

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 17-T87N-R6W
QUARTER SECTION: SW1/4-SW1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2024-63 & 2024-64
PROPRIETOR: JEFF S. & ERIN M. PENNING
REQUESTED BY: ERIN M. PENNING

Recorded: 7/3/2024 at 12:14:45.0 PM
 County Recording Fee: \$22.00
 Iowa E-Filing Fee: \$3.41
 Combined Fee: \$25.41
 Revenue Tax: \$0.00
 Delaware County, Iowa
 Daneen Schindler RECORDER
 BK: 2024 PG: 1543

FOR RECORDERS USE ONLY

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

**PLAT OF SURVEY
 PARCEL 2024-63 AND PARCEL 2024-64
 IN THE SW1/4 OF THE SW1/4 OF SECTION 17-T87N-R6W
 DELAWARE COUNTY, IOWA**

NOTE: THIS IS A RETRACEMENT AND DIVISION SURVEY OF THE PROPERTY AS DESCRIBED BY WARRANTY DEED RECORDED DECEMBER 10, 2019, IN BOOK 2019, PAGE 3481, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. FOR THIS SURVEY DESCRIPTION, THE DELAWARE COUNTY AUDITOR HAS DESIGNATED THIS DIVISION AS PARCEL 2024-63 AND PARCEL 2024-64.

SURVEY DESCRIPTION:

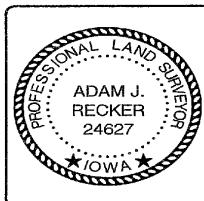
PARCEL 2024-63 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 87 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;

THENCE NORTH 00°21'28" WEST (ASSUMED BEARING), 280.20 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND ALONG THE CENTERLINE OF 110TH STREET AND CENTERLINE OF COUNTY ROAD W63 TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 00°21'28" WEST, 289.05 FEET ALONG SAID QUARTER-QUARTER SECTION LINE AND SAID CENTERLINE TO THE SOUTH LINE OF A QUIT CLAIM DEED DESCRIBED IN BOOK 2009, PAGE 4832, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;
 THENCE SOUTH 89°50'38" EAST, 330.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID QUIT CLAIM DEED;
 THENCE NORTH 00°21'28" WEST, 132.00 FEET ALONG SAID WEST LINE TO THE NORTHERLY LINE OF SAID QUIT CLAIM DEED;
 THENCE NORTH 89°50'38" WEST, 148.50 FEET ALONG SAID NORTHERLY LINE TO THE EAST LINE OF SAID QUIT CLAIM DEED;
 THENCE NORTH 00°21'28" WEST, 66.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF PARCEL B AS RECORDED IN PLAT OF SURVEY IN BOOK 2005, PAGE 1564, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;
 THENCE SOUTH 89°50'38" EAST, 112.50 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID PARCEL;
 THENCE NORTH 00°21'28" WEST, 170.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID PARCEL;
 THENCE NORTH 89°50'38" WEST, 294.00 FEET ALONG SAID NORTH LINE TO THE SAID WEST QUARTER-QUARTER SECTION LINE AND SAID CENTERLINE;
 THENCE NORTH 00°21'28" WEST, 138.01 FEET ALONG SAID WEST QUARTER-QUARTER SECTION LINE AND SAID CENTERLINE TO THE SOUTH LINE OF A WARRANTY DEED RECORDED IN BOOK 2014, PAGE 2229 ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;
 THENCE NORTH 89°53'46" EAST, 561.01 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID WARRANTY DEED;
 THENCE NORTH 00°21'28" WEST, 214.50 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF A QUIT CLAIM DEED RECORDED IN BOOK 2022, PAGE 485 ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;
 THENCE NORTH 89°53'46" EAST, 673.22 FEET ALONG SAID SOUTH LINE;
 THENCE SOUTH 17°18'38" WEST, 451.24 FEET;
 THENCE SOUTH 58°22'43" WEST, 171.57 FEET;
 THENCE SOUTH 50°05'10" WEST, 179.89 FEET;
 THENCE SOUTH 48°21'20" WEST, 220.58 FEET;
 THENCE SOUTH 64°10'50" WEST, 149.93 FEET;
 THENCE SOUTH 63°11'37" WEST, 242.51 FEET;
 THENCE SOUTH 80°33'33" WEST, 300.63 FEET TO THE SAID WEST QUARTER-QUARTER SECTION LINE, THE SAID CENTERLINE AND THE POINT OF BEGINNING,
 CONTAINING 15.415 ACRES, INCLUDING 0.485 ACRE OF 110TH STREET AND COUNTY ROAD W63 RIGHT-OF-WAY, SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD.

AND

PARCEL 2024-64 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 87 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;

THENCE NORTH 00°21'28" WEST (ASSUMED BEARING), 198.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND ALONG THE CENTERLINE OF 110TH STREET AND CENTERLINE OF COUNTY ROAD W63 TO THE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 00°21'28" WEST, 82.20 FEET ALONG SAID QUARTER-QUARTER SECTION LINE AND SAID CENTERLINE;
 THENCE NORTH 80°33'33" EAST, 300.63 FEET;
 THENCE NORTH 63°11'37" EAST, 242.51 FEET;
 THENCE NORTH 64°10'50" EAST, 149.93 FEET;
 THENCE NORTH 48°21'20" EAST, 220.58 FEET;
 THENCE NORTH 50°05'10" EAST, 179.89 FEET;
 THENCE NORTH 58°22'43" EAST, 171.57 FEET;
 THENCE NORTH 17°18'38" EAST, 451.24 FEET TO THE SOUTH LINE OF A QUIT CLAIM DEED RECORDED IN BOOK 2022, PAGE 485 ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;
 THENCE NORTH 89°53'46" EAST, 92.85 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;
 THENCE SOUTH 00°06'53" EAST, 1295.86 FEET ALONG SAID EAST QUARTER-QUARTER SECTION LINE TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND CENTERLINE OF 310TH STREET;
 THENCE NORTH 89°50'19" WEST, 839.64 FEET ALONG SAID SOUTH QUARTER-QUARTER SECTION LINE AND SAID CENTERLINE TO THE EAST LINE OF PARCEL C AS RECORDED IN PLAT OF SURVEY IN BOOK 2005, PAGE 1564 ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;
 THENCE NORTH 00°22'48" WEST, 253.00 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF SAID PARCEL;
 THENCE NORTH 89°52'00" WEST, 185.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID PARCEL;
 THENCE SOUTH 00°22'00" EAST, 54.91 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF A WARRANTY DEED RECORDED IN BOOK 2012, PAGE 2803, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;
 THENCE NORTH 89°50'19" WEST, 297.00 FEET ALONG SAID NORTH LINE TO THE SAID WEST QUARTER-QUARTER SECTION LINE, THE CENTERLINE OF 110TH STREET AND CENTERLINE OF COUNTY ROAD W63 AND THE POINT OF BEGINNING;
 CONTAINING 16.281 ACRES, INCLUDING 0.006 ACRE OF 110TH AVENUE AND COUNTY ROAD W63 RIGHT-OF-WAY AND 0.636 ACRE OF 310TH STREET RIGHT-OF-WAY, SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD.



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 7-3-2024
 Adam J. Recker, P.L.S. Date
 License Number: 24627
 My license renewal date is December 31, 2025.
 Sheets covered by this seal: SHEETS 1 THROUGH 4.

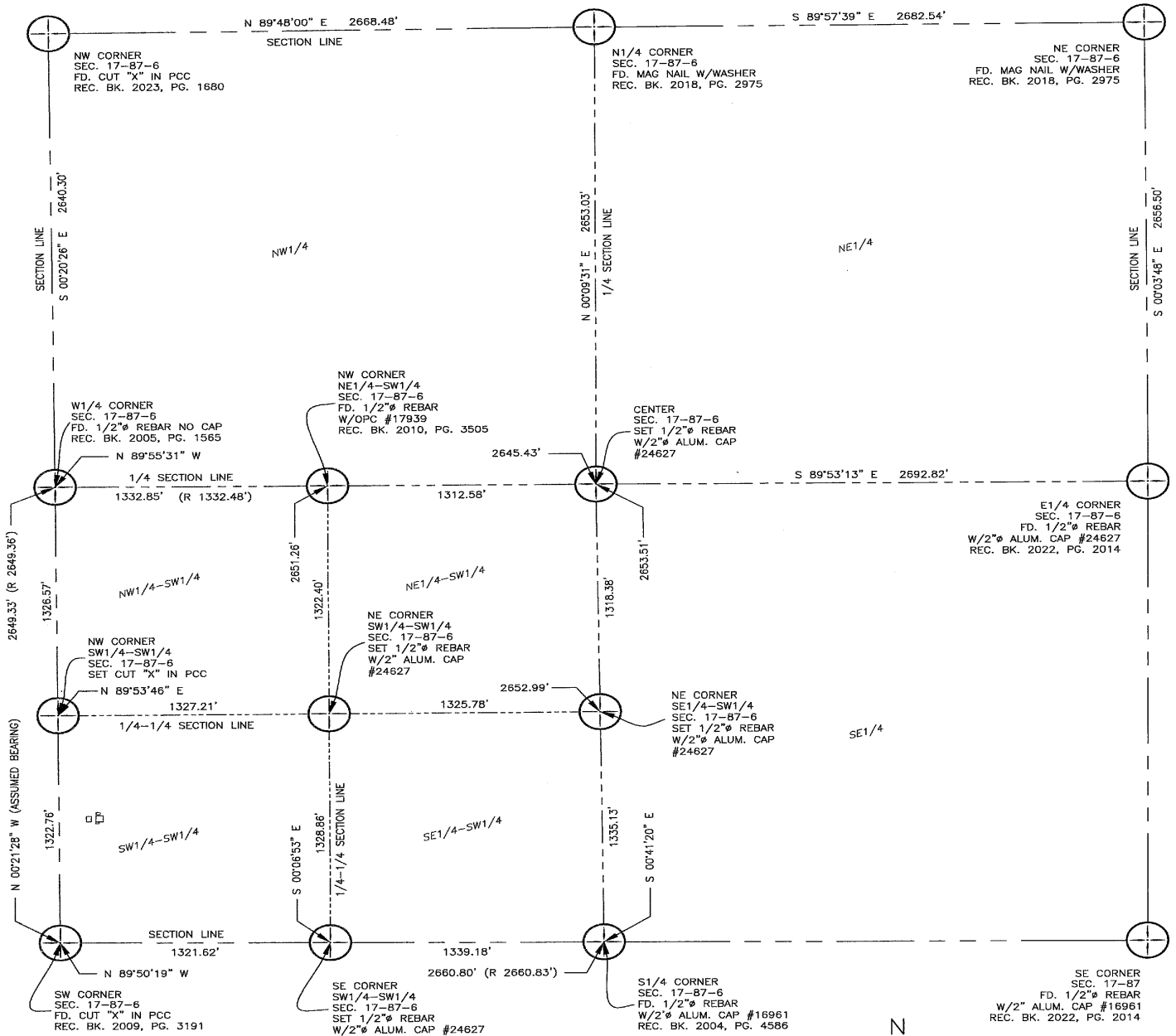
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	IOWA
	WISCONSIN

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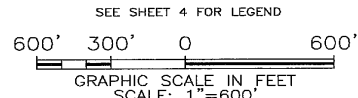
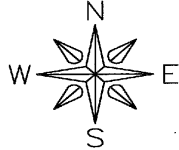
FLD BK: FEHR GRAHAM
 2023 RECKER No. 1
 PG: 61-62
 SURVEY WAS COMPLETED ON:
 JULY 3, 2024

JOB NUMBER:
 24-1048
 SHEET NUMBER:
 1 of 4

PLAT OF SURVEY
PARCEL 2024-63 AND PARCEL 2024-64
IN THE SW1/4 OF THE SW1/4 OF SECTION 17-T87N-R6W
DELAWARE COUNTY, IOWA



REFERENCE IS HEREBY TO A SURVEY AND PLAT MADE BY PAUL R. HEROLD, RECORDED MAY 4, 2005, IN BOOK 2005, PAGE 1564; TO A SURVEY AND PLAT MADE BY RANDALL L. RATTENBORG, RECORDED OCTOBER 12, 2010, IN BOOK 2010, PAGE 3117; TO A SURVEY AND PLAT MADE BY ADAM J. RECKER, RECORDED JUNE 27, 2022, IN BOOK 2022, PAGE 1963; TO A SURVEY AND PLAT MADE BY JOHN R. CRAWFORD, RECORDED DECEMBER 13, 1995, IN BOOK 7, PAGE 162; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.



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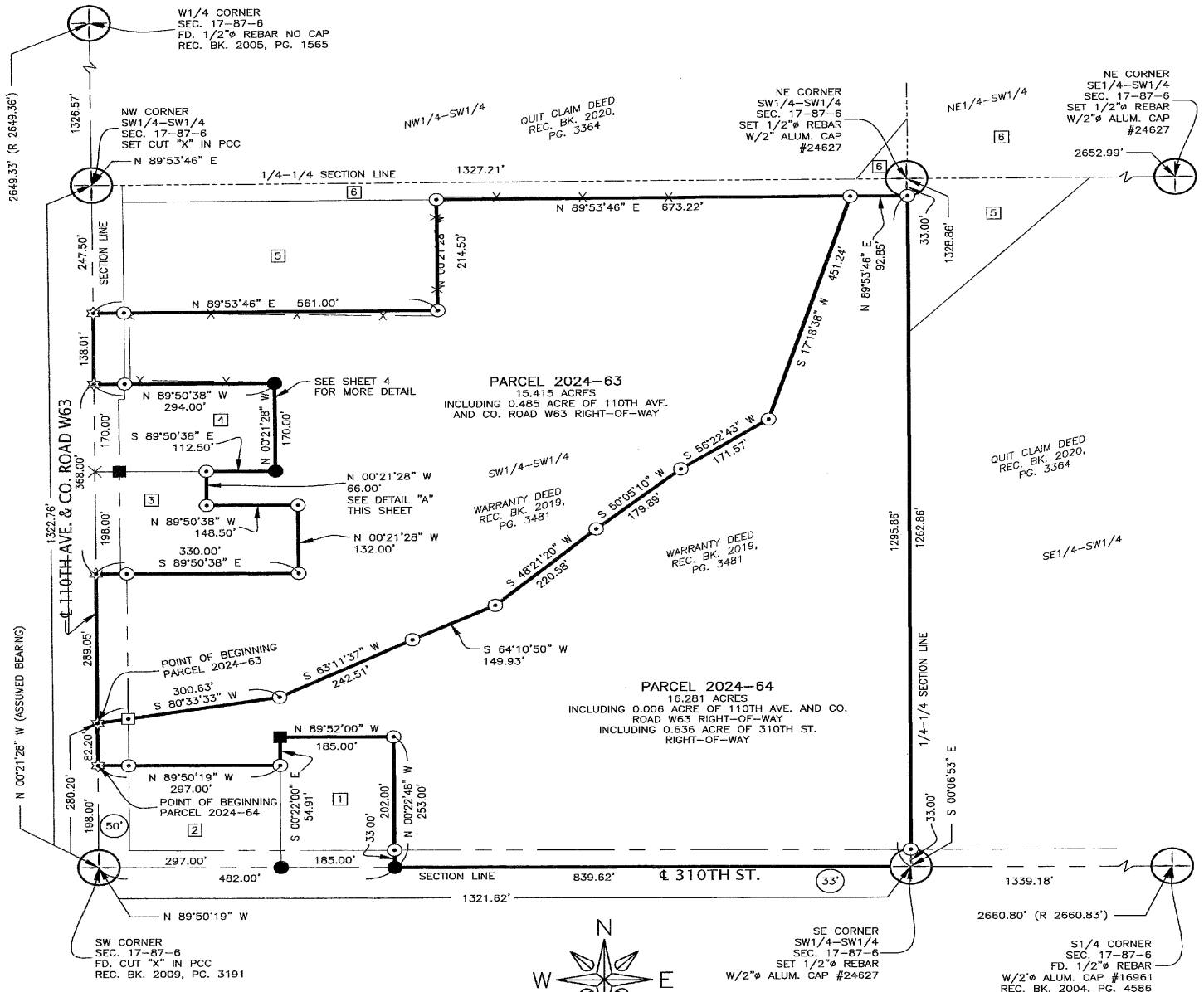
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FLD BK: FEHR GRAHAM 2023 RECKER No. 1 PG: 61-62 SURVEY WAS COMPLETED ON: JULY 3, 2024	JOB NUMBER: 24-1048 SHEET NUMBER: 2 of 4

PLAT OF SURVEY

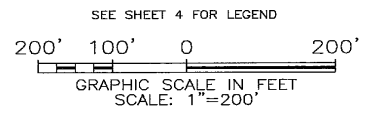
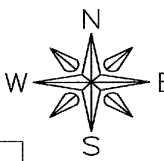
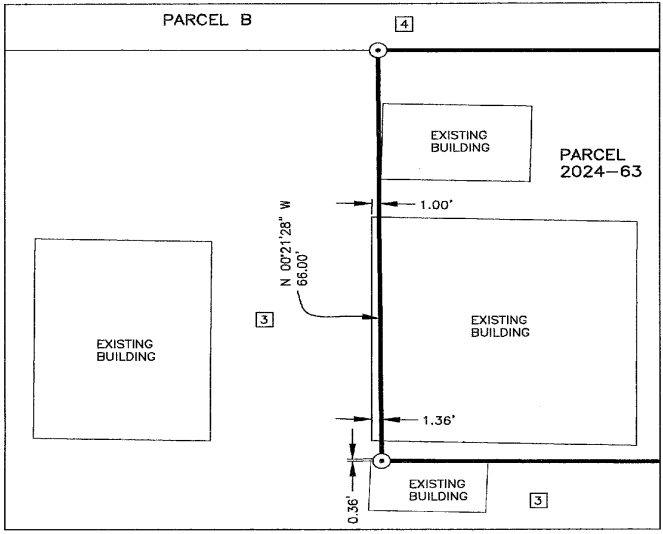
PARCEL 2024-63 AND PARCEL 2024-64

IN THE SW1/4 OF THE SW1/4 OF SECTION 17-T87N-R6W

DELAWARE COUNTY, IOWA



DETAIL "A"
SCALE 1" = 20'



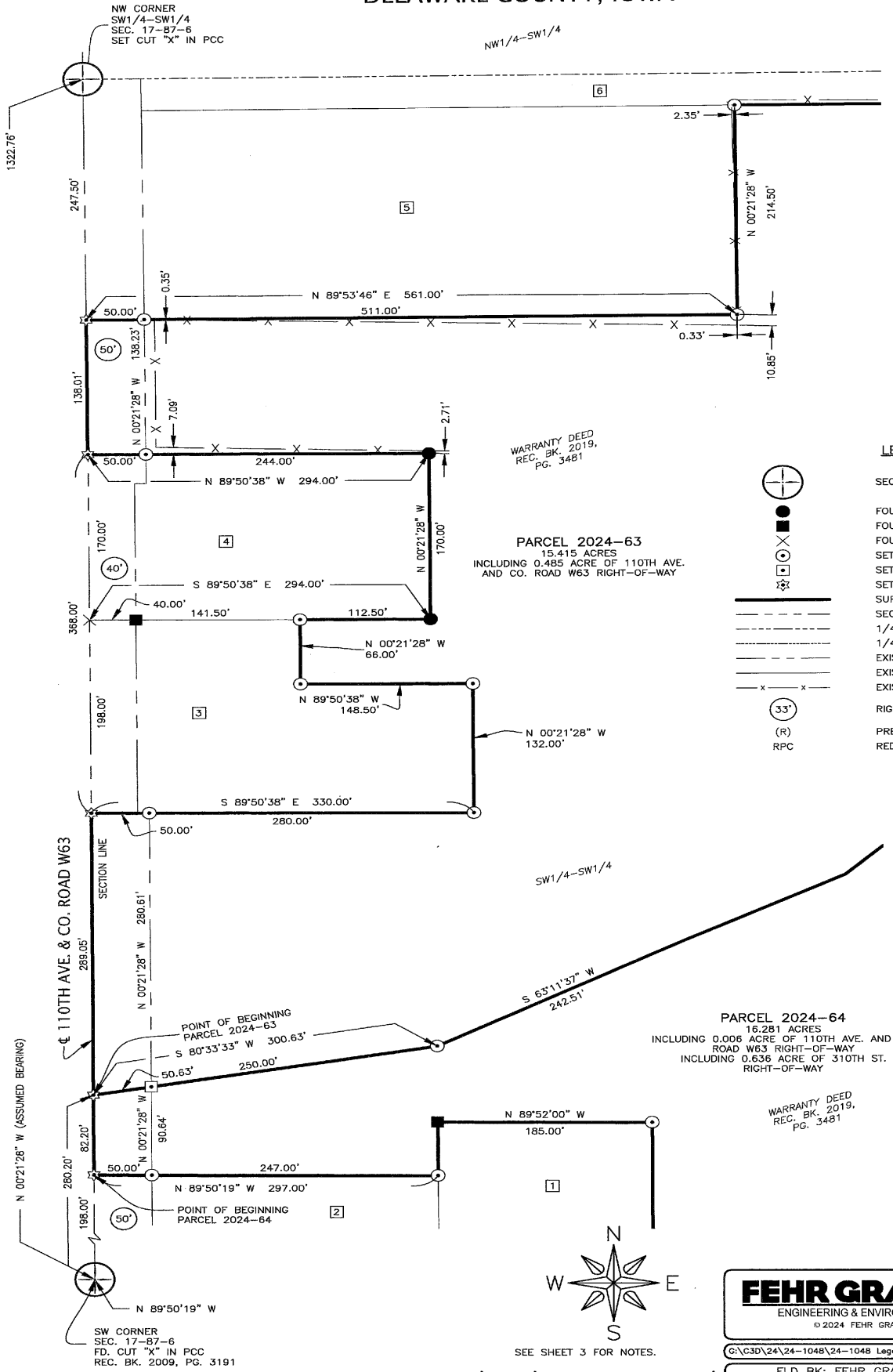
- NOTES:**
- 1 PARCEL C RECORDED IN BOOK 2005, PAGE 1564
WARRANTY DEED RECORDED IN BOOK 2021, PAGE 754
 - 2 WARRANTY DEED RECORDED IN BOOK 2012, PAGE 2803
 - 3 QUIT CLAIM DEED RECORDED IN BOOK 2009, PAGE 4832
 - 4 PARCEL B RECORDED IN BOOK 2005, PAGE 1564
WARRANTY DEED RECORDED IN BOOK 2019, AGE 3481
 - 5 WARRANTY DEED RECORDED IN BOOK 2014, PAGE 2229
 - 6 QUIT CLAIM DEED RECORDED IN BOOK 2022, PAGE 485

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PARCEL 2024-63 AND PARCEL 2024-64
IN THE SW1/4 OF THE SW1/4 OF SECTION 17-T87N-R6W
DELAWARE COUNTY, IOWA



WARRANTY DEED
 REC. BK. 2019,
 PG. 3481

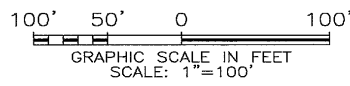
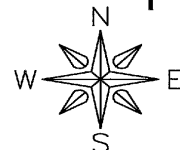
PARCEL 2024-63
 15.415 ACRES
 INCLUDING 0.485 ACRE OF 110TH AVE.
 AND CO. ROAD W63 RIGHT-OF-WAY

PARCEL 2024-64
 16.281 ACRES
 INCLUDING 0.006 ACRE OF 110TH AVE. AND CO.
 ROAD W63 RIGHT-OF-WAY
 INCLUDING 0.636 ACRE OF 310TH ST.
 RIGHT-OF-WAY

WARRANTY DEED
 REC. BK. 2019,
 PG. 3481

LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND 1/2" REBAR W/RPC #15525
- FOUND 1/2" REBAR NO CAP
- FOUND CUT X
- SET 1/2" REBAR W/RPC #24627
- SET <DESCRIPTION>
- SET CUT X
- SURVEY BOUNDARY
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING FENCE
- RIGHT-OF-WAY WIDTH
- PREVIOUSLY RECORDED AS RED PLASTIC CAP



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FLD BK: FEHR GRAHAM 2023 RECKER No. 1 PG: 61-62 SURVEY WAS COMPLETED ON: JULY 3, 2024	JOB NUMBER: 24-1048
SHEET NUMBER: 4 of 4	