

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 7-T89N-R4W
QUARTER SECTION: NE1/4-NE1/4, NW1/4-NE1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): N/A
PROPRIETOR: BEAU ANDREW HUTCHINSON
REQUESTED BY: RICK DEUTMEYER

RETRACEMENT SURVEY
SOUTH LINE OF THE NORTH 183' OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL
AND PACIFIC RAILROAD COMPANY'S 100' ROW IN THE NW1/4-NE1/4, AND
THE SOUTH AND EAST LINE OF THE THAT PART OF THE NORTH HALF OF THE NE1/4
ALONG THE NORTH 183' OF THE EAST ROW LINE OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL
AND PACIFIC RAILROAD COMPANY ,THENCE EAST 60', THENCE NORTH 183' TO A POINT
65' EAST OF THE EAST ROW LINE OF RAILROAD
IN SECTION 7-T89N-R4W, DELAWARE COUNTY, IOWA

Recorded: 8/10/2022 at 3:50:22.0 PM
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: 2388

Filed Delaware County Auditor 8/10/2022
Filed Delaware County Assessor 8/10/2022

FOR RECORDER'S USE ONLY

LEGAL DESCRIPTION

NOTE: RETRACEMENT PLAT IS THE NORTH AND EAST PROPERTY LINES OF A COURT OFFICER DEED RECORDED JANUARY 20, 2022, IN BOOK 2022, PAGE 220 ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, DESCRIBED AS COMMENCING AT A POINT 84 RODS 14 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7, RUNNING THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE EAST LINE OF CHICAGO, MILWAUKEE AND ST. PAUL RAILWAY RIGHT OF WAY 183 FEET, THENCE EAST 60 FEET, THENCE NORTH 183 FEET TO A POINT 65 FEET EAST OF THE PLACE OF BEGINNING, THENCE WEST 65 FEET TO THE PLACE OF BEGINNING

AND

THE NORTH 183 FEET OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S 100 FOOT RIGHT-OF-WAY ACROSS THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.

NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA SOUTH 89°14'38" EAST (ASSUMED BEARING), 2742.83 FEET;

REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY PAUL ILG, RECORDED OCTOBER 28, 1905, IN BOOK A, PAGE 74; TO A SURVEY AND PLAT MADE BY D.O. POTTER, RECORDED OCTOBER 29, 1897, IN BOOK 1, PAGE 100; TO A SURVEY AND PLAT MADE BY R. P. JOHNSTON, RECORDED DECEMBER 15, 1899, IN BOOK 1, PAGE 111; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED MAY 28, 1992, IN BOOK 6, PAGE 198; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED APRIL 11, 1996, IN BOOK 7, PAGE 18; TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED JULY 6, 2007, IN BOOK 2007, PAGE 2197; ALL 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, US SURVEY FOOT.









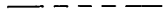







SURVEYOR'S NOTE:

ESTABLISHED FORMER CHICAGO, MILWAUKEE, & ST. PAUL RAILROAD RIGHT-OF-WAY BY USING AN EXISTING FENCE LINE FOR THE WEST RIGHT-OF-WAY LINE FOR SAID RAILROAD ALONG THE WEST SIDE AND SOUTH OF COURT OFFICER DEED RECORDED IN BOOK 2022, PAGE 220, AND USING THE TANGENT LINE AND RADIUS FOR THE EAST RIGHT-OF-WAY LINE FOR SAID RAILROAD CALLED FOR IN THE PLAT OF SURVEY RECORDED IN BOOK 7, PAGE 18, ALL LOCATED IN THE DELAWARE COUNTY RECORDER'S OFFICE AND BY USING THE RAILROAD STRIP MAP FOR THE CITY OF ONEIDA LOCATED IN THE DELAWARE COUNTY ASSESSOR'S OFFICE. I HAD OFFSET THE WEST RIGHT-OF-WAY LINE TO ESTABLISH THE EAST RIGHT-OF-WAY TANGENT. THEN USED THE TWO TANGENT LINES AND THE PLATTED RADIUS TO ESTABLISH THE EAST RIGHT OF WAY LINE. THE OFFSET OF THE ESTABLISHED EAST RIGHT-OF-WAY LINE WAS USED FOR THE CENTERLINE AND WEST RIGHT-OF-WAY LINES. THE SOUTHWESTERLY CORNER OF PARCEL C AND THE NORTHWESTERLY CORNER OF PARCEL D SHOWN IN PLAT OF SURVEY RECORDED IN BOOK 7, PAGE 18, IS 5.89 FEET EASTERLY FROM THE ESTABLISHED EAST RIGHT-OF-WAY LINE. IT IS MY OPINION THAT THE SECOND TANGENT LINE WASN'T ESTABLISHED IN SAID PLAT AND NOW THAT THE SECOND TANGENT LINE IS ESTABLISHED, THE ERROR IS SHOWN.

Curve Table				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	50.63'	1859.86'	S 11°04'40" E	50.63'
C2	183.26'	1859.86'	S 07°28'30" E	183.19'
C3	668.77'	1859.86'	N 05°38'56" E	665.17'
C4	682.01'	1909.86'	N 05°43'12" E	678.40'
C5	183.16'	1909.86'	S 07°15'28" E	183.09'
C6	61.75'	1909.86'	S 10°55'53" E	61.75'
C7	695.26'	1959.86'	N 05°47'14" E	691.62'
C8	183.07'	1959.86'	S 07°03'05" E	183.00'
C9	72.87'	1959.86'	S 10°47'33" E	72.87'
C10	902.66'	1859.86'	N 02°02'46" E	893.83'
C11	926.93'	1909.86'	N 02°02'46" E	917.86'
C12	951.20'	1959.86'	N 02°02'46" E	941.89'

Line Table		
NUMBER	BEARING	DISTANCE
L1	N 15°57'01" E	101.12'
L2	N 15°57'01" E	101.12'
L3	N 15°57'01" E	101.12'
L4	S 11°51'28" E	1092.06'
L5	S 11°51'28" E	1092.06'
L6	S 11°51'28" E	1092.06'

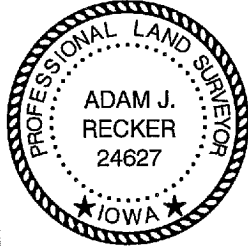
LEGEND

- 















- SECTION CORNER AS DESCRIBED

FOUND 5/8"Ø REBAR
FOUND 1-1/2"Ø IRON PIPE
FOUND 1/2"Ø REBAR OPC #8419
SET 1/2"Ø REBAR W/RPC #24627
CALCULATED POSITION
SET CUT X
SURVEY BOUNDARY
SECTION LINE
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING FENCE


RIGHT-OF-WAY WIDTH

PREVIOUSLY RECORDED AS
ORANGE PLASTIC CAP
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 8-5-2022
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 3



ILLINOIS
IOWA
WISCONSIN

ENGINEERING & ENVIRONMENTAL
© 2022 FEHR GRAHAM

G:\C3D\22\22-639 Deutmeyer\22-639 Legal.dwg

FLD BK: DEL. CO. ONEIDA TWP 1
PG: 33-34

JOB NUMBER:
22-639

SURVEY WAS COMPLETED ON:
AUGUST 5, 2022

SHEET NUMBER:
1 of 3

