

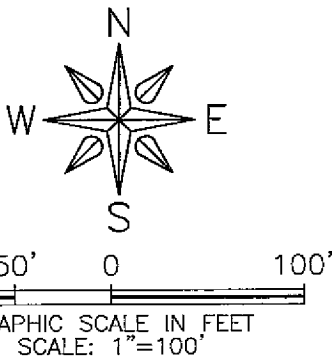
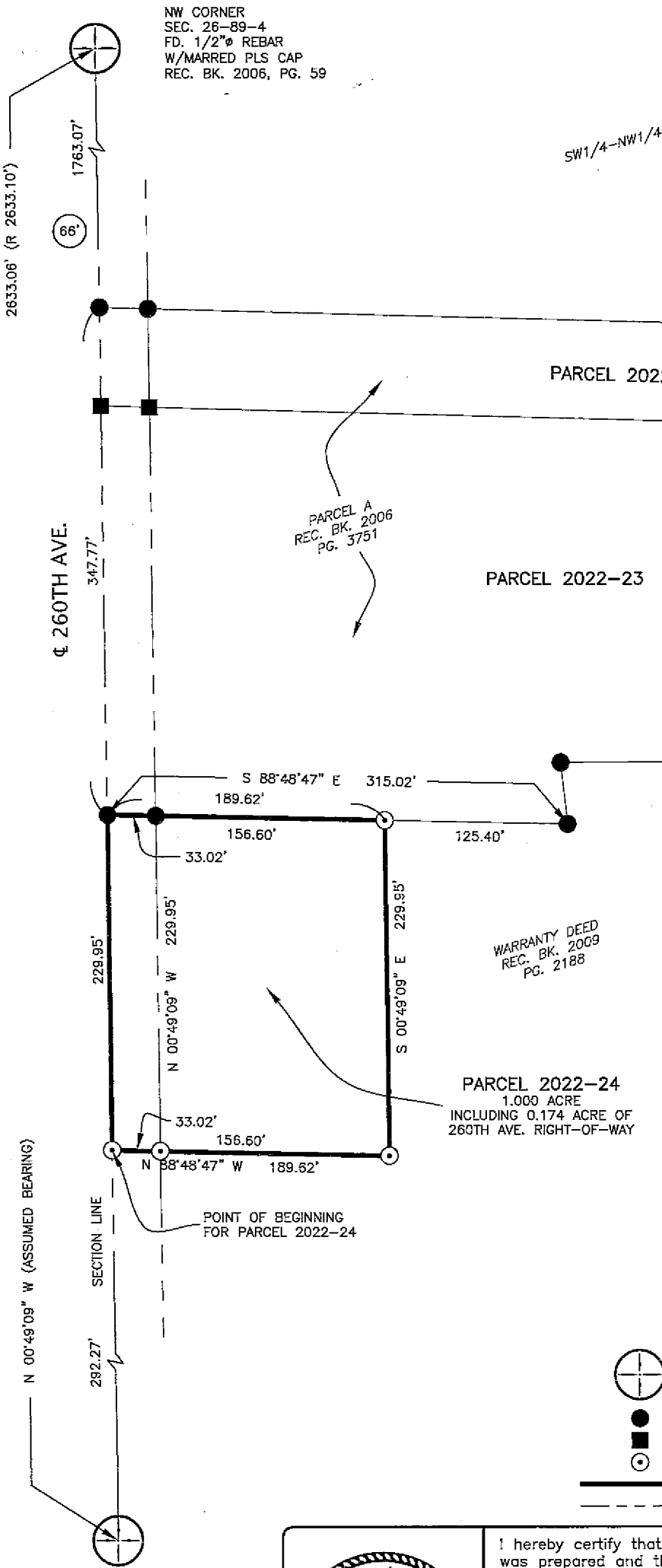
RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 26-T89N-R4W
QUARTER SECTION: SW1/4-NW1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2022-24
PROPRIETOR: JOHN & MARGARET HOGAN
REQUESTED BY: CRAIG SCHULTE

Filed Delaware Co Assessor 2/18/2022
Filed Delaware Co Auditor 2/18/2022

Recorded: 2/18/2022 at 3:09:43.0 PM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.13
Combined Fee: \$10.13
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 573

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

PLAT OF SURVEY
PARCEL 2022-24
IN THE SW1/4 OF THE NW1/4 OF SECTION 26-T89N-R4W
DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION

PARCEL 2022-24 IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION;

THENCE NORTH 00°49'09" WEST (ASSUMED BEARING), 292.27 FEET ALONG THE WEST LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°49'09" WEST, 229.95 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF PARCEL A, AS RECORDED IN BOOK 2006, PAGE 3751, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE SOUTH 88°48'47" EAST, 189.62 FEET ALONG SAID SOUTH LINE;

THENCE SOUTH 00°49'09" EAST, 229.95 FEET;

THENCE NORTH 88°48'47" WEST, 189.62 FEET TO SAID WEST LINE AND THE POINT OF BEGINNING;

CONTAINING 1.000 ACRE, INCLUDING 0.174 ACRE OF 260TH AVENUE RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GPS EQUIPMENT IS USING IOWA REGIONAL COORDINATE SYSTEM ZONE 13-ELKADER NAD83 WITH GEOID 12B, U.S. SURVEY FOOT.

LEGEND

SECTION CORNER AS DESCRIBED	---	EXISTING RIGHT-OF-WAY
FOUND 1/2"Ø REBAR W/YPC #12642	●	EXISTING PROPERTY LINE
FOUND 1/2"Ø REBAR W/RPC #24627	■	RIGHT-OF-WAY WIDTH
SET 1/2"Ø REBAR W/RPC #24627	○	RED PLASTIC CAP
SURVEY BOUNDARY	---	YELLOW PLASTIC CAP
SECTION LINE	---	

W1/4 CORNER
SEC. 26-89-4
FD. 1/2"Ø REBAR NO CAP
TOP 1-1/2" OF REBAR BENT
REC. BK. 2006, PG. 3752



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
Adam J. Recker, P.L.S.
License Number: 24627
My license renewal date is December 31, 2023.
Sheets covered by this seal: SHEET 1

2-18-2022
Date

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

G:\C3D\22-079\22-079 Legal.dwg

FLD BK: DEL. CO. ONEIDA TWP. 1
PG: 31-32

SURVEY WAS COMPLETED ON:
FEBRUARY 8, 2022

JOB NUMBER:
22-079

SHEET NUMBER:
1 of 1