

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
PROPRIETOR: JAMIE J. ANDERSON
REQUESTED BY: KENT BERGSTRAND

Recorded: 7/27/2023 at 9:02:28.0 AM
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax:
 Delaware County, Iowa
 Daneen Schindler RECORDER
 BK: 2023 PG: 1750

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

FOR RECORDER'S USE ONLY

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:

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°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
- RPC RED PLASTIC CAP
- OPC 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
 MANCHESTER, IA 52027



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 7-25-2023
 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

FEHR GRAHAM

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ILLINOIS
 IOWA
 WISCONSIN

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FLD BK:DEL. CO. HAZEL GREEN TWP
 NO. 1
 PG: 4-5
 SURVEY WAS COMPLETED ON:
 JULY 18, 2023

JOB NUMBER:
 23-901

SHEET NUMBER:
 1 of 2

