RECORDER'S

RECORDER'S INDEX COUNTY: DELAWARE SECTION: 34-T87N-R5W QUARTER SECTION: SW1/4-SW1/4 CITY: N/A SUBDIVISION: N/A BLOCK: N/A LOT(S): PARCEL D & E

Recorded: 7/27/2023 at 9:02:28.0 AM

County Recording Fee: \$12.00 Iowa E-Filing Fee: \$3.22

Revenue Tax:

Delaware County, Iowa Daneen Schindler RECORDER

BK: 2023 PG: 1750

Combined Fee: \$15.22

Filed Delaware County Auditor 7/27/2023 Filed Delaware County Assessor 7/27/2023

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057 - PH: 563.927.2060

RETRACEMENT PLAT OF SURVEY FOR PARCEL E IN THE SW 1/4 OF THE SW1/4 OF SECTION 34-T87N-R5W DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

.NOTE: THIS IS A RETRACEMENT SURVEY OF PARCEL E, CREATED IN PLAT OF SURVEY BY STEPHEN M. SCOTT, RECORDED NOVEMBER 2, 2011, IN BOOK 2011, PAGE 3515; AND THE PROPERTY AS DESCRIBED BY A QUIT CLAIM DEED RECORDED APRIL 20, 2012, IN BOOK 2012, PAGE 1316; BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

SURVEY DESCRIPTION:

PROPRIETOR: JAMIE J. ANDERSON REQUESTED BY: KENT BERGSTRAND

PARCEL E, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 87 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION AND THE SOUTHWEST CORNER OF PARCEL D;

THENCE NORTH 89°54'03" EAST (ASSUMED BEARING), 418.93 FEET ALONG THE SOUTH LINE OF SAID SECTION AND ALSO THE SOUTH LINE OF PARCEL D TO THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF PARCEL E;

THENCE NORTH 00°14'33" EAST. 124.03 FEET ALONG THE WEST LINE OF PARCEL E;

THENCE NORTH 89"54"03" EAST, 31.71 FEET;

THENCE NORTH 00'15'07 EAST, 130.87 FEET ALL ALONG SAID WEST LINE TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89'54'03" EAST, 509.66 FEET ALONG THE NORTH LINE OF PARCEL E TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00'12'43" WEST, 254.90 FEET ALONG THE EAST LINE OF PARCEL E TO THE SOUTHEAST CORNER THEREOF AND THE SOUTH LINE OF SAID SECTION;

THENCE SOUTH $89^{\circ}54'03''$ West, 541.42 Feet along the south line of parcel e and the said south line to the point of beginning;

CONTAINING 3.073 ACRES, INCLUDING 0.410 ACRE OF LINN-DELAWARE ROAD RIGHT-OF-WAY, SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY RANDALL L. RATTENBORG, RECORDED JULY 24, 2023, IN BOOK 2023, PAGE 1710; TO A SURVEY AND PLAT MADE BY STEPHEN M. SCOTT, RECORDED NOVEMBER 2, 2011, IN BOOK 2011, PAGE 3515; TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED JUNE 23, 2010, IN BOOK 2010, PAGE 1916; TO A SURVEY AND PLAT MADE BY ROGER R. MOHN, RECORDED DECEMBER 21, 2007, IN BOOK 2007, PAGE 4076; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

LEGEND



SECTION CORNER AS DESCRIBED

FOUND 1/2"ø REBAR W/RPC #13842 FOUND 1/2"ø REBAR

FOUND 1/2"ø REBAR W/OPC #17939 FOUND 1/2"ø REBAR W/ALUM. CAP #10165

SET 1/2"ø REBAR W/RPC #24627 SET < DESCRIPTION>

SURVEY BOUNDARY SECTION LINE EXISTING RIGHT-OF-WAY (66') RIGHT-OF-WAY WIDTH

(R) PREVIOUSLY RECORDED AS RED PLASTIC CAP RPC ORANGE PLASTIC CAP

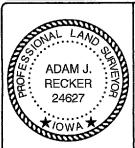
SURVEYOR:

FEHR GRAHAM 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057

PROPRIETOR/OWNER:

ANDERSON, JAMIE J 1913 LINN DELAWARE ROAD COGGON, IA 52218

REQUESTED BY: BERGSTRAND, KENT 130 LIBERTY ST



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 lowa.

adam Roch Adam J. Recker, P.L.S. License Number: 24627

<u>7-25-2023</u>

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

EHR GRAHAM

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ILLINOIS IOWA WISCONSIN

JOB NUMBER: 23-901

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FLD BK:DEL, CO. HAZEL GREEN TWP

SHEET NUMBER:

NO. 1
PG: 4-5
SURVEY WAS COMPLETED ON: JULY 18, 2023

