

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	
CITY: N/A	SUBDIVISION: N/A
BLOCK: N/A	
LOT(S): PARCELS 2023-100, 2023-101 AND 2023-102	
PROPRIETOR: ST. JOHN'S LUTHERAN CHURCH OF DUNDEE, IOWA	
REQUESTED BY: MARILYN CUNNINGHAM	

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

FOR RECORDER'S USE ONLY

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

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;

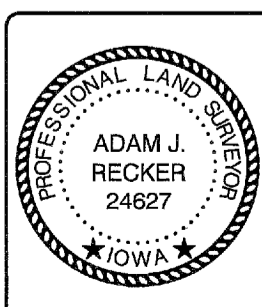
THENCE NORTH 89°35'36" WEST, 1352.85 FEET TO THE WEST LINE OF SAID QUARTER-QUARTER SECTION;

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.



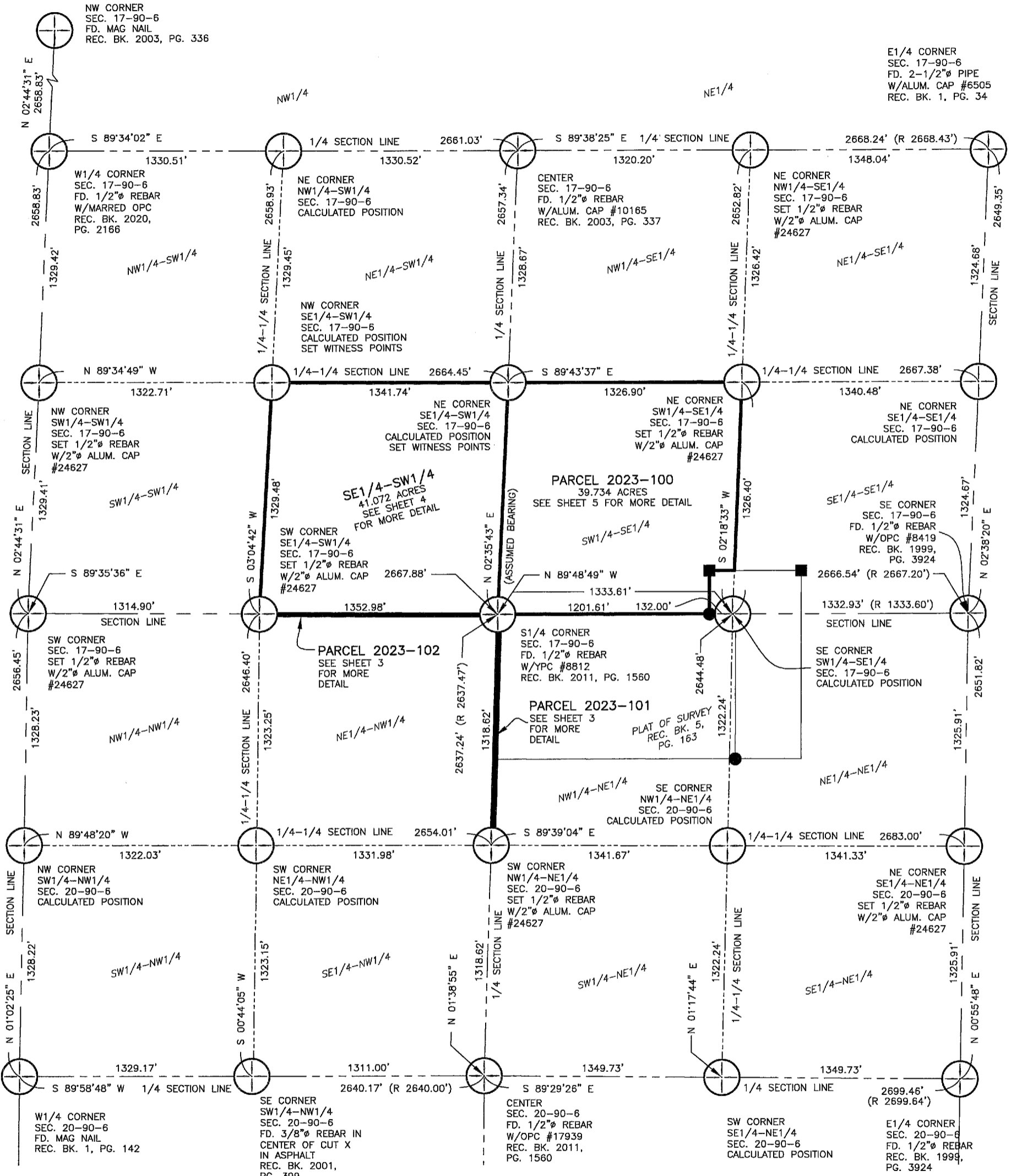
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Adam J. Recker 11-30-2023
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 5

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FLD BK: FEHR GRAM 2023 RECKER NO. 1 PG: 50-51	JOB NUMBER: 23-759	
SURVEY WAS COMPLETED ON: NOVEMBER 14, 2023	SHEET NUMBER: 1 of 5	

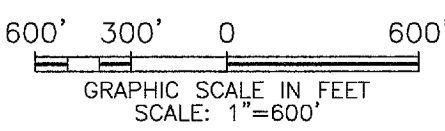
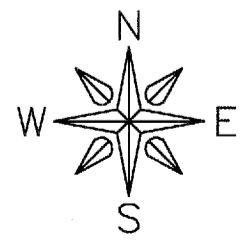
PLAT OF SURVEY

THE SE 1/4 OF THE SW 1/4 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



LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND 1/2" REBAR NO CAP
- FOUND 1/2" REBAR W/YPC ILLEGIBLE
- SET 1/2" 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
- RIGHT-OF-WAY WIDTH
- PREVIOUSLY RECORDED AS
- RED PLASTIC CAP
- YELLOW PLASTIC CAP



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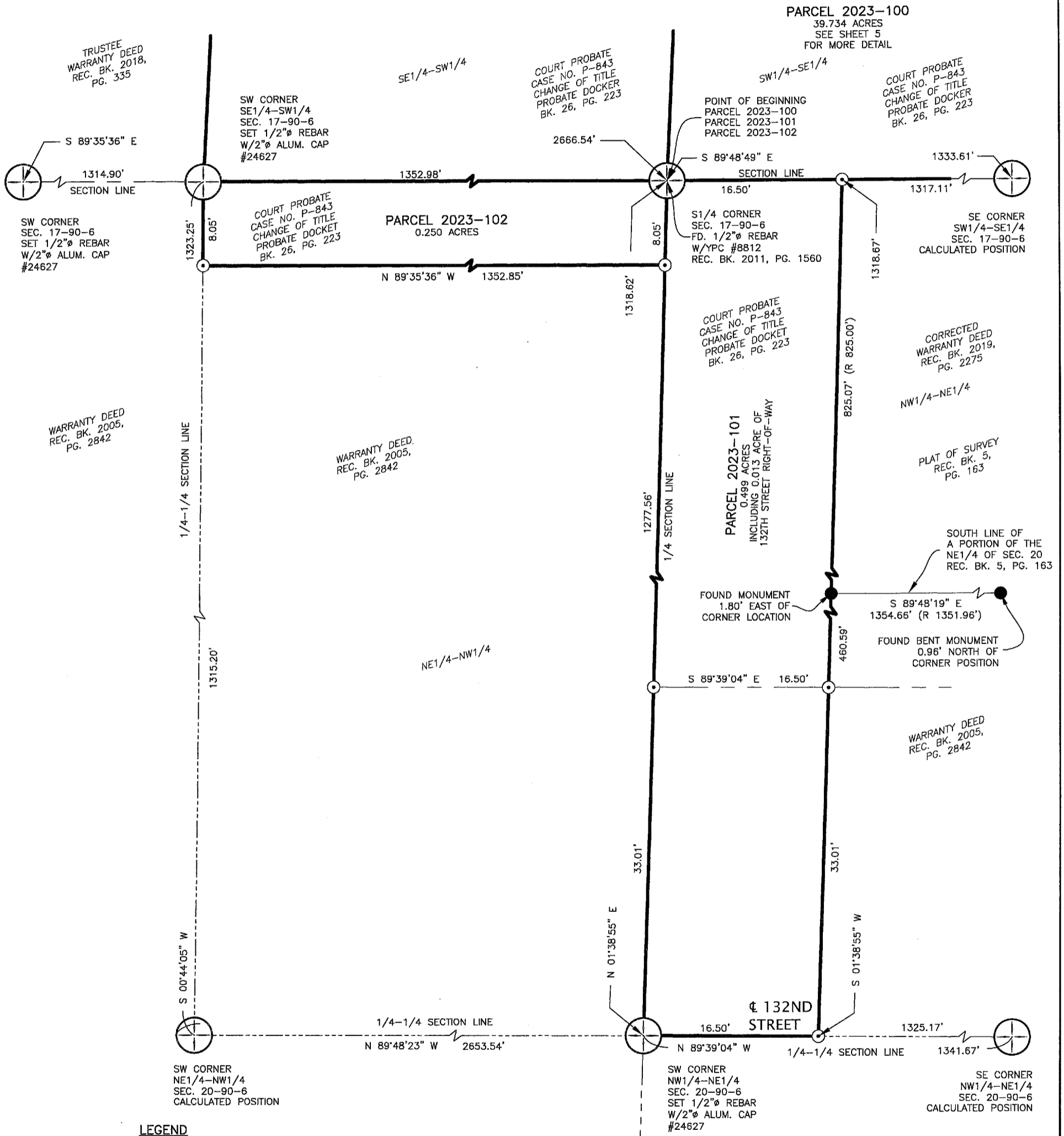
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








FLD BK: FEHR GRAM 2023 RECKER NO. 1 PG: 50-51 SURVEY WAS COMPLETED ON: NOVEMBER 14, 2023	JOB NUMBER: 23-759 SHEET NUMBER: 2 of 5
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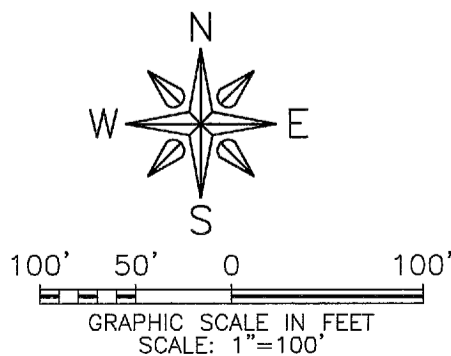
PLAT OF SURVEY

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



LEGEND

-  SECTION CORNER AS DESCRIBED
-  FOUND 1/2" REBAR NO CAP
-  FOUND 1/2" REBAR W/YPC ILLEGIBLE
-  SET 1/2" REBAR W/PC #24627
-  CALCULATED POSITION
-  SURVEY BOUNDARY
-  SECTION LINE
-  1/4 SECTION LINE
-  1/4-1/4 SECTION LINE
-  EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY WIDTH
- PREVIOUSLY RECORDED AS
- RED PLASTIC CAP
- YELLOW PLASTIC CAP



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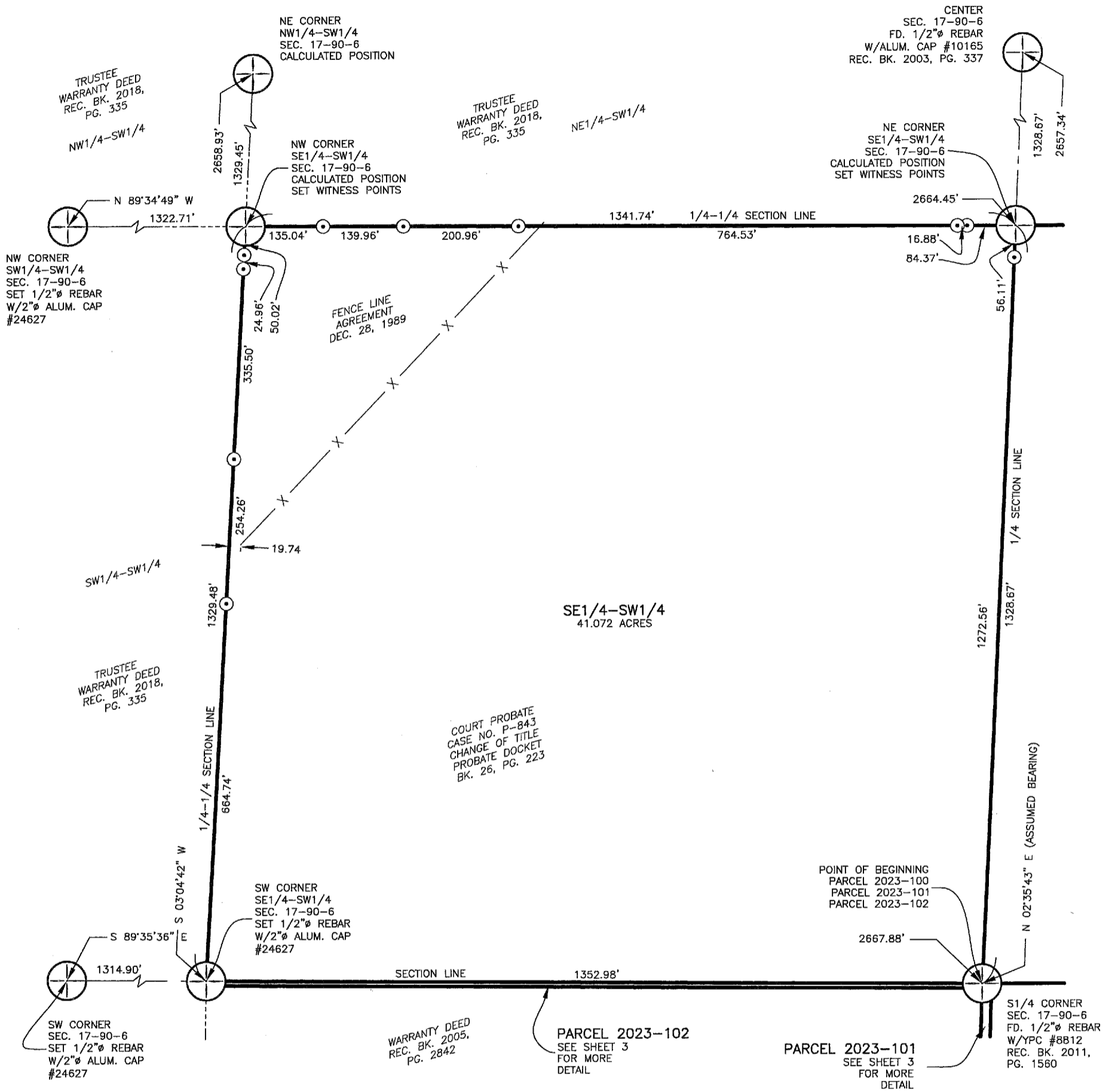
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FLD BK: FEHR GRAM 2023 RECKER NO. 1 PG: 50-51 SURVEY WAS COMPLETED ON: NOVEMBER 14, 2023	JOB NUMBER: 23-759 <hr/> SHEET NUMBER: 3 of 5
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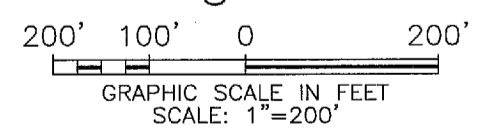
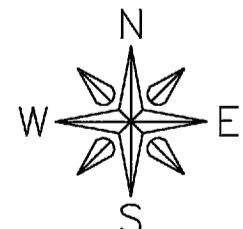
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LEGEND

- 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
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- EXISTING PROPERTY LINE
- RIGHT-OF-WAY WIDTH
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- YELLOW PLASTIC CAP



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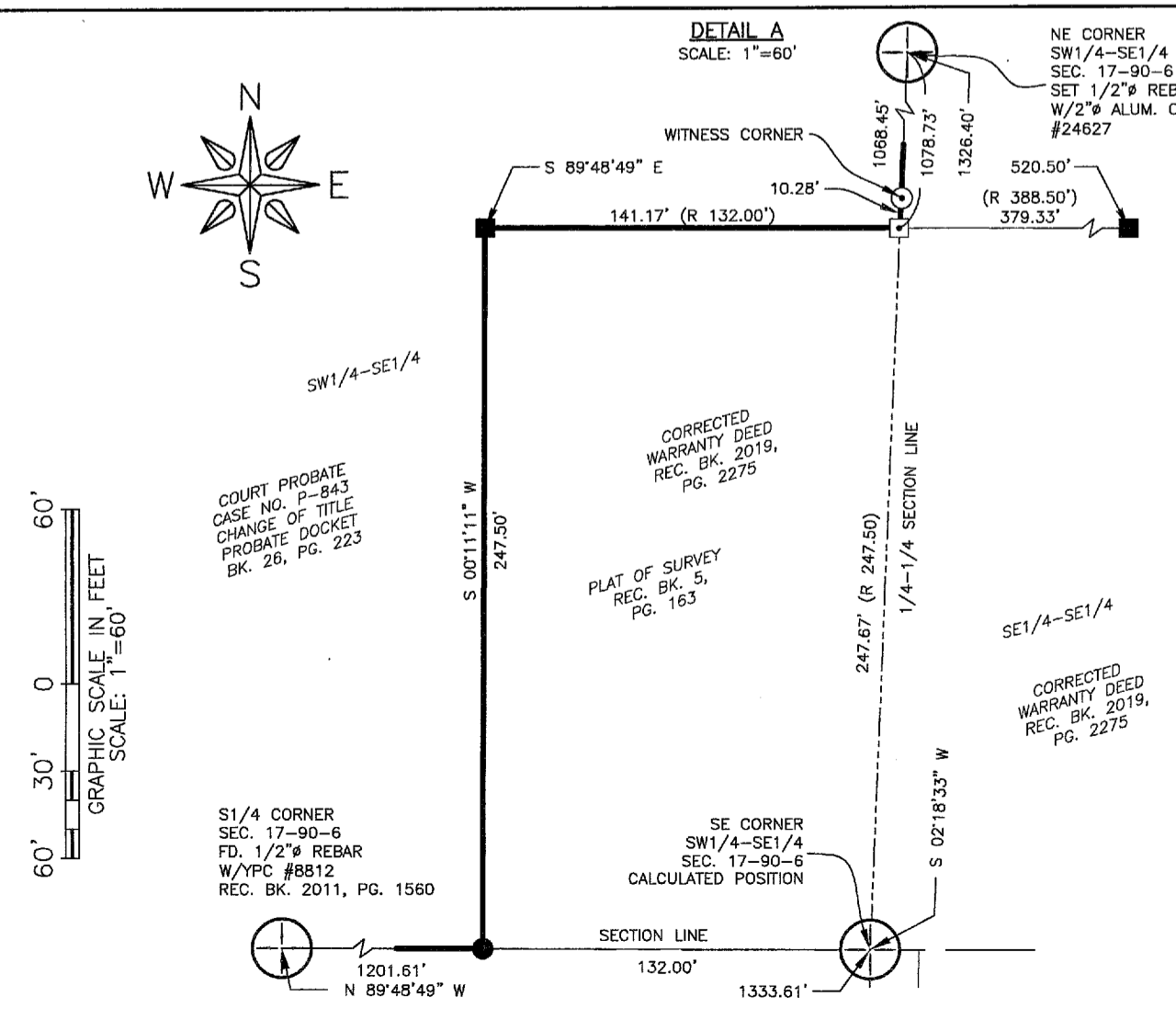
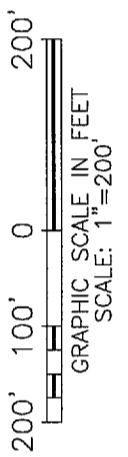
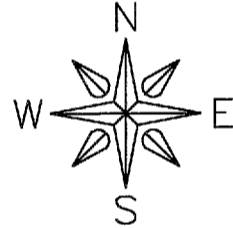
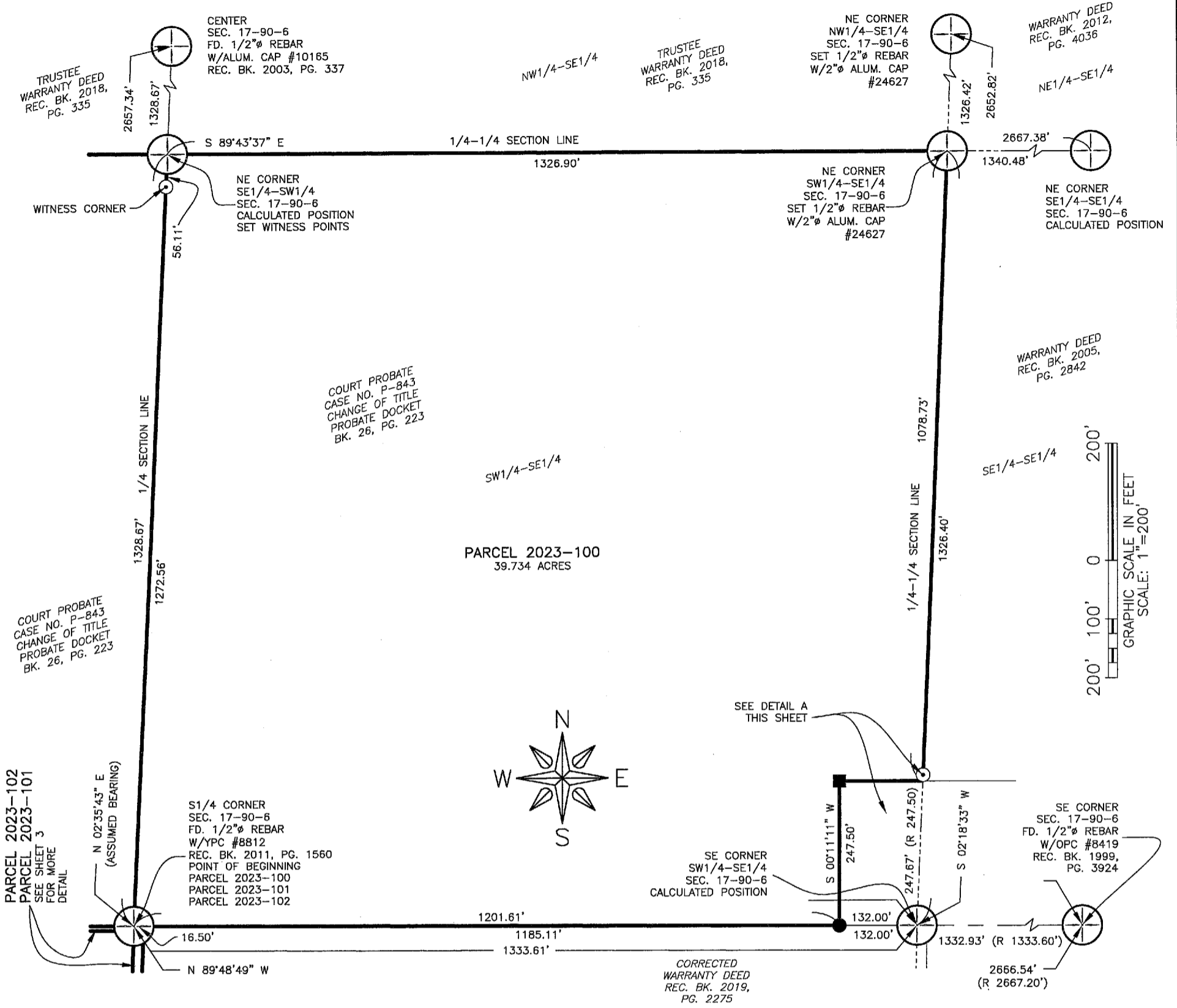
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FLD BK: FEHR GRAM 2023 RECKER NO. 1 PG: 50-51 SURVEY WAS COMPLETED ON: NOVEMBER 14, 2023	JOB NUMBER: 23-759	SHEET NUMBER: 4 of 5
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PLAT OF SURVEY

THE SE 1/4 OF THE SW 1/4 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



LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND 1/2\"/>
- FOUND 1/2\"/>
- SET 1/2\"/>
- CALCULATED POSITION
- SURVEY BOUNDARY
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY WIDTH
- PREVIOUSLY RECORDED AS
- RED PLASTIC CAP
- YELLOW PLASTIC CAP

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

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