

RECORDER'S INDEX	<div>Recorded: 5/23/2022 at 9:48:06.0 AM</div> <div>County Recording Fee: \$12.00</div> <div>Iowa E-Filing Fee: \$3.22</div> <div>Combined Fee: \$15.22</div> <div>Revenue Tax:</div> <div>Delaware County, Iowa</div> <div>Daneen Schindler RECORDER</div> <div>BK: 2022 PG: 1634</div> <div>Filed Delaware Co Assessor 5/23/2022</div> <div>Filed Delaware Co Auditor 5/23/2022</div>
COUNTY: DELAWARE	
SECTION: 32-T88N-R3W	
QUARTER SECTION: SE1/4-SW1/4	
CITY: N/A	
SUBDIVISION: N/A	
BLOCK: N/A	
LOT(S): PARCEL 2022-57	
PROPRIETOR: CALVIN P. AND DONNA M. GIBBS	
REQUESTED BY: CALVIN P. GIBBS	

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

PLAT OF SURVEY  
PARCEL 2022-57  
IN THE SE1/4 OF THE SW1/4 OF SECTION 32-T88N-R3W  
DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

PARCEL 2022-57 IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION;  
THENCE NORTH 89°47'20" WEST (ASSUMED BEARING), 803.37 FEET ALONG SOUTH SECTION LINE;  
THENCE NORTH 00°02'36" WEST, 551.10 FEET;  
THENCE SOUTH 89°47'20" EAST, 360.59 FEET;  
THENCE NORTH 00°02'36" WEST, 773.90 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
THENCE SOUTH 89°45'26" EAST, 442.77 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION;  
THENCE SOUTH 00°02'36" EAST, 1324.76 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING;  
CONTAINING 18.029 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED DECEMBER 17, 2015, IN BOOK 2015, PAGE 3394; TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED JUNE 24, 2019, IN BOOK 2019, PAGE 1594; TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED AUGUST 26, 2009 IN BOOK 2009, PAGE 3363; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

EASEMENT DESCRIPTION








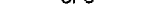
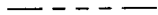



A STRIP OF LAND FOR AN INGRESS/EGREES EASEMENT PURPOSES BEING 30 FEET IN WIDTH LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

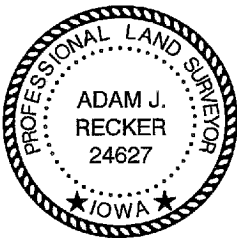
COMMENCING AT THE SOUTH QUARTER OF SAID SECTION;  
THENCE NORTH 00°02'36" WEST, 102.60 FEET ALONG EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING;  
THENCE NORTH 80°33'45" WEST, 138.29 FEET;  
THENCE SOUTH 12°26'42" WEST, 127.67 FEET TO THE SOUTH SECTION LINE OF SAID SECTION, SUBJECT TO OTHER EASEMENTS OF RECORD.

NOTE: THE LINES OF SAID INGRESS/EGRESS EASEMENT ARE BEING EXTENDED OR SHORTENED TO MEET ANGLE POINTS.  
REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED MAY 27, 2005, RECORDED IN BOOK 2005, PAGE 1862, TO AN EASEMENT FOR PUBLIC HIGHWAY MADE BY J. DAVID GIBBS, RECORDED JUNE 6, 2005 IN BOOK 2005, PAGE 2345; BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

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

LEGEND

	SECTION CORNER AS DESCRIBED		1/4-1/4 SECTION LINE
	SET 1/2"Ø REBAR W/RPC #24627		PROPOSED EASEMENT
	CALCULATED POSITION		EXISTING FENCE
	SURVEY BOUNDARY		PREVIOUSLY RECORDED AS
	SECTION LINE		ORANGE PLASTIC CAP
	1/4 SECTION LINE		RED PLASTIC CAP
			YELLOW 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*  
Adam J. Recker, P.L.S.

License Number: 24627  
My license renewal date is December 31, 2023.  
Sheets covered by this seal: SHEETS 1 THROUGH 2

5-19-2022  
Date

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL  
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ILLINOIS  
IOWA  
WISCONSIN

G:\C3D\22\22-546 Gibbs\22-546 Legal.dwg

FLD BK: DEL. CO. SOUTH FORK  
TWP. 1 PG: 11-12

JOB NUMBER:  
22-546

SURVEY WAS COMPLETED ON:  
MAY 6, 2022

SHEET NUMBER:  
1 of 2

PLAT OF SURVEY  
PARCEL 2022-57  
IN THE SE1/4 OF THE SW1/4 OF SECTION 32-T88N-R3W  
DELAWARE COUNTY, IOWA

