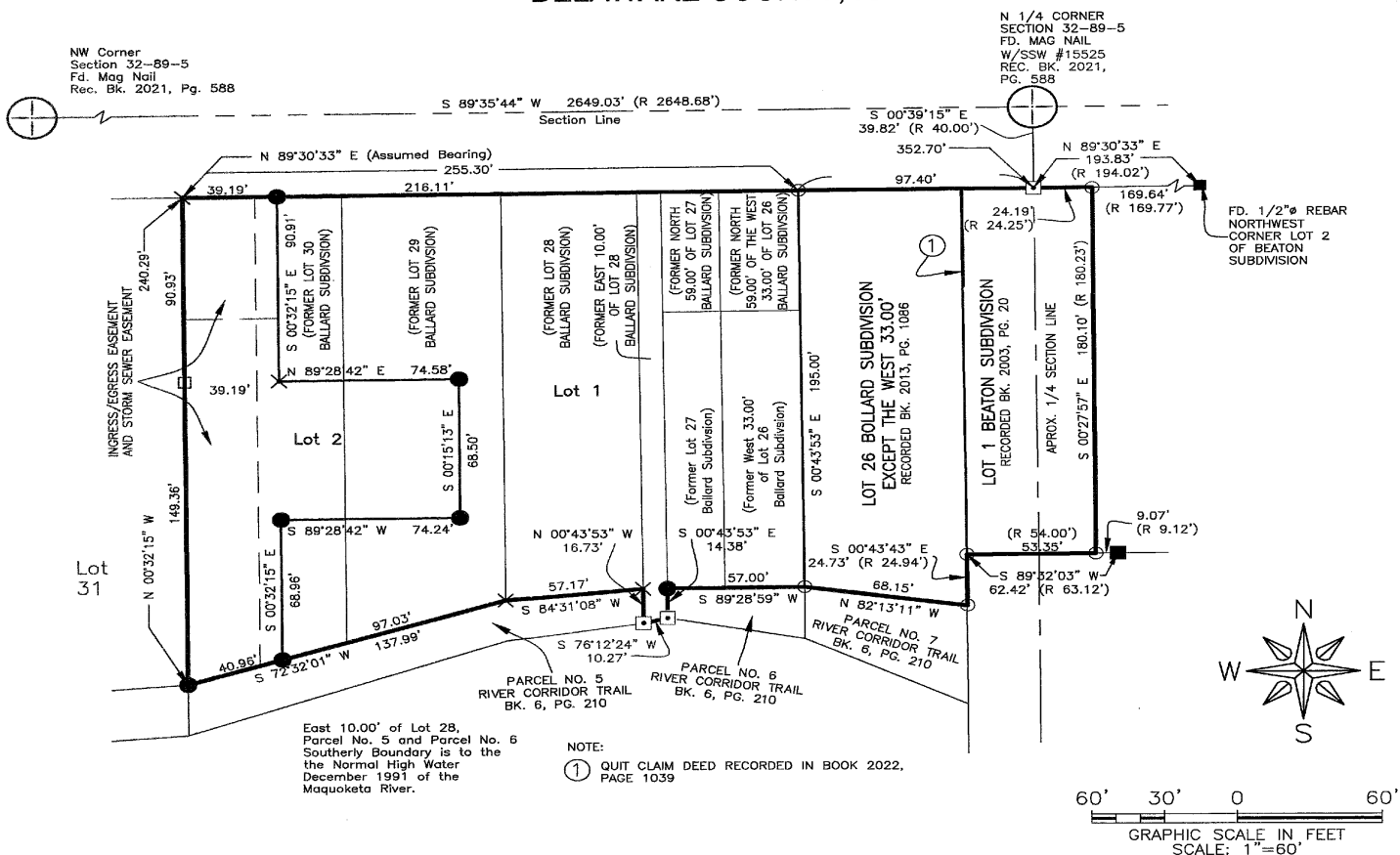


RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 32-T89N-R5W
QUARTER SECTION: NE1/4-NW1/4
CITY: MANCHESTER
SUBDIVISION: WHITEWATER PARK SUBDIVISION, BALLARD SUBDIVISION AND BEATON SUBDIVISION
BLOCK: N/A
LOT(S): 1 & 2 WHITEWATER PARK SUBDIVISION, LOT 26 OF BALLARD SUBDIVISION EXCEPT W. 33 FEET AND LOT 1 OF BEATON SUBDIVISION
PROPRIETOR: CITY OF MANCHESTER, LOT 2 WHITEWATER PARK STEPHEN LAND INVESTMENTS LC
REQUESTED BY: CITY OF MANCHESTER

Recorded: 8/27/2025 at 1:53:18.0 PM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.13
Combined Fee: \$10.13
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2302

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN ST., SUITE 301, MANCHESTER, IA 52057 - PH. (563)927-2060

RETRACEMENT PLAT WHITEWATER PARK SUBDIVISION, LOT 26 OF BALLARD SUBDIVISION EXCEPT THE WEST 33 FEET, AND LOT 1 OF BEATON SUBDIVISION, ALL IN THE CITY OF MANCHESTER, SECTION 32-T89N-R5W, DELAWARE COUNTY, IOWA



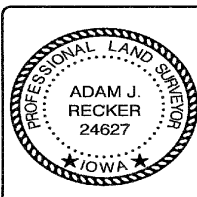
LEGEND

SECTION CORNER AS DESCRIBED
FOUND 1/2" REBAR W/RPC #7060
FOUND 1/2" REBAR NO CAP
SET 1/2" REBAR W/RPC #24627
SET CUT X
CALCULATED POSITION
SURVEY BOUNDARY
SECTION LINE
1/4 SECTION LINE
EXISTING EASEMENT
EXISTING PROPERTY LINE
PREVIOUSLY RECORDED AS
RED PLASTIC CAP

LEGAL DESCRIPTION

NOTE: THIS IS A RETRACEMENT SURVEY OF A FINAL PLAT FOR WHITEWATER PARK SUBDIVISION RECORDED MAY 24, 2017, IN BOOK 2017, PAGE 1464; OF A RETRACEMENT PLAT FOR LOT 26, EXCEPT FOR THE WEST 33 FEET THEREOF, OF BALLARD'S SUBDIVISION, RECORDED MARCH 28, 2013, IN BOOK 2013, PAGE 1086; OF A FINAL PLAT FOR LOT 1 OF BEATON SUBDIVISION RECORDED JANUARY 2, 2003, IN BOOK 2003, PAGE 20; A QUIT CLAIM DEED RECORDED MARCH 31, 2022, IN BOOK 2022, PAGE 1039; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. THIS SURVEY WAS COMPLETED TO RESET PROPERTY PINS THAT AS BEEN DISTURBED IN CONSTRUCTION OF WHITEWATER PARK.

REFERENCES ARE HEREBY MADE TO A SURVEY AND FINAL PLAT MADE BY LYLE G. TEKIPPE, RECORDED MAY 24, 2017, IN BOOK 2017, PAGE 1464; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED AUGUST 28, 1992, IN BOOK 6, PAGE 210; TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED JANUARY 23, 2008, IN BOOK 2008, PAGE 238; TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED JANUARY 2, 2003, IN BOOK 2003, PAGE 20; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED FEBRUARY 18, 2004, IN BOOK 2004, PAGE 492; TO A SURVEY AND PLAT MADE BY RANDALL L. RATTENBORG, RECORDED MARCH 28, 2013, IN BOOK 2013, PAGE 1086; TO A SURVEY AND PLAT MADE BY PAUL ILG, RECORDED NOVEMBER 1, 1905, IN PLAT BOOK 1, PAGE 120; 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 8-27-2025
Adam J. Recker, P.L.S.
License Number: 24627
My license renewal date is December 31, 2025.
Sheets covered by this seal: THIS SHEET ONLY

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

G:\C30\16-953\16-953 Retracement.dwg

FLD BK: DEL. CO. DELAWARE TWP #1
PG: 40-41

SURVEY WAS COMPLETED ON:
MARCH 17, 2025

JOB NUMBER:
16-953

SHEET NUMBER:
1 of 1