

INDEX LEGEND
 COUNTY: DELAWARE
 CITY: MANCHESTER
 PARCEL ID: 130250001900
 LEGAL DESCRIPTION: PART OF THE W1/2 SW1/4 SE1/4 SEC. 25-T89N-R6W
 PROPRIETOR: JAMES W. HILL
 SURVEYOR: CHAD W. MARSH
 COMPANY: KIRKHAM MICHAEL
 12700 WEST DODGE ROAD
 OMAHA, NE 68154 402-393-5630

Recorded: 11/4/2022 at 8:10:47.0 AM
 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: 3321

PLAT OF SURVEY

PARCEL 2022-111

IN THE W1/2 SW1/4 SE1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE W1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N 88°13'17" E (ASSUMED BEARING), 302.13 FT. ON THE SOUTH LINE OF SAID SE1/4 TO THE POINT OF BEGINNING; THENCE N 01°46'49" W, 280.45 FT. TO THE CENTERLINE OF EARLY STAGECOACH ROAD; THENCE S 68°05'58" E, 698.30 FT. ON SAID CENTERLINE TO SAID SOUTH LINE; THENCE S 88°13'17" W, 639.50 FT. ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 2.08 ACRES MORE OR LESS OF WHICH 0.89 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

PARCEL 2022-112

IN THE W1/2 SW1/4 SE1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

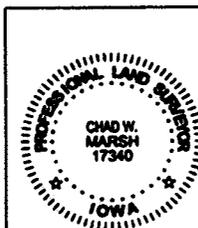
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE W1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SE1/4; THENCE N 01°46'49" W (ASSUMED BEARING), 412.94 FT. ON THE WEST LINE OF SAID SE1/4 TO THE CENTERLINE OF EARLY STAGECOACH ROAD; THENCE S 68°05'58" E, 329.91 FT. ON SAID CENTERLINE; THENCE S 01°46'49" E, 280.45 FT. TO THE SOUTH LINE OF SAID SE1/4; THENCE S 88°13'17" W, 302.13 FT. ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 2.40 ACRES MORE OR LESS OF WHICH 0.48 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

SURVEY FOR: CITY OF MANCHESTER



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT 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.

Chad W. Marsh 10-13-22
 CHAD W. MARSH DATE

LICENSE NUMBER 17340

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1 THRU SHEET 2

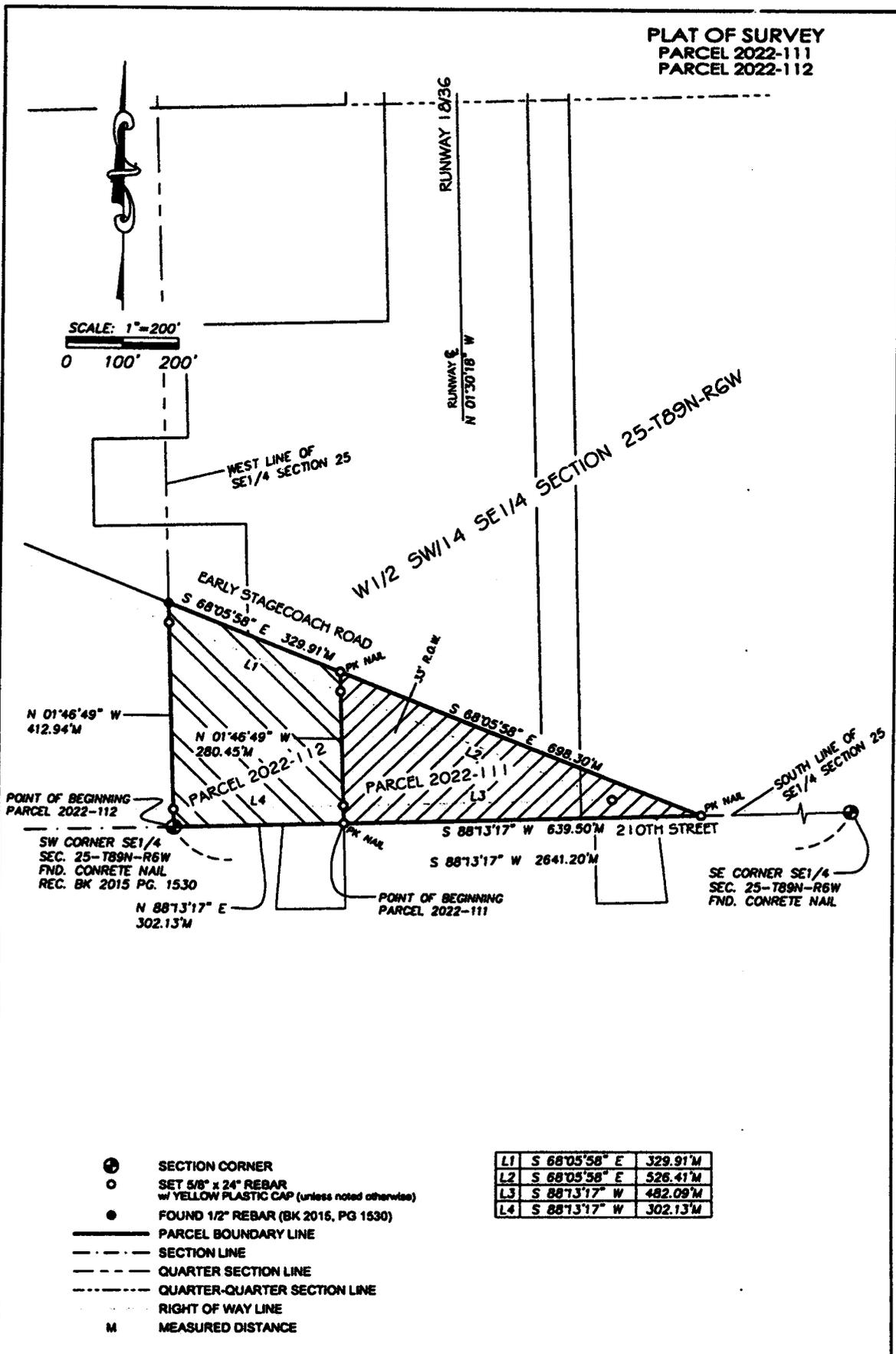
2/2

LEGAL DESCRIPTION
 FEE TRACT #98 - HILL

PLAT OF SURVEY
 MANCHESTER MUNICIPAL IMPROV

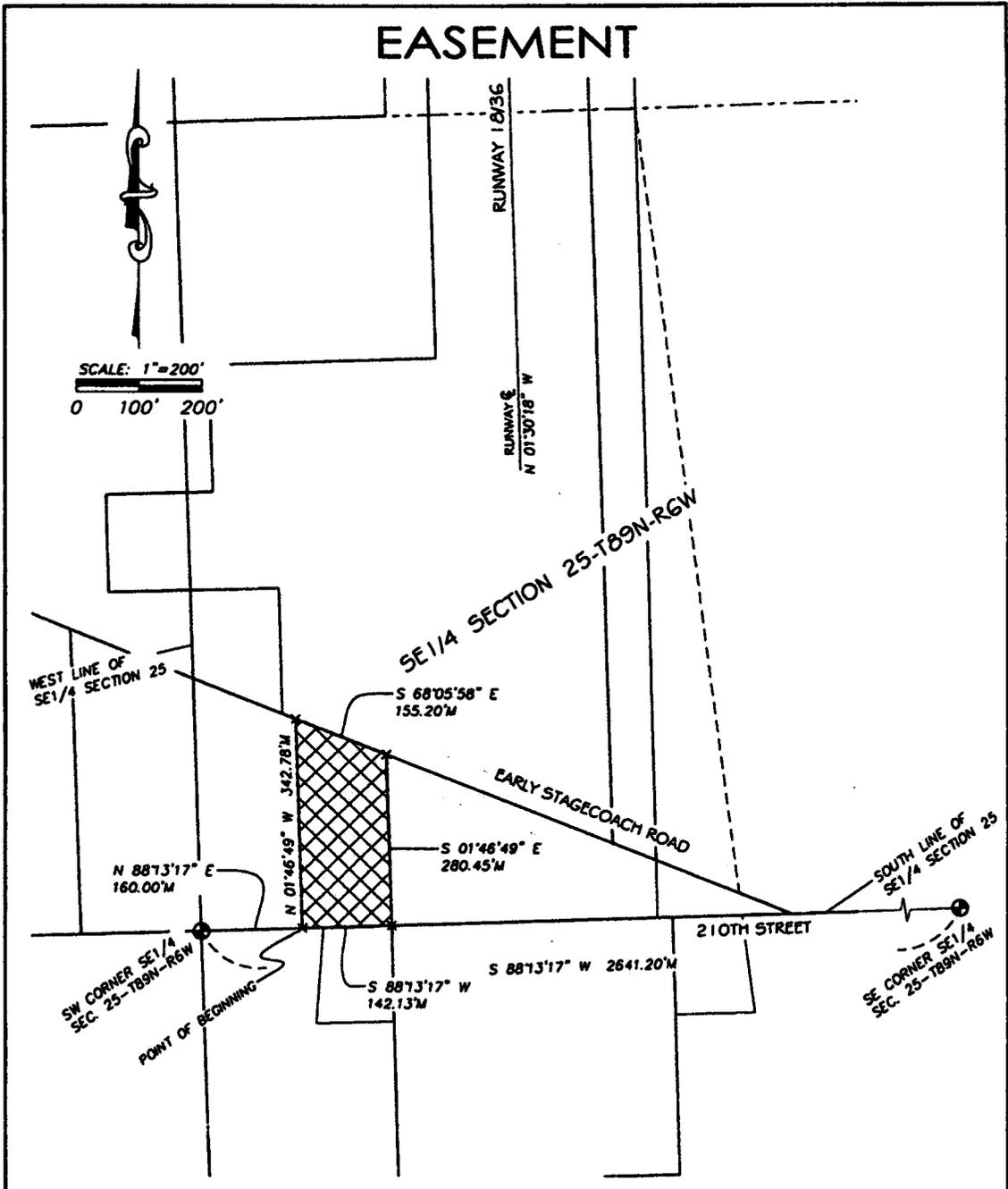
KIRKHAM MICHAEL

PLAT OF SURVEY
 PARCEL 2022-111
 PARCEL 2022-112



SURVEY FOR: CITY OF MANCHESTER

EASEMENT



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 6 WEST 1/4 THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SE 1/4; THENCE N 88°13'17" E (ASSUMED BEARING), 160.00 FT. ON THE SOUTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE N 01°46'49" W, 342.78 FT. TO THE CENTERLINE OF EARLY STAGECOACH ROAD; THENCE S 68°05'58" E, 155.20 FT. ON SAID CENTERLINE; THENCE S 01°46'49" E, 280.45 FT. TO SAID SOUTH LINE; THENCE S 88°13'17" W, 142.13 FT. ON SAID SOUTH LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 1.02 ACRES MORE OR LESS OF WHICH 0.23 ACRES PREVIOUSLY USED AS ROAD RIGHT OF WAY.

SURVEY FOR: CITY OF MANCHESTER