

RECORDER'S INDEX	
COUNTY:	DELAWARE
SECTION:	20-T89N-R5W
QUARTER SECTION:	SW1/4
CITY:	MANCHESTER
SUBDIVISION:	HENRY ACRES' ADDITION
BLOCK:	N/A
LOT(S):	PART OF LOT 69
PROPRIETOR:	DANIEL G. & PATRICIA J. ELLEDGE
REQUESTED BY:	DANIEL G. ELLEDGE

Filed Delaware County Assessor 10/26/2023

Filed Delaware County Auditor 10/26/2023

Recorded: 10/26/2023 at 1:37:55.0 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: 2023 PG: 2667

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

### PART OF LOT 69, IN HENRY ACERS' ADDITION IN THE SW1/4 OF SECTION 20-T89N-R5W, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

#### LEGAL DESCRIPTION

NOTE: THIS IS A RETRACEMENT SURVEY OF A WARRANTY DEED RECORDED JUNE 27, 2023, IN BOOK 2023, PAGE 1448, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

**DEED DESCRIPTION:**

THE WEST ONE-HALF (1/2) OF THE NORTH ONE HUNDRED (100.00) FEET OF LOT SIXTY NINE (69), HENRY ACERS' ADDITION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 1, EXCEPT THE NORTH EIGHT (8.0) FEET THEREOF.

**SURVEY DESCRIPTION:**

PART OF LOT 69, IN HENRY ACERS' ADDITION, IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 69 OF SAID HENRY ACERS' ADDITION;

THENCE SOUTH 00°19'22" EAST (ASSUMED BEARING), 8.00 FEET ALONG THE WEST LINE OF LOT 69 AND RIGHT-OF-WAY LINE OF NORTH 4TH STREET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°46'01" EAST, 131.61 FEET TO THE WEST HALF OF LOT 69,

THENCE SOUTH 00°18'30" EAST, 92.01 FEET;

THENCE NORTH 89°46'01" WEST, 131.59 FEET TO SAID WEST LINE AND RIGHT-OF-WAY LINE;

THENCE NORTH 00°19'22" WEST, 92.01 FEET ALONG SAID WEST LINE AND RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

CONTAINING 12107 SQUARE FEET, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**SURVEYOR:**

FEHR GRAHAM  
 221 EAST MAIN STREET, SUITE 301  
 MANCHESTER, IA 52057

**PROPRIETOR/OWNER:**

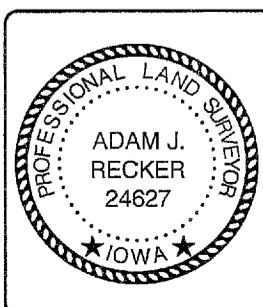
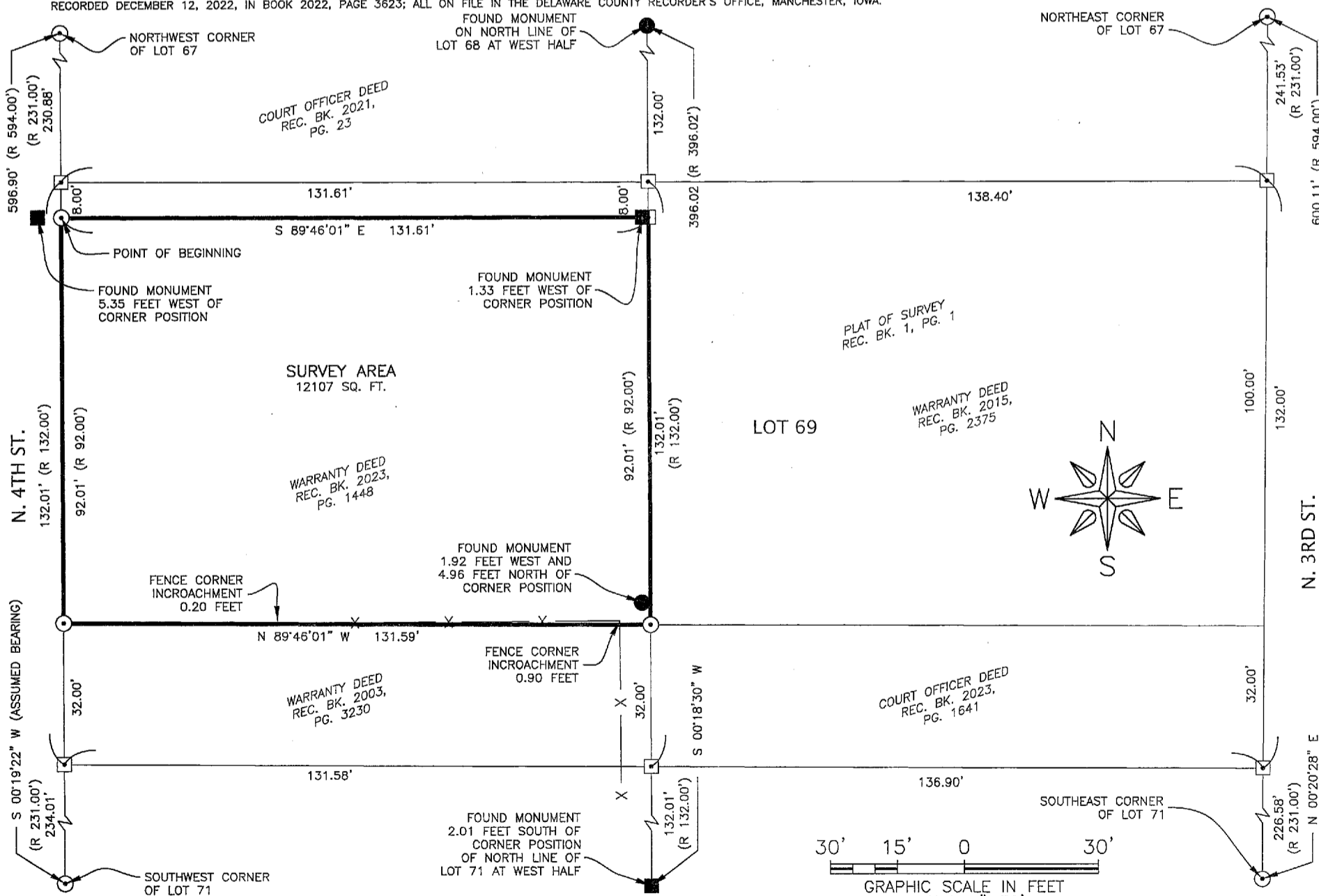
DANIEL G. & PATRICIA J. ELLEDGE

**REQUESTED BY/SUBDIVIDER:**

DANIEL G. ELLEDGE

\*SEE SHEET 2 FOR LEGEND

REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY JOEL BAILEY, RECORDED JULY 13, 1873, IN BOOK 1 PLATS, PAGE 1; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED JUNE 25, 1991, IN BOOK 6, PAGE 141; TO A SURVEY AND PLAT BY A. H. MILLER, RECORDED JUNE 13, 1979, IN BOOK 3, PAGE 191; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED JUNE 15, 1999, IN BOOK 1999, PAGE 2086; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED JUNE 13, 2006, IN BOOK 2006, PAGE 2118; TO A SURVEY AND PLAT MADE BY DANIEL T. CRAWFORD, RECORDED OCTOBER 31, 2002, IN BOOK 2002, PAGE 4013; TO A SURVEY AND PLAT MADE BY RANDALL L. RATTENBORG, RECORDED FEBRUARY 26, 2010, IN BOOK 2010, PAGE 550; TO A SURVEY AND PLAT MADE BY RANDALL L. RATTENBORG, RECORDED APRIL 29, 2010, IN BOOK 2010, PAGE 1269; TO A SURVEY AND PLAT MADE BY RANDALL L. RATTENBORG, RECORDED OCTOBER 3, 2013, IN BOOK 2013, PAGE 3160; TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED OCTOBER 20, 2017, IN BOOK 2017, PAGE 2910; TO A SURVEY AND PLAT MADE BY RANDALL L. RATTENBORG, RECORDED DECEMBER 12, 2022, IN BOOK 2022, PAGE 3623; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.



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 3

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FLD BK: DEL. CO. DELAWARE TWP. 1  
 PG: 70-71

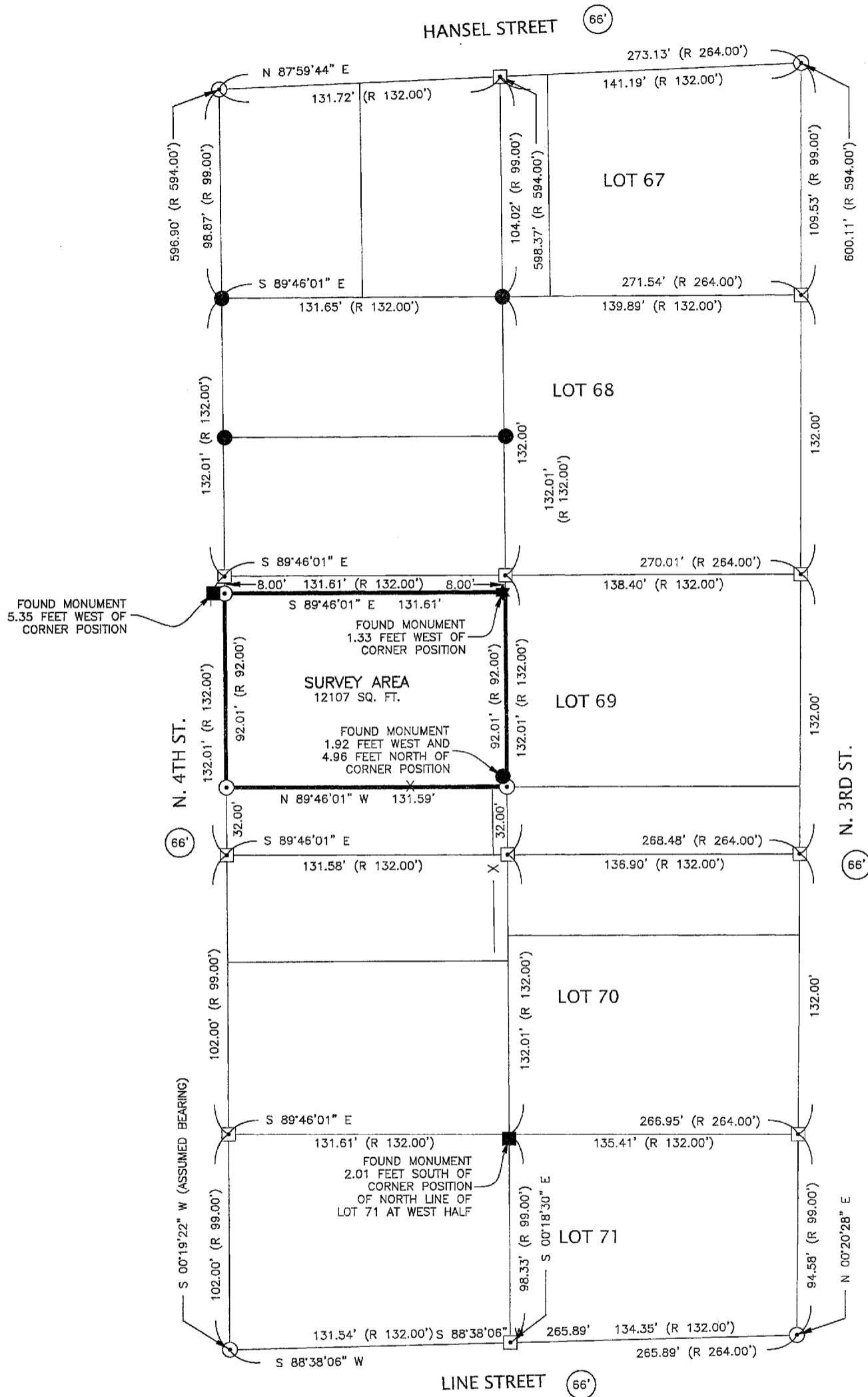
JOB NUMBER:  
 23-876

SURVEY WAS COMPLETED ON:  
 OCTOBER 13, 2023

SHEET NUMBER:  
 1 of 3

# RETRACEMENT PLAT

## PART OF LOT 69, IN HENRY ACERS' ADDITION IN THE SW1/4 OF SECTION 20-T89N-R5W, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

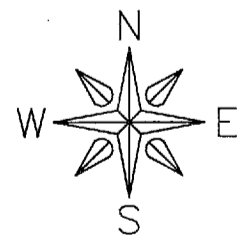


FOUND MONUMENT  
5.35 FEET WEST OF  
CORNER POSITION

FOUND MONUMENT  
1.33 FEET WEST OF  
CORNER POSITION

FOUND MONUMENT  
1.92 FEET WEST AND  
4.96 FEET NORTH OF  
CORNER POSITION

FOUND MONUMENT  
2.01 FEET SOUTH OF  
CORNER POSITION  
OF NORTH LINE OF  
LOT 71 AT WEST HALF

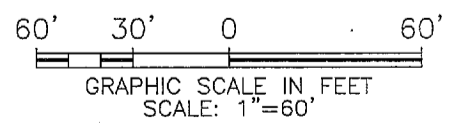


### LEGEND



- SECTION CORNER AS DESCRIBED
- FOUND 1"Ø IRON PIPE
- FOUND 1/2"Ø REBAR NO CAP
- FOUND 1"Ø REBAR
- FOUND 5/8"Ø REBAR
- FOUND 1/2"Ø REBAR W/RPC #7060
- FOUND 1/2"Ø REBAR W/OPC #8419
- FOUND 1/2"Ø REBAR W/YPC #8419
- FOUND 1/2"Ø REBAR W/AC ILLEGABLE
- FOUND 1/2"Ø REBAR W/OPC #17939
- SET 1/2"Ø REBAR W/RPC #24627
- CALCULATED POSITION

- SURVEY BOUNDARY
- SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING FENCE
- RIGHT-OF-WAY WIDTH
- PREVIOUSLY RECORDED AS
- ORANGE PLASTIC CAP
- RED PLASTIC CAP
- YELLOW PLASTIC CAP
- STAINLESS STEEL WASHER



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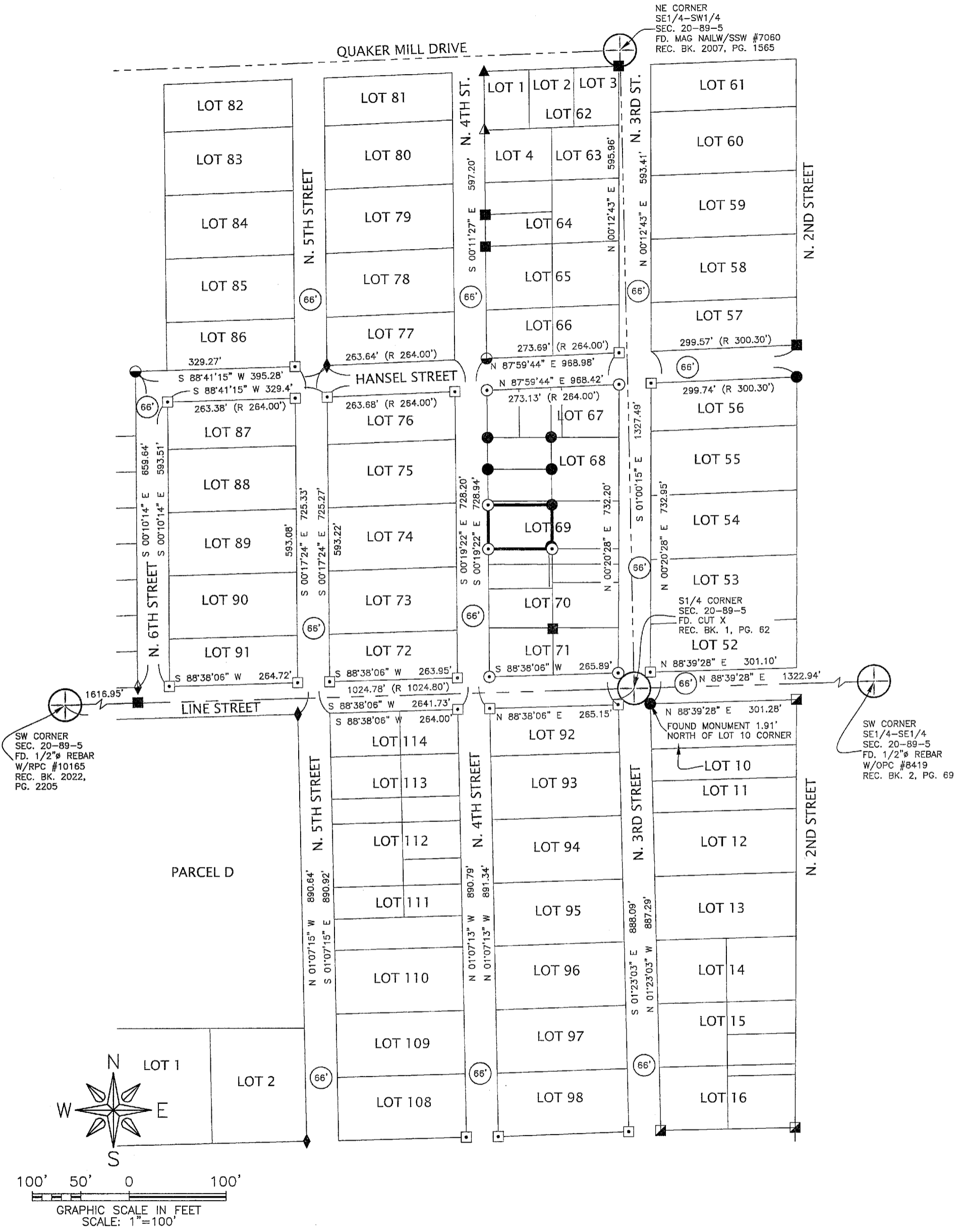
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FLD BK: DEL. CO. DELAWARE TWP. 1 PG: 70-71	JOB NUMBER: 23-876
SURVEY WAS COMPLETED ON: OCTOBER 13, 2023	SHEET NUMBER: 2 of 3

## RETRACEMENT PLAT

### PART OF LOT 69, IN HENRY ACERS' ADDITION IN THE SW1/4 OF SECTION 20-T89N-R5W, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

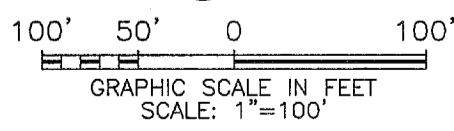
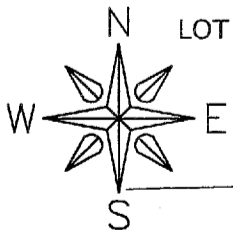
NE CORNER  
SE1/4-SW1/4  
SEC. 20-89-5  
FD. MAG NAILW/SSW #7060  
REC. BK. 2007, PG. 1565



SW CORNER  
SEC. 20-89-5  
FD. 1/2"Ø REBAR  
W/RPC #10165  
REC. BK. 2022,  
PG. 2205

S1/4 CORNER  
SEC. 20-89-5  
FD. CUT X  
REC. BK. 1, PG. 62

SW CORNER  
SE1/4-SE1/4  
SEC. 20-89-5  
FD. 1/2"Ø REBAR  
W/OPC #8419  
REC. BK. 2, PG. 69



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FLD BK: DEL. CO. DELAWARE TWP. 1 PG: 70-71	JOB NUMBER: 23-876
SURVEY WAS COMPLETED ON: OCTOBER 13, 2023	SHEET NUMBER: 3 of 3