RECORDER'S INDEX COUNTY: DELAWARE SECTION: 17 & 20 QUARTER SECTION: SE1/4-SW1/4 AND SW1/4-SE1/4 OF SEC. 17-T90N-R6W AND NW1/4-NE1/4 AND NE1/4-NW1/4 OF SEC. 20-T90N-R6W SUBDIVISION: N/A CITY: N/A BLOCK: N/A LOT(S): PARCELS 2023-100, 2023-101 AND 2023-102 PROPRIETOR: ST. JOHN'S LUTHERAN CHURCH OF DUNDEE, IOWA

Filed Delaware County Assessor 11/30/2023

Filed Delaware County Auditor 11/30/2023

Recorded: 11/30/2023 at 10:51:18.0 AM

County Recording Fee: \$27.00 Iowa E-Filing Fee: \$3.50 Combined Fee: \$30.50 **Revenue Tax:**

Delaware County, Iowa Daneen Schindler RECORDER

BK: 2023 PG: 3005

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

PLAT OF SURVEY

THE SE1/4 OF THE SW1/4 AND PARCEL 2023-100 OF SECTION 17-T90N-R6W AND PARCEL 2023-101 AND PARCEL 2023-102 OF SECTION 20-T90N-R6W ALL IN DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

REQUESTED BY: MARILYN CUNNINGHAM

NOTE: THIS IS A PLAT OF SURVEY FOR A CHANGE OF TITLE RECORDED COURT PROBATE CASE NUMBER P-843, PROBATE DOCKET BOOK 26, PAGE 223 RECORDED IN THE CLERK OF COURT'S OFFICE, DELAWARE COUNTY, MANCHESTER, IOWA. FOR THIS SURVEY DESCRIPTION, THE DELAWARE COUNTY AUDITOR HAS DESIGNATED THE SURVEYED PARCELS AS "PARCEL 2023-100", "PARCEL 2023-101", AND "PARCEL 2023-102".

DEED DESCRIPTION:

THE SE1/4 OF SW1/4 AND SW1/4 OF SE1/4 OF SECTION 17 EXCEPT COMMENCING AT THE SE CORNER OF SW1/4 OF SE1/4 AND RUNNING THENCE W 8 RODS, THENCE N 15 RODS, THENCE E 8 RODS, THENCE SOUTH 15 RODS TO BEGINNING, ALSO A STRIP OF LAND 1 ROD WIDE OFF THE W SIDE OF NW1/4 OF NE1/4 OF SECTION 20, AND THE N1/4 ACRE OF THE NE1/4 OF NW1/4 OF SECTION 20, ALL IN TWP. 90 NORTH, RANGE 6 WEST OF 5TH P.M.

SURVEY DESCRIPTION:

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.

PARCEL 2023-100

PARCEL 2023-100 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION;

THENCE NORTH 02'35'43" EAST (ASSUMED BEARING), 1328.67 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE SOUTH 89'43'37" EAST, 1326.90 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION;

THENCE SOUTH 02'18'33" WEST, 1078.73 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17 AS RECORDED IN PLAT OF SURVEY RECORDED IN BOOK 5, PAGE 163 ON FILE IN THE DELAWARE COUNTY RECORDERS OFFICE, MANCHESTER, IOWA;

THENCE NORTH 89'48'49" WEST, 141.17 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PORTION OF THE SOUTHEAST QUARTER;

THENCE SOUTH 00'11'11" WEST, 247.50 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION;

THENCE NORTH 89'48'49" WEST, 1201.61 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING

CONTAINING 39.734 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 2023-101

PARCEL 2023-101 IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SAID SECTION;

THENCE SOUTH 89'48'49" EAST, 16.50 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE SOUTH 01'38'55" WEST, 1318.67 FEET TO THE CENTERLINE OF 132ND STREET AND THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION;

THENCE NORTH 89'39'04" WEST, 16.50 FEET ALONG SAID CENTERLINE AND SOUTH LINE TO THE WEST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 01'38'55" EAST, 1318.62 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

CONTAINING 0.499 ACRE, INCLUDING 0.013 ACRES OF 132ND STREET RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 2023-102

PARCEL 2023-102 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SAID SECTION;

THENCE SOUTH 01'38'55" WEST, 8.05 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 89'35'36" WEST. 1352.85 FEET TO THE WEST LINE OF SAID QUARTER-QUARTER SECTION;

THENCE NORTH 00"44"05" EAST, 8.05 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID QUARTER-QUARTER SECTION:

THENCE SOUTH 89'35'36" EAST, 1352.98 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

CONTAINING 0.250 ACRE, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE IS HEREBY MADE TO A PLAT AND SURVEY MADE BY DANIEL T. CRAWFORD, RECORDED MARCH 4, 1988, IN BOOK 5, PAGE 163; TO A PLAT AND SURVEY MADE BY J. DAVID GIBBS, RECORDED SEPTEMBER 19, 2003, IN BOOK 2003, PAGE 4563; TO A PLAT AND SURVEY MADE BY ROGER R. MOHN, RECORDED JANUARY 13, 2003, IN BOOK 2003, PAGE 202; TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED MAY 12, 2011, IN BOOK 2011, PAGE 1559; TO A PLAT AND SURVEY MADE BY ADAM J. RECKER, RECORDED JULY 1, 2020, IN BOOK 2020, PAGE 2165; TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED MAY 10, 2010, IN BOOK 2010, PAGE 1385; 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 lowa.

Adam J. Recker, P.L.S.

Sheets covered by this seal: SHEETS 1 THROUGH 5

License Number: 24627

11-30-2623

Date My license renewal date is December 31, 2023.

G:\C3D\23\23-759\23-759 LEGAL.dwg FLD BK: FEHR GRAM 2023 RECKER

PG: 50-51

ENGINEERING & ENVIRONMENTAL

JOB NUMBER: 23-759

ILLINOIS

IOWA

WISCONSIN

SURVEY WAS COMPLETED ON: NOVEMBER 14, 2023 SHEET NUMBER: 1 of 5

PLOT DATE: 11/30/23

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057 - PH: 563.927.2060 PLAT OF SURVEY THE SE1/4 OF THE SW1/4 AND PARCEL 2023-100 OF SECTION 17-T90N-R6W AND PARCEL 2023-101 AND PARCEL 2023-102 OF SECTION 20-T90N-R6W ALL IN DELAWARE COUNTY, IOWA NW CORNER SEC. 17-90-6 FD. MAG NAIL REC. BK. 2003, PG. 336 E1/4 CORNER SEC. 17-90-6 02'44'31" 2658.83' FD. 2-1/2"ø PIPE W/ALUM. CAP #6505 NE1/4 NW1/4 RÉC. BK. 1, PG. 34 S 89'34'02" E S 89"38'25" E 1/4" SECTION LINE 2668.24' (R 2668.43') 1/4 SECTION LINE 2661.03 1348.04 1330.51 1330.52 1320.20 NE CORNER NW1/4-SE1/4 SEC. 17-90-6 SET 1/2"Ø REBAR W/2"Ø ALUM. CAP W1/4 CORNER CENTER NE CORNER SEC. 17-90-6 FD. 1/2"ø REBAR SEC. 17-90-6 FD. 1/2"ø REBAR NW1/4-SW1/4 2649.35 W/MARRED OPC W/ALUM. CAP #10165 REC. BK. 2003, PG. 337 CALCULATED POSITION RÉC. BK. 2020, PG. 2166 #24627 NE1/4-SE1/4 NW1/4-SW1/4 NW1/4-SE1/4 329.45 NE1/4-SW1/4 SECTION LINE LINE SECTION NW CORNER SE1/4-SW1/4 SEC. 17-90-6 1/4 CALCULATED POSITION SET WITNESS POINTS 1/4-1/4 SECTION LINE N 89'34'49" W 1/4-1/4 SECTION LINE S 89'43'37" E 2667.38' 2664.45 1322.71' 1326.90 1340.48' 90' NE CORNER SW1/4-SE1/4 SEC. 17-90-6 SET 1/2"ø REBAR NF CORNER NE CORNER NW CORNER SE1/4-SW1/4 SEC. 17-90-6 CALCULATED POSITION SE1/4-SE1/4 SEC. 17-90-6 CALCULATED POSITION SW1/4-SW1/4 SEC. 17-90-6 SET 1/2"ø REBAR W/2"ø ALUM. CAP SECTION W/2"ø ALUM. CAP SET WITNESS POINTS #24627 SE1/4-SW1/4 SE1/4-SW1/4 SEE SHEET 4 SEE SHEET 4 FOR MORE DETAIL #24627 SE1/4-SE1/4 PARCEL 2023-100 SW1/4-SW1/4 39.734 ACRES SEE SHEET 5 FOR MORE DETAIL BEARING) SE CORNER SEC. 17-90-6 FD. 1/2"ø REBAR ш 18'33" SW1/4-SE1/4 03.04'42" 02'35'43" SW CORNER W/OPC #8419 SE1/4-SW1/4 05 02.38 REĆ. BK. 1999, PG. 3924 SEC. 17-90-6 SET 1/2"ø REBAR 02 S 89"35'36" E 2666.54' (R 2667.20') 2667.88 N 89'48'49" W W/2"ø ALUM. CAP z S Z #24627 1333.61 1332.93' (R 1333.60') 1314.90 1352.98 1201.61' 132.00' SECTION LINE SECTION LINE S1/4 CORNER SW CORNER SEC. 17-90-6 FD. 1/2"ø REBAR SEC. 17-90-6 SET 1/2"ø REBAR PARCEL 2023-102 SE CORNER 2646.40 SEE SHEET 3 FOR MORE DETAIL SW1/4-SE1/4 SEC. 17-90-6 .82 W/YPC #8812 REC. BK. 2011, PG. 1560 (47, W/2"ø ALUM. CAP 2651 CALCULATED POSITION #24627 2637 PLAT OF SURVEY REC. BK. 5, PG. 163 PARCEL 2023-101 LINE NW1/4-NW1/4 NE1/4-NW1/4 SEE SHEET 3 FOR MORE R 1328. 2637.24" NE1/4-NE1/4 NW1/4-NE1/4 SE CORNER NW1/4-NE1/4 SEC. 20-90-6 CALCULATED POSITION 1/4-1/4 SECTION LINE 2654.01 S 89'39'04" E N 89'48'20" W 1/4-1/4 SECTION LINE 2683.00' 1322.03 1331.98' 1341.33' SW CORNER NE CORNER SE1/4-NE1/4 NW CORNER SW CORNER NW1/4-NE1/4 SEC. 20-90-6 SET 1/2"Ø REBAR 빌 SW1/4-NW1/4 SEC. 20-90-6 CALCULATED POSITION NE1/4-NW1/4 SEC. 20-90-6 SEC. 20-90-6 SET 1/2"ø REBAR SECTION CALCULATED POSITION SECTION W/2"ø ALUM. CAP 필 W/2"ø / #24627 W/2"ø ALUM. CAP #24627 SECTION SECTION 1318.62 SW1/4-NW1/4 SE1/4-NW1/4 SW1/4-NE1/4 SE1/4-NE1/4 ш ш 01.02'25" **48** 00'44'05" 00.55 S S 89'58'48" W 1/4 SECTION LINE 2640.17' (R 2640.00') -1/4 SECTION LINE S 89'29'26" E 2699.46 SE CORNER CENTER SW1/4-NW1/4 SEC. 20-90-6 FD. 1/2"ø REBAR W1/4 CORNER SEC. 20-90-6 FD. 3/8"Ø REBAR IN SW CORNER E1/4 CORNER SEC. 20-90-6 FD. MAG NAIL SEC. 20-90-6 FD. 1/2"ø REBAR REC. BK. 1999, SE1/4-NE1/4 W/OPC #17939 REC. BK. 2011, CENTER OF CUT X IN ASPHALT SEC. 20-90-6 CALCULATED POSITION REC. BK. 1, PG. 142 PG. 1560 REC. BK. 2001, PG. 399 PG. 3924 **LEGEND** SECTION CORNER AS DESCRIBED FOUND 1/2"ø REBAR NO CAP FOUND 1/2"ø REBAR W/YPC ILLEGIBLE SET 1/2"ø REBAR W/RPC #24627 CALCULATED POSITION SURVEY BOUNDARY ILLINOIS SECTION LINE IOWA 1/4 SECTION LINE 1/4-1/4 SECTION LINE WISCONSIN EXISTING RIGHT-OF-WAY G:\C3D\23\23-759\23-759 LEGAL.dwg EXISTING PROPERTY LINE (66') RIGHT-OF-WAY WIDTH 600' 300' FLD BK: FEHR GRAM 2023 RECKER 600' JOB NUMBER: NO. 1 23-759 PREVIOUSLY RECORDED AS PG: 50-51 (R) GRAPHIC SCALE IN FEET

SCALE: 1"=600'

SURVEY WAS COMPLETED ON:

NOVEMBER 14, 2023

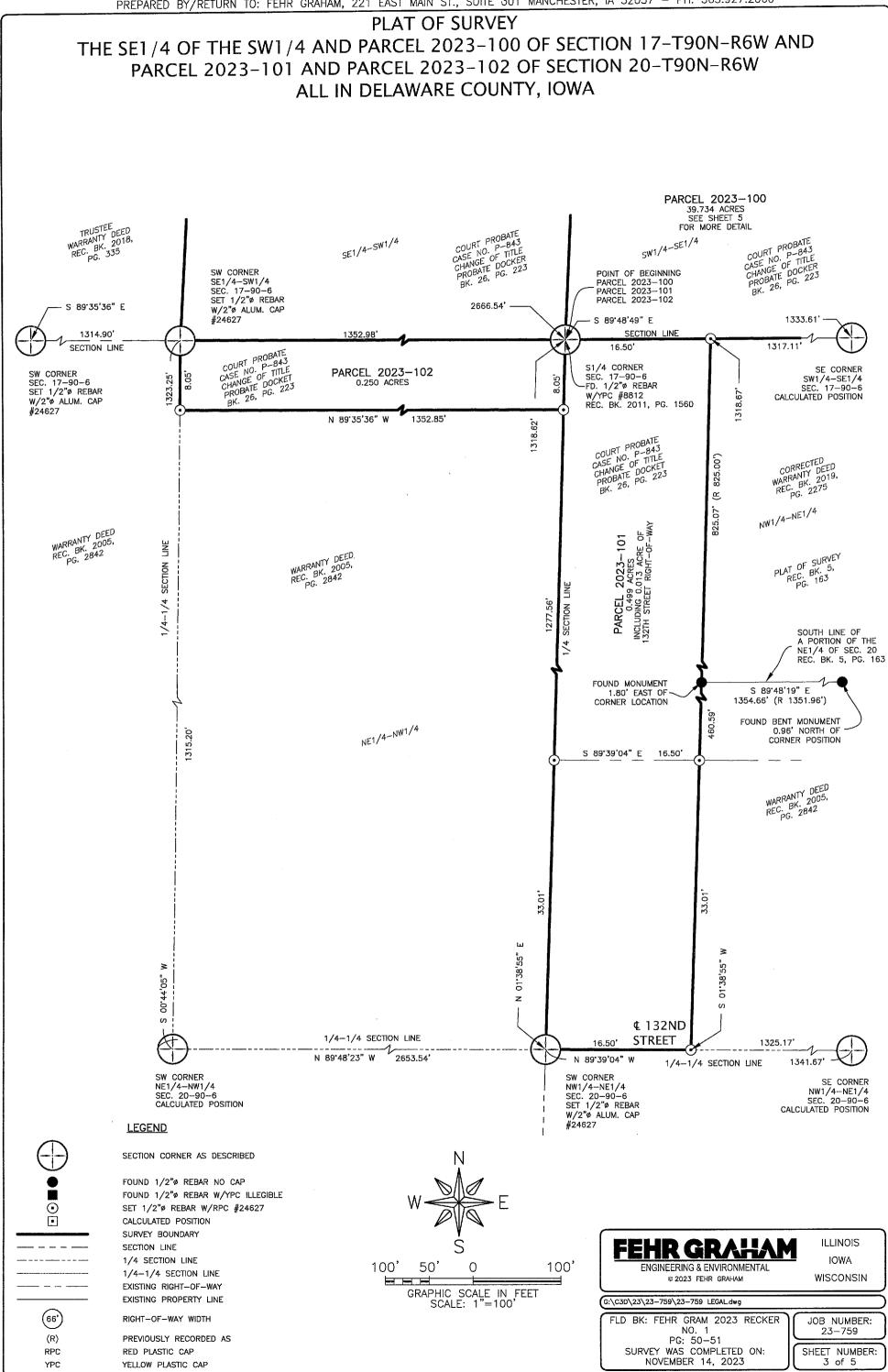
SHEET NUMBER:

2 of 5

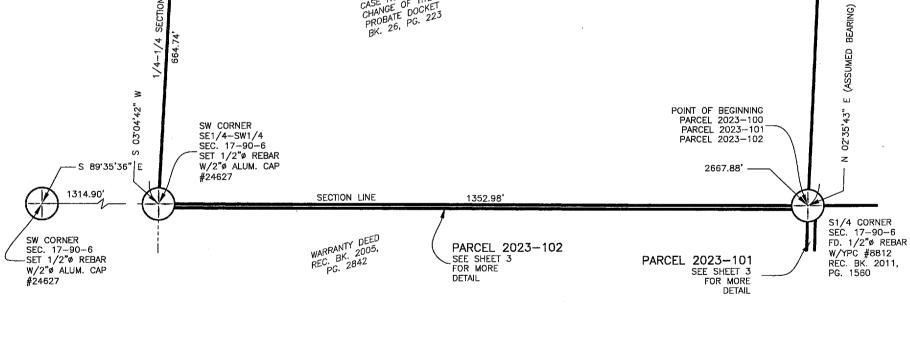
RPC

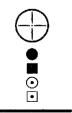
RED PLASTIC CAP

YELLOW PLASTIC CAP



PREPARED BY/RETURN TO: FEHR GRAHAM, 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057 - PH: 563.927.2060 PLAT OF SURVEY THE SE1/4 OF THE SW1/4 AND PARCEL 2023-100 OF SECTION 17-T90N-R6W AND PARCEL 2023-101 AND PARCEL 2023-102 OF SECTION 20-T90N-R6W ALL IN DELAWARE COUNTY, IOWA CENTER SEC. 17-90-6 NE CORNER NW1/4-SW1/4 SEC. 17-90-6 CALCULATED POSITION FD. 1/2"¢ REBAR W/ALUM. CAP #10165 REC. BK. 2003, PG. 337 TRUSTEE DEED WARRANTY DEED WARRANTY 2018, REC. BK. 235 PG. 335 TRUSTEE WARRANTY DEED WARRANTY 2018, REC. BK. 2018, PG. 335 NE1/4-SW1/4 34 NW1/4-SW1/4 NE CORNER 2658.93 SE1/4-SW1/4 SEC. 17-90-6 CALCULATED POSITION 2657. NW CORNER SE1/4-SW1/4 SEC. 17-90-6 CALCULATED POSITION 329.45 SET WITNESS POINTS SET WITNESS POINTS N 89'34'49" W 2664.45 1/4-1/4 SECTION LINE 1341.74 1322.71 139.96 764.53 135.04 200.96 16.88 NW CORNER SW1/4-SW1/4 SEC. 17-90-6 SET 1/2"Ø REBAR W/2"Ø ALUM. CAP FENCE LINE AGREEMENT AGREEMENT DEC. 28, 1989 24.96'~ 50.02'~ #24627 SECTION 1/4 19.74 SW1/4-SW1/4 1329.48' SE1/4-SW1/4 41.072 ACRES 1272.56 TRUSTEE TRUSTED WARRANTY DEED WARRANTY 2018, REC. BK. 235 COURT PROBATE CASE NO. P-B43 CASE NO. OF TITLE CHANGE OF CKET PROBATE DOCKET PROBATE DOCKET BK. 26, PG. 223 BK. 26, PG. 223 SECTION LINE BEARING)





LEGEND

SECTION CORNER AS DESCRIBED

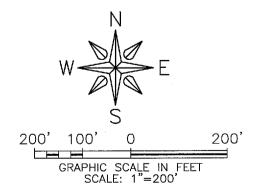
FOUND 1/2"ø REBAR NO CAP FOUND 1/2"Ø REBAR W/YPC ILLEGIBLE SET 1/2"ø REBAR W/RPC #24627 CALCULATED POSITION SURVEY BOUNDARY SECTION LINE 1/4 SECTION LINE 1/4-1/4 SECTION LINE EXISTING RIGHT-OF-WAY EXISTING PROPERTY LINE

66') (R)

RPC

YPC

RIGHT-OF-WAY WIDTH PREVIOUSLY RECORDED AS RED PLASTIC CAP YELLOW PLASTIC CAP





ILLINOIS IOWA **ENGINEERING & ENVIRONMENTAL** WISCONSIN

G:\C3D\23\23-759\23-759 LEGAL.dwg

FLD BK: FEHR GRAM 2023 RECKER NO. 1 PG: 50-51 SURVEY WAS COMPLETED ON: NOVEMBER 14, 2023

JOB NUMBER: 23-759 SHEET NUMBER: 4 of 5

