

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 31-T89N-R4W
QUARTER SECTION: FR'L SW1/4
PROPRIETOR: RONALD PALMERSHEIM (ESTATE) AND HELEN PALMERSHEIM
REQUESTED BY: HELEN PALMERSHEIM

FILED
DELAWARE CO. ASSESSOR
JULY 30 2025

FILED
DELAWARE CO. AUDITOR
JULY 30 2025

Recorded: 7/30/2025 at 11:24:40.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2004

FOR RECORDER'S USE ONLY

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

RETRACEMENT PLAT OF SURVEY
RETRACEMENT OF A WARRANTY DEED RECORDED IN BOOK 133 ON PAGE 356 (EXCEPT THAT PORTION GRANTED TO THE STATE OF IOWA BY FEE SIMPLE TITLE IN A WARRANTY DEED RECORDED IN BOOK 91 L.D. ON PAGE 372.), ALL LOCATED IN THE FR'L SW1/4 OF SECTION 31-T89N-R4W, DELAWARE COUNTY, IOWA

WARRANTY DEED DESCRIPTION
(TAKEN FROM A WARRANTY DEED RECORDED IN BOOK 133 ON PAGE 356)

All that part of the Southwest fractional Quarter (SW¹/₄) of Section 31-89-4, lying South of the railroad right-of-way except that part described as beginning at a point on the Southerly right-of-way line of the Illinois Central Railroad Company which is 450 feet Easterly from the West line of said Section 31 as measured along the center line of said Railroad Company's main track and 50 feet Southerly therefrom measured at right angles thereto, and running thence Easterly along said Southerly right-of-way line parallel with and 50 feet perpendicularly distant Southerly from said center line of main track 415 feet, thence Southwesterly on a straight line 60 feet to a point 80 feet Southerly from said center line of said main track measured at right angles thereto, thence Westerly parallel with and 80 feet perpendicularly distant Southerly from said center line of main track 311 feet, thence Northwesterly on a straight line 60 feet, more or less, to the point of beginning subject to easements of record, said parcel including that part of the Southwest fractional Quarter (SW¹/₄) of Section 31, Township 89 North, Range 4, West of the 5th P.M. described as commencing at the Southeast corner of said Southwest fractional Quarter (SW¹/₄), thence North along the East line of said Southwest fractional Quarter (SW¹/₄) 365.0 feet, thence West 808.2 feet, thence South 365.0 feet to the South line of said Southwest fractional Quarter (SW¹/₄) thence East 808.2 feet along the South line of said Southwest fractional Quarter (SW¹/₄) to the point of beginning.



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 7-30-2025
Phillip J. Moore, P.L.S. Date
License Number: 28139
My license renewal date is December 31, 2026.
Sheets covered by this seal: SHEETS 1 THROUGH 2

MOORE LAND SERVICES, L.L.C.
JOB NUMBER: 25-015
SURVEY COMPLETED ON: JULY 9, 2025
SHEET NUMBER: 1 OF 2



SECTION CORNER AS DESCRIBED
FOUND RIGHT-OF-WAY RAIL
FOUND 5/8"Ø REBAR
FOUND 1/2"Ø REBAR W/OPC #8419
SET 1/2"Ø REBAR W/OPC #28139
CALCULATED POSITION

FOUND 1/2"Ø REBAR W/OPC #8419
SET 1/2"Ø REBAR W/OPC #28139
CALCULATED POSITION

CALCULATED POSITION

SURVEY BOUNDARY

SECTION LINE

1/4 SECTION LINE

1/4-1/4 SEC ION LINE

EXISTING FENCE

PREVIOUSLY RECORDED AS

STAINLESS STEEL WASHER

ORANGE PLASTIC CAP

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	118.62'	11602.00'	N 79°13.33' W	118.62'	000°35.09"
C2	62.31'	7745.00'	S 78°18.08' E	62.31'	000°27.39"
C3	311.00'	7775.00'	S 80°04.25' E	310.98'	002°17.31"
C4	929.59'	7745.00'	S 85°02.30' E	929.04'	006°52.37"
C5	245.52'	2810.00'	N 81°27.11' W	245.45'	005°00.22"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 53°27'22" E	139.94'
L2	N 01°33'50" E	100.00'
L3	S 88°26'10" E	100.00'
L4	S 01°33'50" W	100.00'
L5	N 88°26'10" W	100.00'
L6	N 88°26'10" W	70.00'
L7	N 88°26'10" W	30.00'

141.373 ACRES

NOTE: REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPEE RECORDED APRIL 27, 2007, IN BOOK 2007, PAGE 1275, ON FILE IN THE DELAWARE COUNTY RECORDERS OFFICE, MANCHESTER, IOWA.

INCLUDING 5.690 ACRES OF ROAD RIGHT-OF-WAY
(1.025 ACRES IN THE SE1/4-FRL SW1/4,
3.851 ACRES IN THE SW1/4-FRL SW1/4,
& 0.814 ACRE IN THE NW1/4-FRL SW1/4.)

SN1/4-ERL SN1/4

GRAPHIC SCALE IN FEET
SCALE: 1"=300'

SEE TOWER LEASE AREA DETAIL

Φ 20' ACCESS/UTILITY
EASEMENT

MOORE LAND SERVICES, L.L.C.

JOB NUMBER: 25-015 SHEET NUMBER: 2 OF 2