



Book 2018 Page 1584

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor

JUN 08 2018

FILED
Delaware Co. Assessor

JUN 08 2018

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 32-89-5
QUARTER SECTION: NE1/4
CITY: MANCHESTER
SUBDIVISION: ORIGINAL TOWN OF MANCHESTER
BLOCK: N/A
LOT(S): PARCEL 2018-36
PROPRIETOR: MICHAEL J. McNALLY
REQUESTED BY: MICHAEL J. McNALLY

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

PLAT OF SURVEY
PARCEL 2018-36 PART OF LOT 225 AND THE SOUTH 65.00 FEET OF LOT 224,
IN THE ORIGINAL TOWN OF MANCHESTER,
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

NOTE: THIS IS A RETRACEMENT SURVEY OF THE PROEPRTY AS DESCRIBED BY WARRANTY DEED RECORDED OCTOBER 31, 2017, IN BOOK 2017, PAGE 3011 AND BY A WARRANTY DEED RECORDED JUNE 14, 2001, IN BOOK 2001, PAGE 2043; BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. FOR THIS SURVEY DESCRIPTION, THE DELAWARE COUNTY AUDITOR HAS DESIGNATED THE PARCEL AS "PARCEL 2018-36".

SURVEY DESCRIPTION:

PARCEL 2018-36, BEING LOT 225 AND THE SOUTH 65.00 FEET OF LOT 224 IN THE ORIGINAL TOWN OF MANCHESTER, RECORDED IN BOOK 1, PAGE 284, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 224;

THENCE SOUTH 89°29'00" WEST (ASSUMED BEARING), 132.36 FEET ALONG THE SOUTH LINE OF LOTS 224 AND 225 TO THE SOUTHWEST CORNER OF LOT 225;

THENCE NORTH 00°34'04" WEST, 115.50 FEET ALONG THE WEST LINE OF LOT 225 TO THE NORTHWEST CORNER OF LOT 225;

THENCE NORTH 89°24'54" EAST, 66.00 FEET ALONG THE NORTH LINE OF LOT 225 TO THE NORTHEAST CORNER OF LOT 225;

THENCE SOUTH 00°34'04" EAST, 50.29 FEET ALONG THE EAST LINE OF LOT 225;

THENCE NORTH 89°26'58" EAST, 66.36 FEET TO THE EAST LINE OF LOT 224;

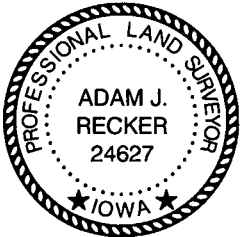
THENCE SOUTH 00°34'04" EAST, 65.33 FEET ALONG THE EAST LINE OF LOT 224 TO THE POINT OF BEGINNING;
CONTAINING 0.274 ACRE, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE IS HEREBY MADE TO A PLAT AND SURVEY MADE BY LYLE G. TeKIPPE, RECORDED JUNE 17, 2008, IN BOOK 2008, PAGE 1926; TO A PLAT AND SURVEY MADE BY LYLE G. TeKIPPE, RECORDED APRIL 24, 2002, IN BOOK 2002, PAGE 1549; BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

BASIS OF BEARING IS NAD83, IOWA REGIONAL COORDINATE SYSTEM, ZONE 3 (ELAKDER).

LEGEND

- FOUND 1/2"Ø REBAR W/RPC #7060
- FOUND 1/2"Ø REBAR
- ★ FOUND 1"Ø HEXAGON DRILL ROD
- FOUND 3/4"Ø IRON PIPE
- SET 1/2"Ø REBAR W/RPC #24627
- ✕ SET CUT "X"
- ☆ CALCULATED POSITION
- SURVEY BOUNDARY
- - - EXISTING PROPERTY LINE
- 60' RIGHT-OF-WAY WIDTH
- (R) PREVIOUSLY RECORDED AS
- RPC RED PLASTIC CAP



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 6-5-18
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.

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
2016 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

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FLD BK: DEL. CO. DELAWARE TWP. 1
PG: 50-51

SURVEY WAS COMPLETED ON:
MAY 14, 2018

JOB NUMBER:
18-419.

SHEET NUMBER:
1 of 2



SHEET NUMBER:
2 of 2