWA		

EASEMENT



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N 88°13'17" E (ASSUMED BEARING), 160.00 FT. ON THE SOUTH LINE OF SAID SE1/4 TO THE POINT OF BEGINNING; THENCE N 01°46'49" W, 342.78 FT. TO THE CENTERLINE OF EARLY STAGECOACH ROAD; THENCE S 68°05'58" E, 155.20 FT. ON SAID CENTERLINE; THENCE S 01°46'49" E, 280.45 FT. TO SAID SOUTH LINE; THENCE S 88°13'17" W, 142.13 FT. ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 1.02 ACRES MORE OR LESS OF WHICH 0.23 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

SURVEY FOR: CITY OF MANCHESTER