

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 28-T89N-R5W
QUARTER SECTION: SE1/4-SW1/4
CITY: MANCHESTER
SUBDIVISION: LOT 1
BLOCK: N/A
LOT(S): 7
PROPRIETOR: DARREL F. & JULIE A. RICH
REQUESTED BY: DARREL RICH

FILED  
Delaware Co Assessor  
AUG 27 2025

FILED  
Delaware Co Auditor  
AUG 27 2025

Recorded: 8/27/2025 at 9:14:30.0 AM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.22  
Combined Fee: \$15.22  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2025 PG: 2299

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  
FOR PARCEL 2025-71 IN PART OF LOT 7,  
OF THE SUBDIVISION OF LOT 1,  
IN THE SE1/4 OF THE SW1/4 OF SECTION 28-T89N-R5W  
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA**

NOTE: THIS PLAT OF SURVEY IS A RETRACEMENT OF THE PROPERTY AS DESCRIBED BY A COURT OFFICER DEED RECORDED NOVEMBER 10, 2005, IN BOOK 2005, PAGE 4061, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. FOR THIS SURVEY DESCRIPTION, THE DELAWARE COUNTY AUDITOR HAS DESIGNATED THIS PARCEL AS "PARCEL 2025-71".

**DEED DESCRIPTION:**

THE SOUTH ONE HUNDRED TWENTY SEVEN (127.0) FEET OF LOT SEVEN (7), EXCEPT THE EAST THIRTY THREE (33.0) FEET THEREOF, OF THE PLAT OF THE SUBDIVISION OF LOT ONE (1) IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY EIGHT (28), TOWNSHIP EIGHTY NINE (89) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED IN BOOK A PLATS, PAGE 23.

**SURVEY DESCRIPTION:**

PARCEL 2025-71 IN PART OF LOT 7, OF THE SUBDIVISION OF LOT 1, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER OF SAID SECTION

THENCE SOUTH 89°44'20" WEST (ASSUMED BEARING), 721.31 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE EXTENSION OF THE EAST LINE OF LOT 7;

THENCE NORTH 01°24'26" WEST, 33.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE CONTINUING NORTH 01°24'26" WEST, 134.02 FEET ALONG THE EAST LINE OF SAID LOT 7 TO THE EXTENSION OF THE NORTH LINE OF THE SOUTH 127 FEET OF LOT 7 FROM A RETRACEMENT PLAT RECORDED IN BOOK 2021, PAGE 4451, ON FILE IN THE DELAWARE COUNTY RECORDERS OFFICE, MANCHESTER, IOWA;

THENCE SOUTH 89°42'14" WEST, 33.00 FEET ALONG SAID NORTH LINE TO THE WEST RIGHT-OF-WAY LINE OF STILES STREET AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°42'14" WEST, 99.04 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 7;

THENCE SOUTH 01°24'11" EAST, 133.94 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 7 AND THE NORTH RIGHT-OF-WAY LINE OF EAST MAIN STREET;

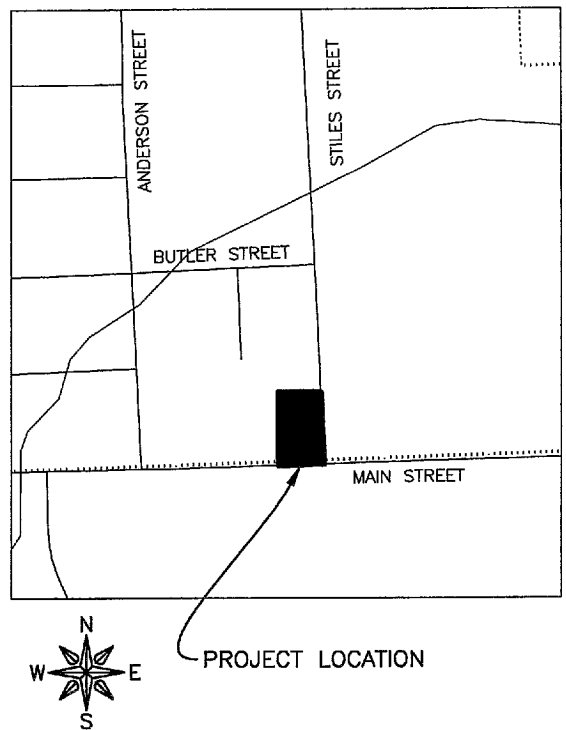
THENCE NORTH 89°44'20" EAST, 99.05 FEET ALONG SAID SOUTH LINE OF SAID LOT 7 AND SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF STILES STREET;

THENCE NORTH 01°24'26" WEST, 134.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

CONTAINING 13,267 SQUARE FEET, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY RANDALL L. RATTENBORG, RECORDED DECEMBER 23, 2021, IN BOOK 2021, PAGE 4451; MADE TO A SURVEY AND PLAT MADE BY FRANK L. DAVIS, RECORDED SEPTEMBER 23, 1965, IN BOOK 2, PAGE 123; MADE TO A SURVEY AND PLAT MADE BY JOEL BAILEY, RECORDED JUNE 11, 1877, IN BOOK A PLATS, PAGE 23; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED NOVEMBER 1, 1994, IN BOOK 7, PAGE 102; TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED MARCH 31, 2003, IN BOOK 2003, PAGE 1425; TO A SURVEY AND PLAT BY J. DAVID GIBBS, RECORDED APRIL 29, 2003, IN BOOK 2003, PAGE 2014; TO A SURVEY AND PLAT BY LYLE G. TEKIPPE, RECORDED NOVEMBER 4, 2010, IN BOOK 2010, PAGE 3475; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

**PROJECT LOCATION MAP  
NO SCALE**



**SURVEYOR:**

FEHR GRAHAM  
221 E. MAIN ST., SUITE 301  
MANCHESTER, IA 52057

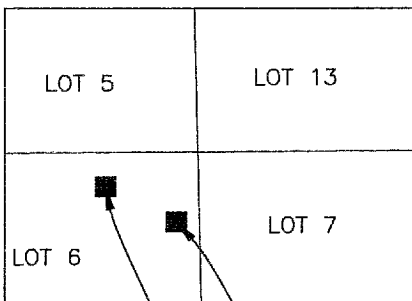
**PROPRIETOR/OWNER:**

DARREL F. & JULIE A. RICH  
920 E MAIN STREET  
MANCHESTER, IA 52057

**REQUESTED BY:**

DARREL RICH  
920 E MAIN STREET  
MANCHESTER, IA 52057

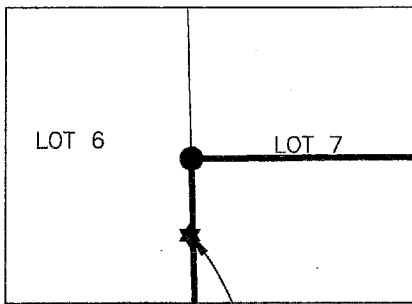
**DETAIL "A"  
SCALE 1"=5"**



FOUND LOOSE MONUMENT  
2.40' WEST AND 0.92'  
SOUTH OF CORNER  
POSITION

FOUND MONUMENT  
0.56' WEST AND 1.84'  
SOUTH OF CORNER  
POSITION

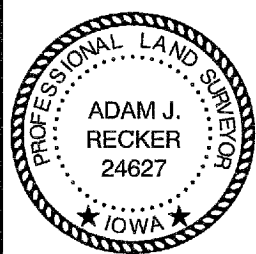
**DETAIL "B"  
SCALE 1"=5"**



FOUND MONUMENT 2.01'  
SOUTH OF CORNER  
POSITION

**LEGEND**

	SECTION CORNER AS DESCRIBED
	FOUND 1/2"Ø REBAR W/OPC #17939
	FOUND 1/2"Ø REBAR
	FOUND 1/2"Ø REBAR BENT
	FOUND 1/2"Ø REBAR W/RPC #24627
	SET 1/2"Ø REBAR W/RPC #24627
	SET CUT X
	CALCULATED POSITION
	SURVEY BOUNDARY
	SECTION LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PROPERTY LINE
	RIGHT-OF-WAY WIDTH
	PREVIOUSLY RECORDED AS
	ORANGE PLASTIC CAP
	RED PLASTIC CAP



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* 8-26-2025  
Adam J. Recker, L.L.S.  
License Number: 24627  
My license renewal date is December 31, 2025.  
Sheets covered by this seal: SHEETS 1 THROUGH 2

**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL  
© 2025 FEHR GRAHAM

ILLINOIS  
IOWA  
WISCONSIN

G:\C3D\25\25-1190\25-1190 Legal.dwg

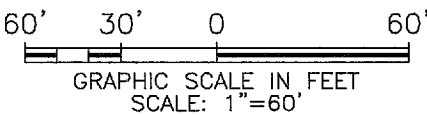
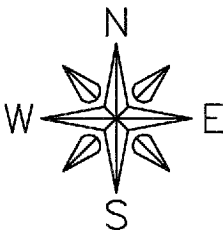
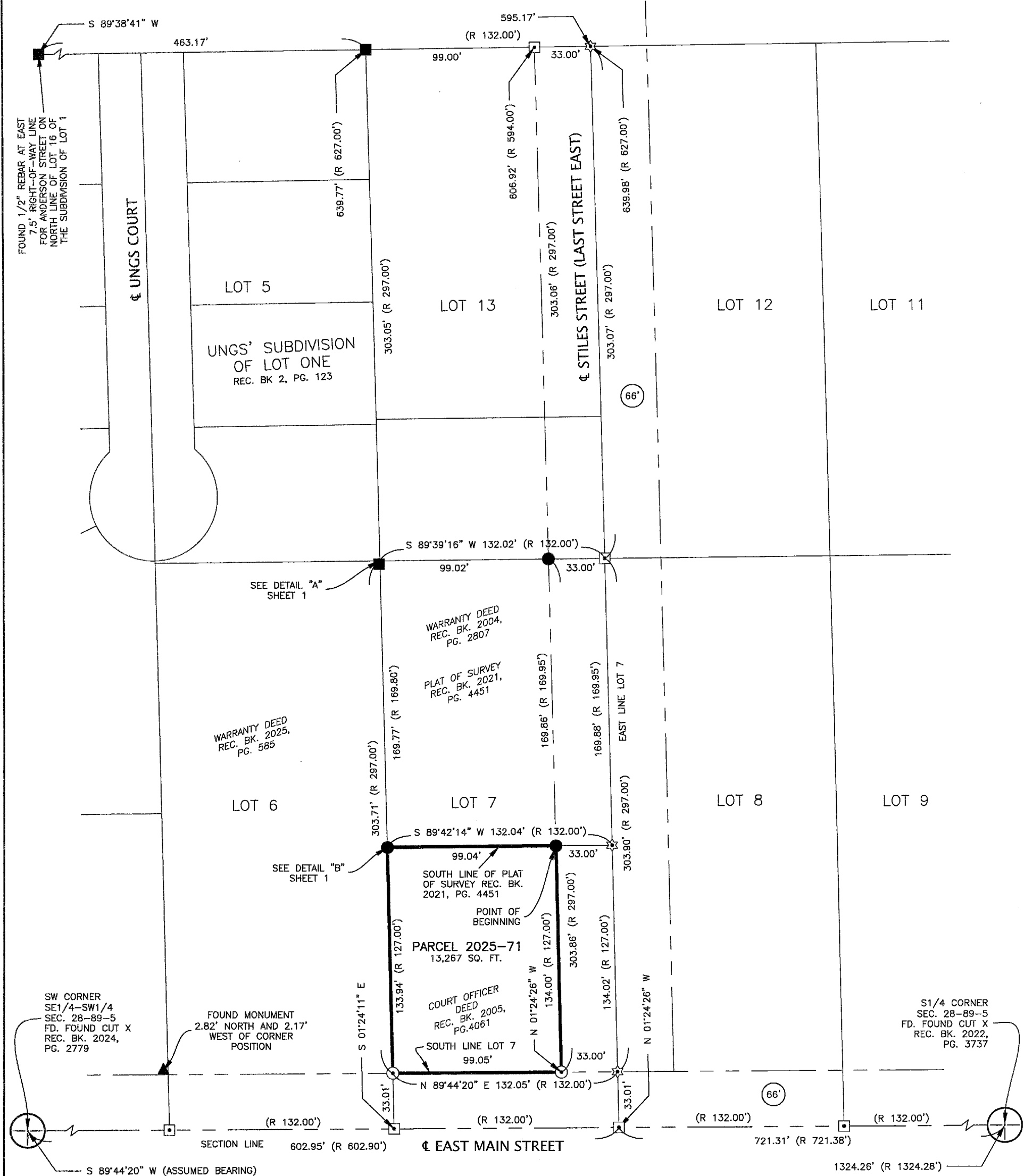
FLD BK: FEHR GRAHAM  
2025 JUERGENS No. 2  
PG: 53-54

SURVEY WAS COMPLETED ON:  
JULY 31, 2025

JOB NUMBER:  
25-1190

SHEET NUMBER:  
1 of 2

PLAT OF SURVEY  
FOR PARCEL 2025-71 IN PART OF LOT 7,  
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**FEHR GRAHAM**

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FLD BK: FEHR GRAHAM  
2025 JUERGENS No. 2  
PG: 53-54

SURVEY WAS COMPLETED ON:  
JULY 31, 2025

JOB NUMBER:  
25-1190

SHEET NUMBER:  
2 of 2