

FEB 2 2026

FEB 02 2026



Book 2026 Page 254

Document 2026 254 Type 06 002 Pages 6

Date 2/02/2026 Time 2:19:26PM

Rec Amt \$32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

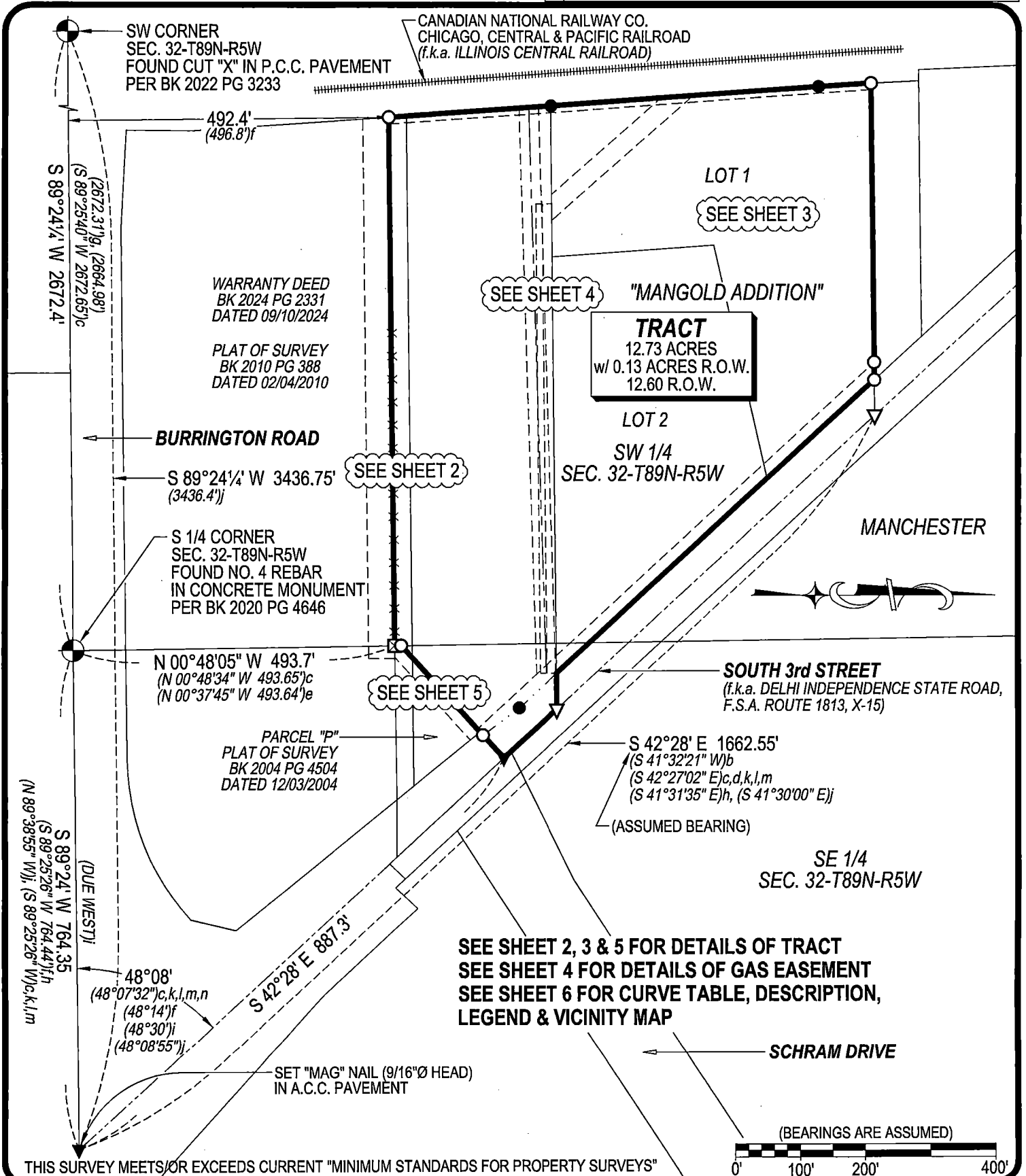
INDEX LEGEND

General Description: Sec. 32-T89N-R5W, SW 1/4 & SE 1/4, Manchester
Lots 1 & 2, Mangold Addition, Manchester

Surveyor:
Surveying Company/
Return to: Helland Engineering & Surveying, Ltd.
6109 Chancellor Drive
Cedar Falls, Iowa 50613-6916
319-266-0161

Survey Requested By: Robert J. Stensland/Modern Design
Proprietor: Eastern Iowa Pumping Inc.

Reserved for County Recorder's use.



HELLAND ENGINEERING & SURVEYING, LTD.
6109 Chancellor Drive
Cedar Falls, Iowa 50613-6916
(319)-266-0161

SHEET 1 OF 6

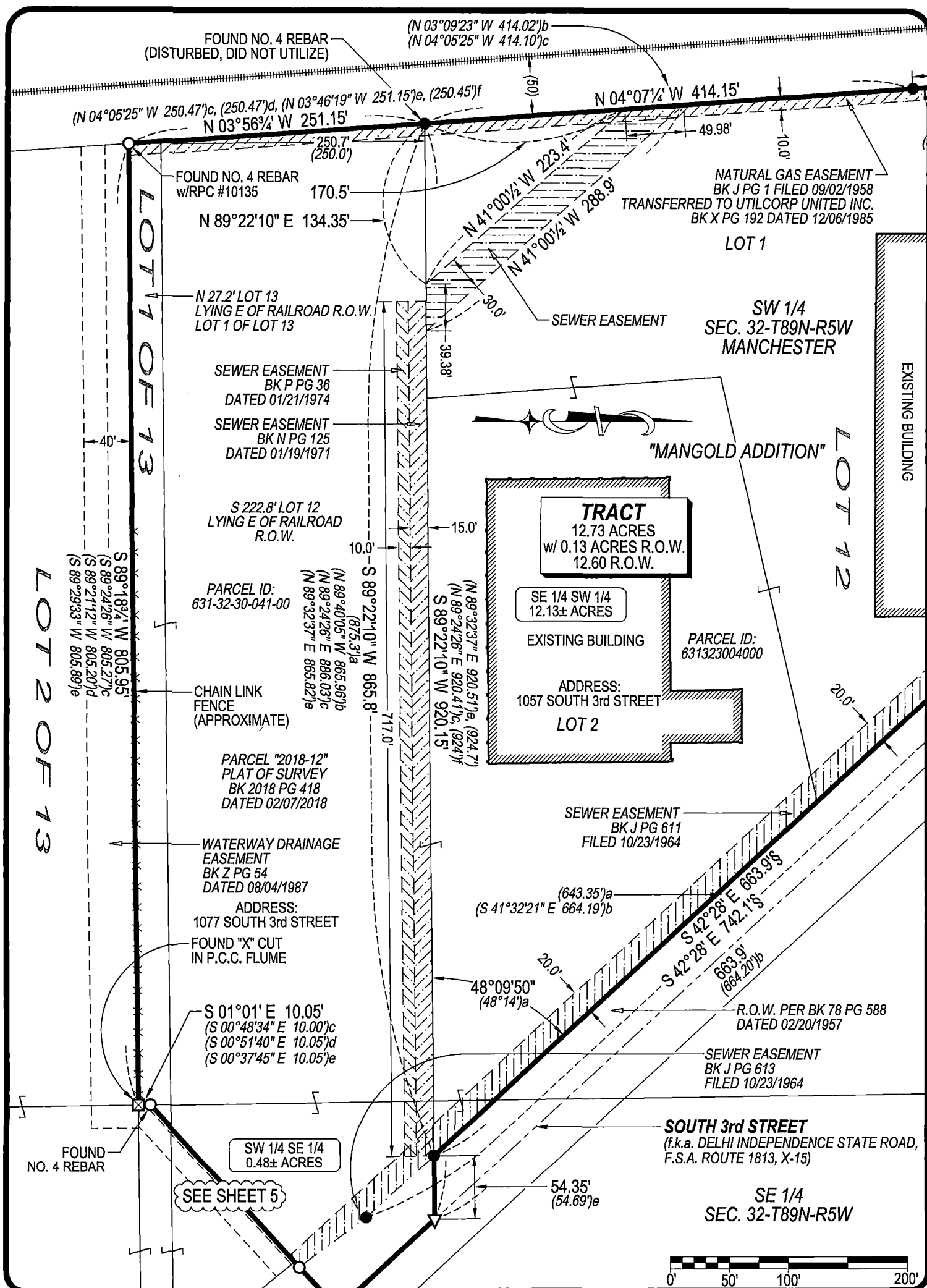
SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
(00') RECORDED AS FILE NAME: 24-238-PLAT-REV.DWG
SCALE: 1" = 200' PROJECT #24-238 DRAWN BY: JPH
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)



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
Professional Land Surveyor under the laws of the State of Iowa.

Kyle J. Helland
License Number 23212
My license renewal date is December 31, 2025.
All pages or sheets are covered by this seal except:

RETRACEMENT PLAT OF SURVEY
OF
PART OF SW 1/4 & PART OF SE 1/4
SEC. 32-T89N-R5W
MANCHESTER, DELAWARE COUNTY, IOWA
FOR
EASTERN IOWA PUMPING INC.

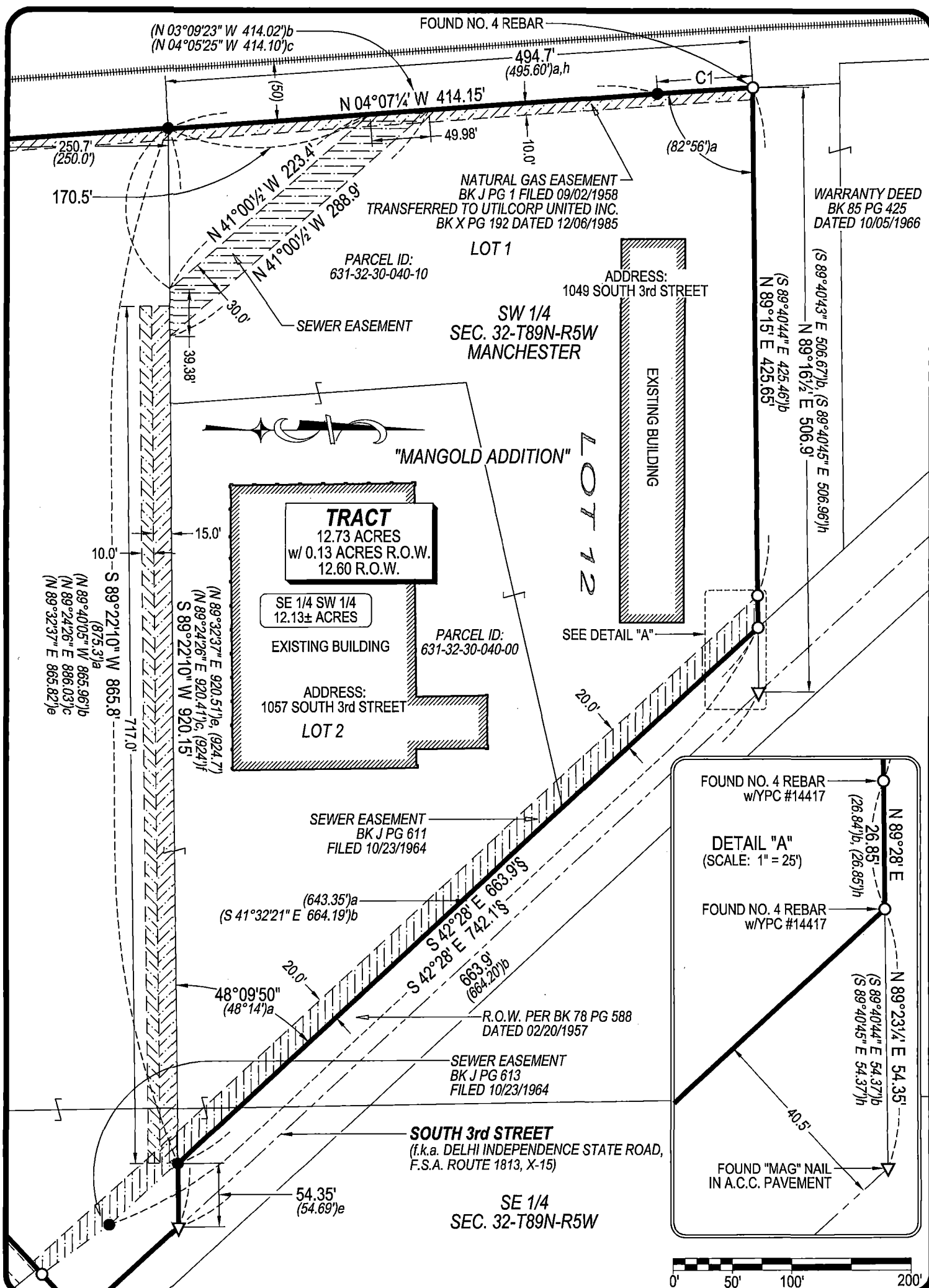


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SHEET 2 OF 6

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212 (00') RECORDED AS FILE NAME: 24-238-PLAT-2-REV.DWG
SCALE: 1" = 100' PROJECT #24-238 DRAWN BY: JPH
OPCPLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

RETRACEMENT PLAT OF SURVEY
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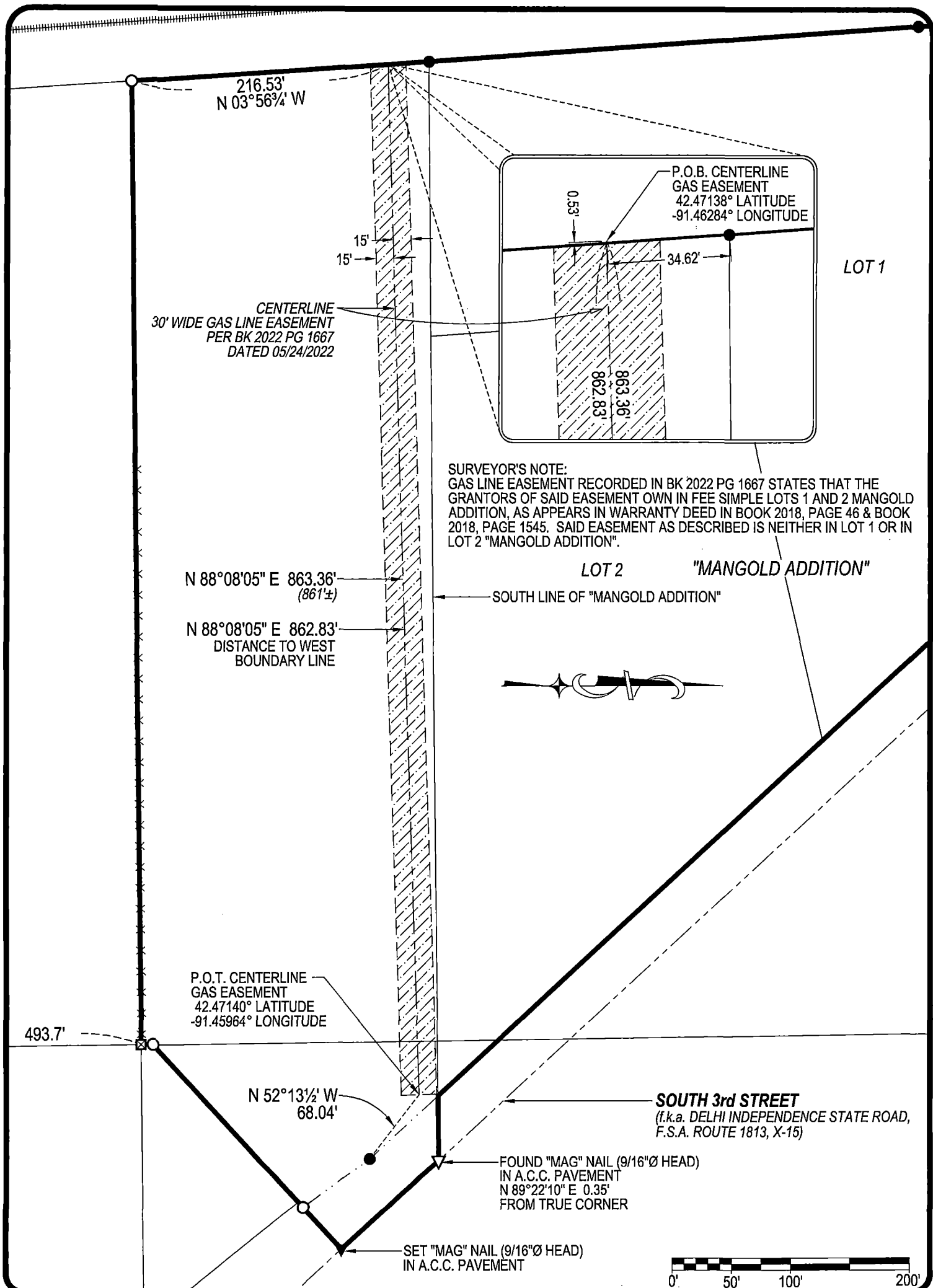
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SHEET 3 OF 6

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RETRACEMENT PLAT OF SURVEY
OF
PART OF SW 1/4 & PART OF SE 1/4
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HES HELLAND ENGINEERING & SURVEYING, LTD.
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SHEET 4 OF 6

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RETRACEMENT PLAT OF SURVEY
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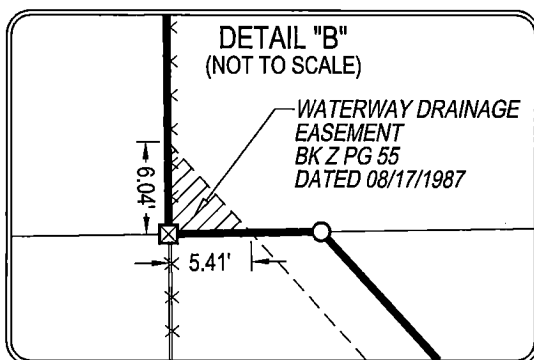
PARCEL "2018-12"
PLAT OF SURVEY
BK 2018 PG 418
DATED 02/07/2018

SW 1/4
SEC. 32-T89N-R5W
MANCHESTER

TRACT
12.73 ACRES
w/ 0.13 ACRES R.O.W.
12.60 R.O.W.

WATERWAY DRAINAGE
EASEMENT
BK Z PG 54
DATED 08/04/1987

CHAIN LINK FENCE



FOUND "X" CUT IN P.C.C. FLUME
CHAIN LINK FENCE 0.3'± NORTH

ADDRESS:
1077 SOUTH 3rd STREET

S 01°01' E 10.05'
(S 00°48'34" E 10.00')c
(S 00°51'40" E 10.05')d
(S 00°37'45" E 10.05')e

SEE DETAIL "B"

48°09'50"
(48°14')a

SW 1/4 SE 1/4
20,780± SQ. FT.
w/5,500 SQ. FT. ROW

FOUND NO. 4 REBAR

WATERWAY DRAINAGE
EASEMENT
BK Z PG 55
DATED 08/17/1987

PARCEL "P"
PLAT OF SURVEY
BK 2004 PG 4504
DATED 12/03/2004

FOUND NO. 4 REBAR

SE 1/4
SEC. 32-T89N-R5W

FOUND NO. 4 REBAR
w/YPC #14417

SOUTH 3rd STREET
(f.k.a. DELHI INDEPENDENCE STATE ROAD,
F.S.A. ROUTE 1813, X-15)

0' 25' 50' 100'



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SHEET 5 OF 6

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(00') RECORDED AS FILE NAME: 24-238-PLAT-5-REV.DWG
SCALE: 1" = 50' PROJECT #24-238 DRAWN BY: JPH
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RETRACEMENT PLAT OF SURVEY
OF
PART OF SW 1/4 & PART OF SE 1/4
SEC. 32-T89N-R5W
MANCHESTER, DELAWARE COUNTY, IOWA
FOR
EASTERN IOWA PUMPING INC.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE
C1	5679.65'	80.55'	80.55'	N 03°42¾' W	0°48¾'
		(81.46")b	(81.46")b	(N 02°44'43" W)b	(0°49'19")b

THIS RETRACEMENT PLAT REPRESENTS A SURVEY OF

(Warranty Deed recorded in Book 2018 Page 46 dated 12/29/2017)

Lot One (1) of Mangold Addition, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2003, Page 2015.

AND

(Warranty Deed recorded in Book 2018 Page 1545 dated 06/05/2018)

Lot Two (2) of Mangold Addition, City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2003, Page 2015.

AND

(Warranty Deed recorded in BK: 2022 PG: 2540 dated 08/24/2022)

The North twenty-seven and two-tenths (27.2) feet of that part of Lot Thirteen (13) lying East of the railroad right-of-way, and the South two hundred twenty two and eight-tenths (222.8) feet of that part of Lot Twelve (12) lying East of the railroad right-of-way, all of the Subdivision of the East three-fourths (E¾) of the South one-half (S½) of Section Thirty Two (32), Township Eighty Nine (89) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 5, except Parcel P in the SW 1/4-SE 1/2 Section 32-T89N-R5W City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2004, Page 4504, now Parcel 2018-12, according to plat recorded in Book 2018, Page 418.

Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

Dates of Survey: 10/21/2024, 10/22/2024, 10/28/2024, 10/29/2024, 10/30/2024 & 11/26/2024

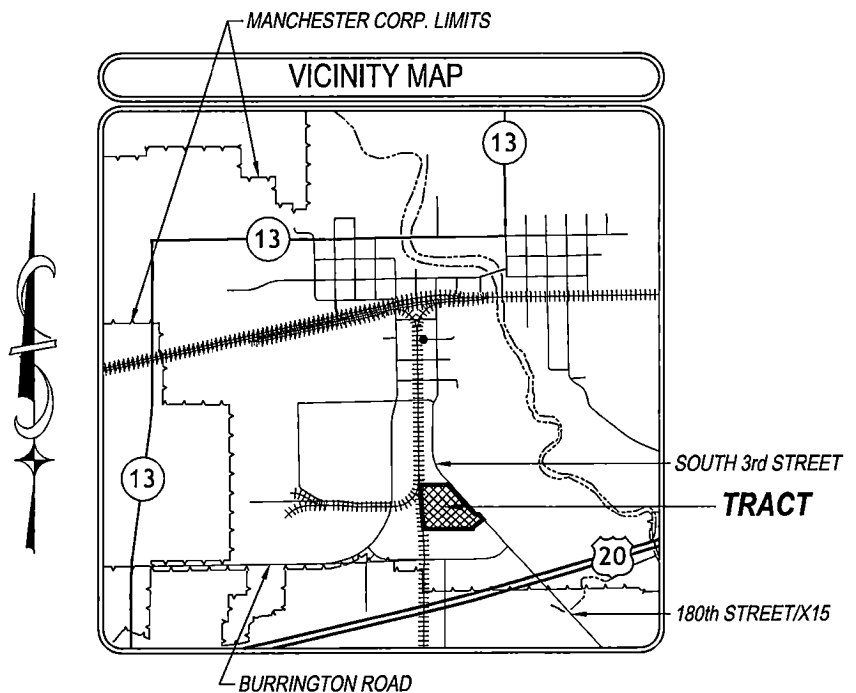
LEGEND

- (0.0')a PER PLAT OF SURVEY BK K PG 2
DATED 07/20/1964
- (0.0')b PER "MANGOLD ADDITION"
BK 2003 PG 2015 DATED 04/04/2003
- (0.0')c PER PLAT OF SURVEY BK 2004 PG 4504
DATED 12/03/2004
- (0.0')d PER PLAT OF SURVEY BK 2010 PG 388
DATED 02/04/2010
- (0.0')e PER PLAT OF SURVEY BK 2018 PG 418
DATED 02/07/2018
- (0.0')f PER PLAT BK 2 PG 96½
DATED 02/01/1958
- (0.0')g PER PLAT OF SURVEY BK 2012 PG 1479
DATED 04/30/2012
- (0.0')h PER PLAT OF EASEMENT
BK 2000 PG 1601 DATED 04/15/2000
- (0.0')i PER ISHC R.O.W. PLAT BK 137 PG 216
DATED 01/13/1975
- (0.0')j PER ACQUISITION PLAT BK 137 PG 238
DATED 11/14/1996
- (0.0')k PER PLAT OF SURVEY BK 2006 PG 1068
DATED 03/22/2006
- (0.0')l PER PLAT OF SURVEY BK 2006 PG 1368
DATED 04/05/2006
- (0.0')m PER EASEMENT PLAT BK 2006 PG 915
DATED 03/08/2006
- 0.0'§ SUBJECT TO ROUNDING ERRORS

DOES NOT CLOSE BY 10.4'

SURVEYOR'S NOTE:

Easement for public highway recorded in Book 78 Page 588 dated 02/20/1957 established the right-of-way to be 40.0' from the centerline. Plat of Survey recorded in Book K Page 2 date 07/20/1964 and all subsequent surveys established the right-of-way to be 40.5' from the centerline.



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SHEET 6 OF 6

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