

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 2022-22 & 2022-23
PROPRIETOR: CRAIG B. SCHULTE & BETH A. RONNEBAUM
REQUESTED BY: CRAIG SCHULTE

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

Recorded: 2/18/2022 at 3:09:44.0 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: 574

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

PLAT OF SURVEY
PARCEL 2022-22 & PARCEL 2022-23
IN THE SW1/4 OF THE NW1/4 OF SECTION 26-T89N-R4W
DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

NOTE: THIS IS A RETRACEMENT SURVEY AND DIVISION OF THE PROPERTY AS DESCRIBED BY A WARRANTY DEED, RECORDED IN BOOK 2006, PAGE 4084, AND A PLAT OF SURVEY FOR PARCEL A RECORDED IN BOOK 2006, PAGE 3751, BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. FOR THIS SURVEY DESCRIPTION, THE DELAWARE COUNTY AUDITOR HAS DESIGNATED THE SURVEYED PARCELS AS "PARCEL 2022-22 AND PARCEL 2022-23".

PARCEL 2022-22

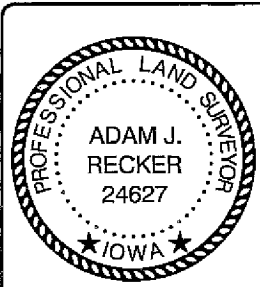
PARCEL 2022-22 IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION;
THENCE NORTH 00°49'09" WEST (ASSUMED BEARING), 522.22 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE SOUTHWESTERLY CORNER OF PARCEL A, AS RECORDED IN BOOK 2006, PAGE 3751, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;
THENCE CONTINUING NORTH 00°49'09" WEST, 280.36 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°49'09" WEST, 67.41 FEET ALONG SAID WEST LINE;
THENCE SOUTH 88°21'20" EAST, 646.70 FEET ALONG THE NORTH LINE OF SAID PARCEL A;
THENCE SOUTH 01°33'51" EAST, 67.46 FEET ALONG THE EAST LINE OF SAID PARCEL A;
THENCE NORTH 88°21'20" WEST, 647.58 FEET TO THE SAID WEST LINE AND THE POINT OF BEGINNING;
CONTAINING 1.000 ACRE, INCLUDING 0.051 ACRE OF 260TH AVENUE RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

AND

PARCEL 2022-23

PARCEL 2022-23 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), 522.22 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING AND THE SOUTHWESTERLY CORNER OF PARCEL A, AS RECORDED IN BOOK 2006, PAGE 3751, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;
THENCE CONTINUING NORTH 00°49'09" WEST, 280.36 FEET ALONG SAID WEST LINE;
THENCE SOUTH 88°21'20" EAST, 647.58 FEET TO THE EAST LINE OF SAID PARCEL A;
THENCE SOUTH 01°33'51" EAST, 224.37 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID PARCEL A;
THENCE SOUTH 89°41'02" WEST, 339.07 FEET;
THENCE SOUTH 06°13'06" EAST, 42.36 FEET;
THENCE NORTH 88°48'47" WEST, 315.02 FEET ALL ALONG SAID SOUTH LINE TO SAID WEST LINE AND THE POINT OF BEGINNING;
CONTAINING 3.777 ACRES, INCLUDING 0.212 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.



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 2-18-2022
Adam J. Recker, P.L.S. Date
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

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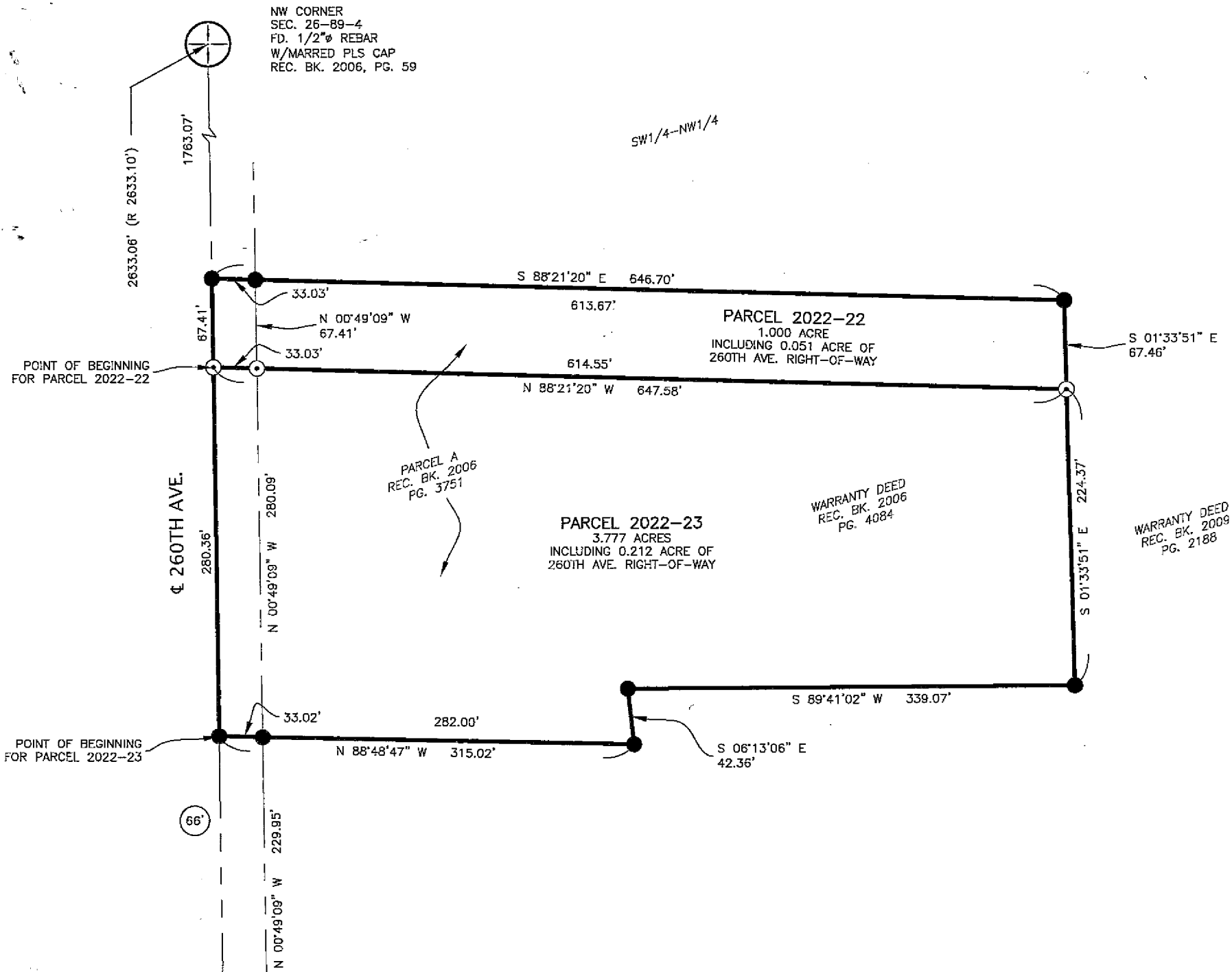
FLD BK: DEL. CO. ONEIDA TWP. 1
PG: 31-32

SURVEY WAS COMPLETED ON:
FEBRUARY 8, 2022

JOB NUMBER:
22-079

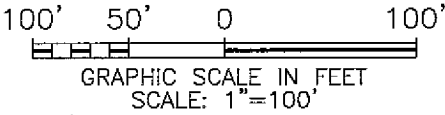
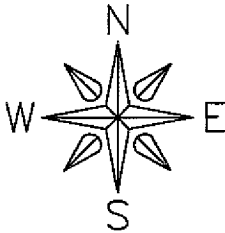
SHEET NUMBER:
1 of 2

PLAT OF SURVEY
PARCEL 2022-22 & PARCEL 2022-23
IN THE SW1/4 OF THE NW1/4 OF SECTION 26-T89N-R4W
DELAWARE COUNTY, IOWA



LEGEND

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



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SHEET NUMBER:
2 of 2