

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 29-T90N-R4W
QUARTER SECTION: NE1/4
CITY: GREELEY
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): N/A
PROPRIETOR: HELEN PALMERSHEIM
REQUESTED BY: HELEN PALMERSHEIM

Recorded: 4/15/2024 at 9:17:10.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 805

Filed
Delaware County
Assessor
04/15/2024

Filed
Delaware County
Auditor
4/15/2024

PREPARED BY/RETURN TO: MOORE LAND SERVICES, L.L.C., 13789 DOMINO ROAD, ELKADER, IA 52043 - PH: (563) 329-1051

RETRACEMENT SURVEY
A WARRANTY DEED RECORDED IN BOOK 115 ON PAGE 243 &
A WARRANTY DEED RECORDED IN BOOK 93 ON PAGE 193,
BOTH LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 90 NORTH,
RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA

WARRANTY DEED DESCRIPTION
(TAKEN FROM A WARRANTY DEED RECORDED IN BOOK 115 ON PAGE 243)

That part of Lot Eight (8) of the Subdivision of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-Nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth P.M., Delaware County, Iowa, described as commencing at the Southeast corner of said Lot Eight (8), said point being the point of beginning, thence North 558.27 feet along the East line of said Lot Eight (8), thence North 88°-26'-30" West 148.55 feet, thence South 13.77 feet along the line of Lots Seven (7) and Eight (8), thence South 87°-16'-50" West 287.75 feet along the South lot line or Lots Five (5), Six (6) and Seven (7), thence South 0°-45'-10" East 531.65 feet along the West line of said Lot Eight (8), thence South 89°-33'-40" East 428.96 feet along the South line of said Lot Eight (8) to the point of beginning, said parcel containing 5.42 acres subject to easements of record. The East line of said Lot Eight (8) is assumed to bear due North and South.

RETRACEMENT SURVEY DESCRIPTION
(WARRANTY DEED RECORDED IN BOOK 115 ON PAGE 243)

NOTE: THIS RETRACEMENT SURVEY DESCRIPTION INCLUDES ALL OF THE PROPERTY DESCRIBED BY A WARRANTY DEED RECORDED JULY 24, 1984, IN BOOK 115 ON PAGE 243, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

RETRACEMENT SURVEY DESCRIPTION:

A PARCEL OF LAND IN LOT 8 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 90 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE NORTH 00°57'07" EAST, 558.26 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF A PARCEL OF LAND WITHIN SAID LOT 8 AS SHOWN AND DESCRIBED IN A RETRACEMENT SURVEY RECORDED JANUARY 21, 2020, IN BOOK 2020 ON PAGE 181 IN THE DELAWARE COUNTY RECORDER'S OFFICE;

THENCE NORTH 87°30'29" WEST, 148.68 FEET ALONG THE SOUTH LINE OF SAID PARCEL OF LAND TO THE WESTERLY LINE OF SAID LOT 8;

THENCE SOUTH 01°13'45" WEST, 13.77 FEET;

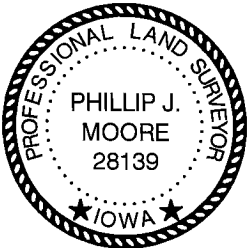
THENCE SOUTH 88°13'49" WEST, 287.75 FEET;

THENCE SOUTH 00°10'43" WEST, 531.65 FEET ALL ALONG SAID WESTERLY LINE OF LOT 8 TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 88°37'07" EAST, 428.95 FEET ALONG THE SOUTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING;

CONTAINING 5.426 ACRES, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.

NOTE: FOR THIS RETRACEMENT DESCRIPTION THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IS ASSUMED AS BEARING NORTH 89°48'41" EAST.



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.

Phillip J. Moore 4-15-2024
Phillip J. Moore, P.L.S. Date
License Number: 28139
My license renewal date is December 31, 2024.
Sheets covered by this seal: SHEETS 1 THROUGH 3

MOORE LAND SERVICES, L.L.C.
JOB NUMBER: 24-004
SURVEY COMPLETED ON: APRIL 8, 2024
SHEET NUMBER: 1 OF 3

WARRANTY DEED DESCRIPTION

(TAKEN FROM A WARRANTY DEED RECORDED IN BOOK 93 ON PAGE 193)

That part of the South one-half (S½) of the Northeast Quarter (NE¼) of Section Twenty Nine (29), Township Ninety (90) North, Range Four (4), West of the Fifth P.M. described as commencing at a point sixty five (65) rods East of the Northwest corner of the Southwest Quarter (SW¼) of said Northeast Quarter (NE¼), and running thence South forty six (46) rods, thence East ninety five (95) rods to the Section line, thence North three hundred twenty two and one-half (322½) feet, thence West seven hundred seventy nine and one-half (779½) feet, thence North four hundred thirty six and one-half (436½) feet to the North line of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼), thence West to the point of beginning; Also described as That part of the South half of the Northeast quarter of Section 29, Township 90 North, Range 4 West of the 5th P.M. described as commencing at a point 65 rods East of the Southwest corner of the Northwest quarter of the Northeast quarter of said Section 29, running thence South 46 rods, thence East 95 rods to the Section line, thence North along the Section line to a point due East of the Southeast corner of cemetery grounds owned by the Greeley Cemetery Association (said point being 436.5 feet South of the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 29), thence West and along the South line of said cemetery grounds to a point 164.5 feet West of the Southwest corner of said cemetery grounds, thence North parallel to the West line of said cemetery grounds to the North line of the Southeast quarter of the Northeast quarter of said Section 29, thence West to the point of beginning, subject to highways and easements of record.

RETRACEMENT SURVEY DESCRIPTION

(WARRANTY DEED RECORDED IN BOOK 93 ON PAGE 193)

NOTE: THIS RETRACEMENT SURVEY DESCRIPTION INCLUDES ALL OF THE PROPERTY DESCRIBED BY A WARRANTY DEED RECORDED APRIL 18, 1973, IN BOOK 93 ON PAGE 193, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

RETRACEMENT SURVEY DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 90 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 89°48'41" EAST (ASSUMED BEARING), 1,072.17 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE EAST LINE OF LOT 8 IN SAID QUARTER-QUARTER SECTION AND TO THE POINT OF BEGINNING;

THENCE SOUTH 00°41'14" WEST, 194.50 FEET;

THENCE SOUTH 00°57'07" WEST, 558.26 FEET, BOTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°59'54" EAST, 1,530.88 FEET ALONG AN EXISTING FENCE TO THE EAST LINE OF SAID SECTION;

THENCE NORTH 00°04'03" EAST, 356.67 FEET ALONG THE EAST LINE OF SAID SECTION TO THE SOUTHEAST CORNER OF PARCEL 2015-48 IN SAID SECTION;

THENCE SOUTH 89°34'42" WEST, 817.45 FEET ALONG THE SOUTH LINE OF THE CEMETERY TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°09'53" WEST, 406.30 FEET ALONG THE WEST LINE OF THE CEMETERY TO THE NORTHWEST CORNER THEREOF AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE SOUTH 89°34'42" WEST, 475.48 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE SOUTH 89°48'41" WEST, 225.63 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING;

CONTAINING 18.888 ACRES, INCLUDING 0.714 ACRE OF COUNTY ROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND LIMITED ACCESS PROVISIONS OF RECORD AND NOT OF RECORD.

MOORE LAND SERVICES, L.L.C.

JOB NUMBER: 24-004

SURVEY COMPLETED ON: APRIL 8, 2024

SHEET NUMBER: 2 OF 3

