



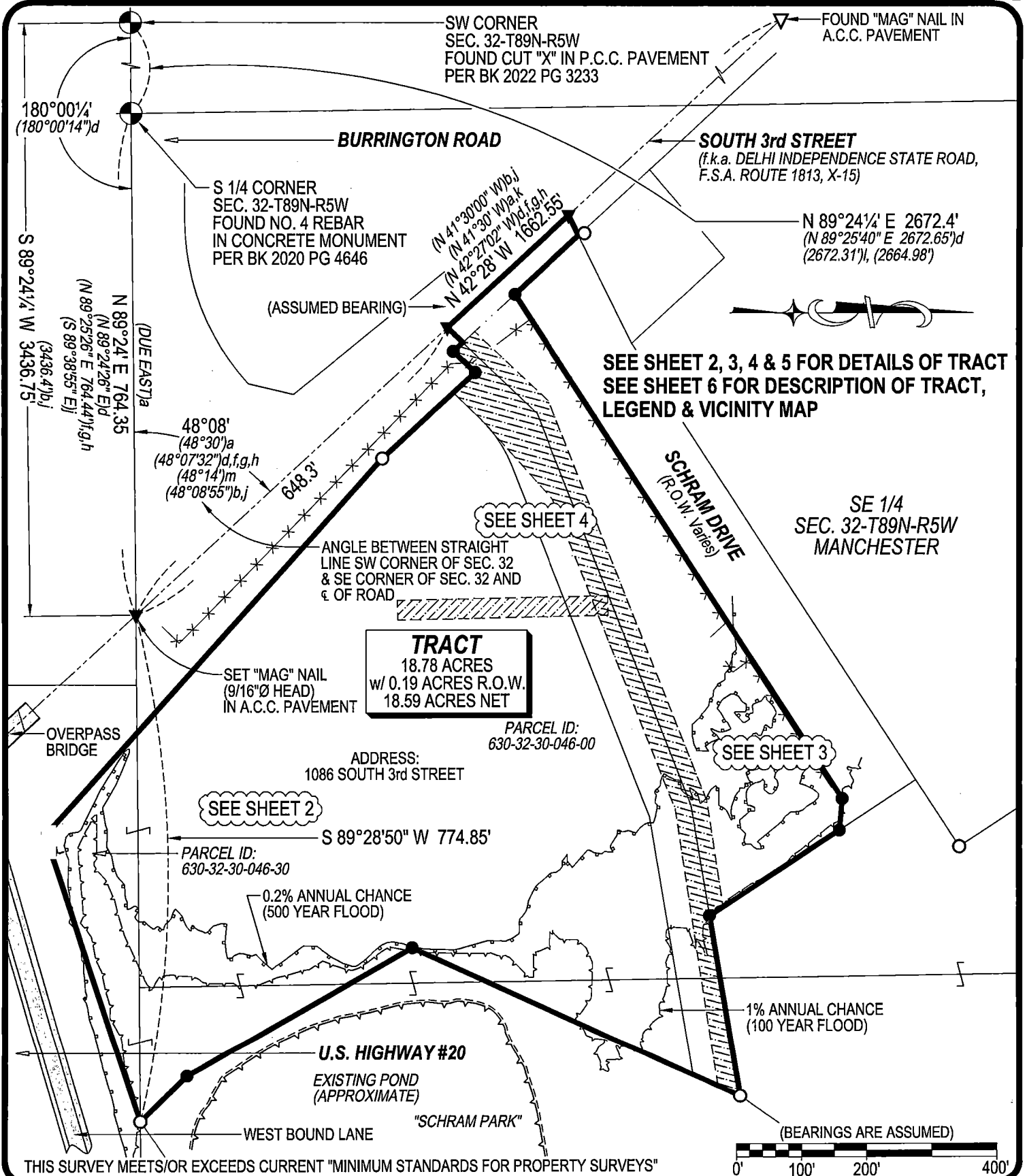
Book 2026 Page 255
Document 2026 255 Type 06 002 Pages 6
Date 2/02/2026 Time 2:20:23PM
Rec Amt \$32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDEX LEGEND

General Description: Sec. 32-T89N-R5W, SE 1/4, Manchester
Sec. 5-T88N-R5W, NW FRL 1/4, Manchester
Surveyor: Kyle J. Helland
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: Wall Leasing, L.L.C.

Reserved for County Recorder's use.



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

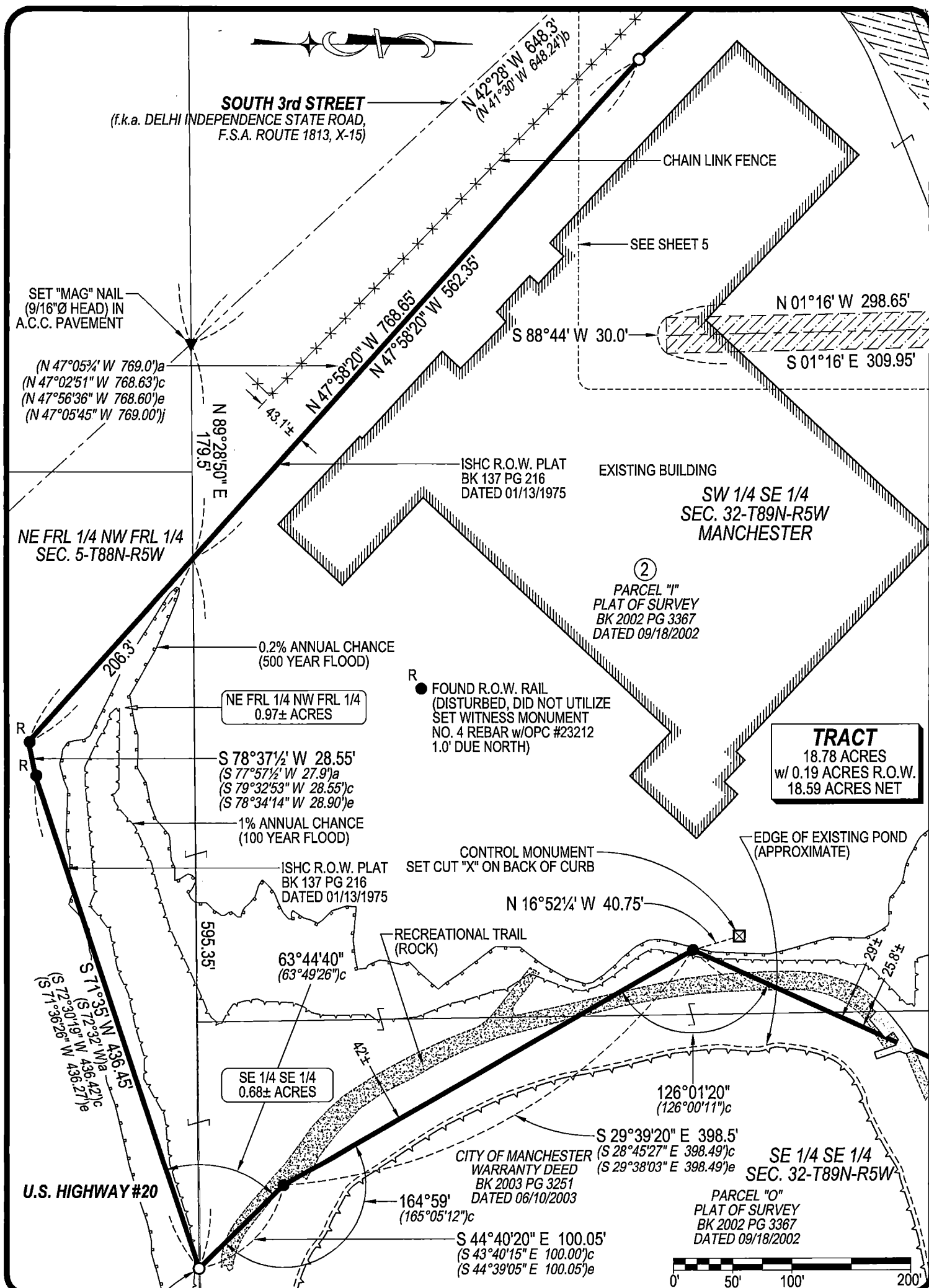
SHEET 1 OF 6

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

RETRACEMENT PLAT OF SURVEY
OF
PART OF SE 1/4 SEC. 32-T89N-R5W
PART OF NE FRL 1/4 NW FRL 1/4 SEC. 5-T88N-R5W
MANCHESTER, DELAWARE COUNTY, IOWA
FOR
WALL LEASING, L.L.C.



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:



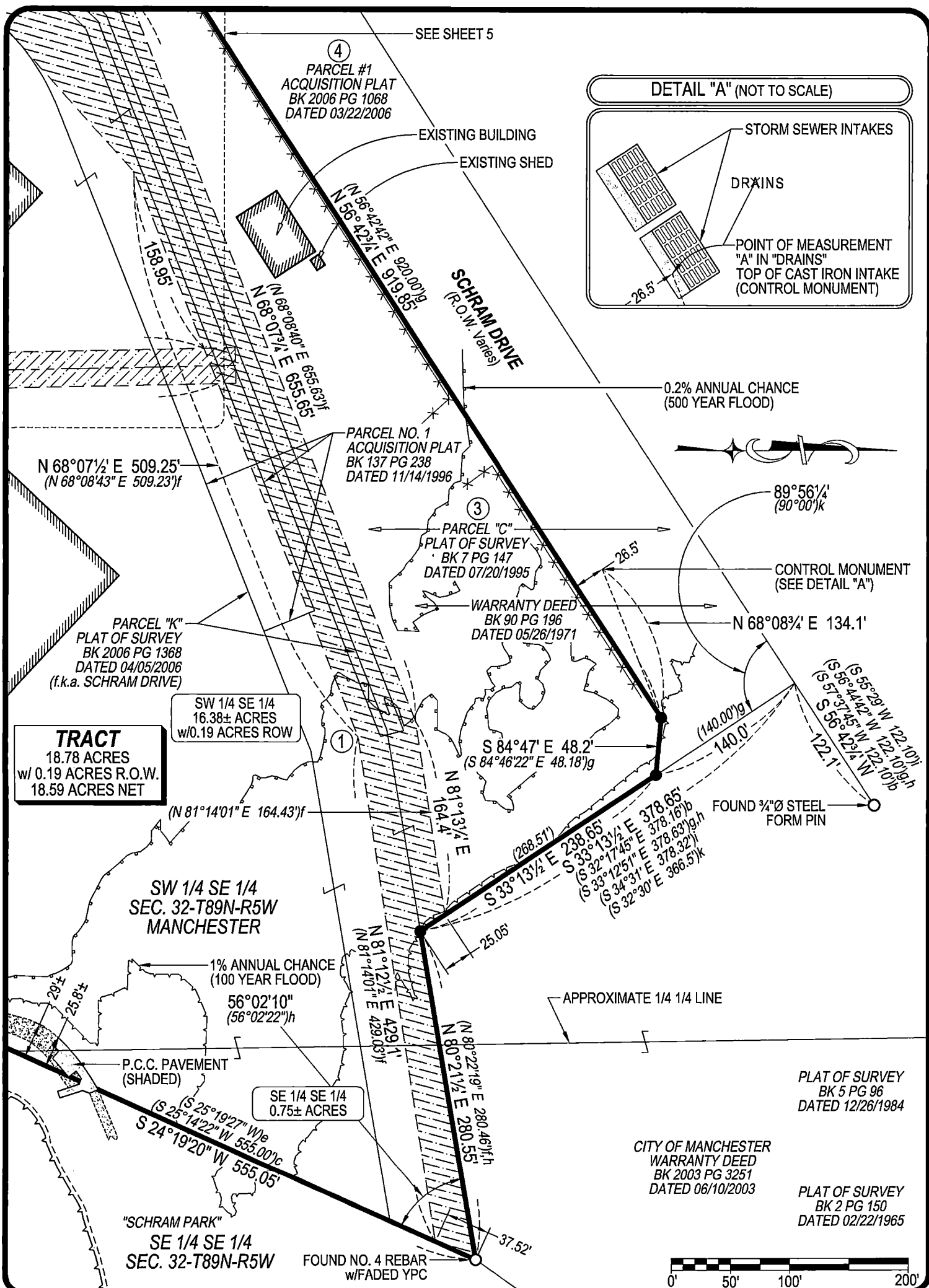
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SHEET 2 OF 6

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

SELY CORNER OF PARCEL "I", SWLY CORNER OF PARCEL "O"
FOUND NO. 4 REBAR w/FADED ILLEGIBLE CAP
DESCRIBED AS BEING ON THE SOUTH LINE OF SEC. 32-T89N-R5W
(DEFINED BY PLAT OF SURVEY AS BEING A STRAIGHT LINE
BETWEEN THE SW CORNER & THE SE CORNER OF SAID SEC. 32)

**RETRACEMENT PLAT OF SURVEY
OF
PART OF SE 1/4 SEC. 32-T89N-R5W
PART OF NE FRL 1/4 NW FRL 1/4 SEC. 5-T88N-R5W
MANCHESTER, DELAWARE COUNTY, IOWA
FOR
WALL LEASING, L.L.C.**



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SHEET 3 OF 6

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

**RETRACEMENT PLAT OF SURVEY
OF
PART OF SE 1/4 SEC. 32-T89N-R5W
PART OF NE FRL 1/4 NW FRL 1/4 SEC. 5-T88N-R5W
MANCHESTER, DELAWARE COUNTY, IOWA
FOR
WALL LEASING, L.L.C.**

SOUTH 3rd STREET

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



SET "MAG" NAIL (9/16"Ø HEAD)
IN A.C.C. PAVEMENT
(TYPICAL)

(N 63°27'03" E 34.31')
(N 64°24'05" E)^b
N 63°25'¼" E 34.3'

PARCEL "B"
PLAT OF SURVEY
BK 7 PG 147
DATED 07/20/1995

WITNESS MONUMENT
(FOUND NO. 4 REBAR
N 18°30'¼" E 10.0' OF
TRUE CORNER)

(S 42°27'02" E 133.32')^g

CHAIN LINK FENCE

SEE SHEET 5

④
PARCEL #1
ACQUISITION PLAT
BK 2006 PG 1068
DATED 03/22/2006

EXISTING BUILDING

EXISTING SHED

SCHRAM DRIVE
(R.O.W. Varies)

N 01°16' W 298.65'

S 01°16' E 309.95'

S 88°44' W 30.0'

EXISTING BUILDING

SW ¼ SE ¼
SEC. 32-T89N-R5W
MANCHESTER

②
PARCEL "I"
PLAT OF SURVEY
BK 2002 PG 3367
DATED 09/18/2002

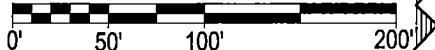
N 68°07'½" E 509.25'
(N 68°08'43" E 509.23')^f

WARRANTY DEED
BK 92 PG 94
DATED 06/27/1972
(DOES NOT CLOSE BY 4.3')

PARCEL NO. 1
ACQUISITION PLAT
BK 137 PG 238
DATED 11/14/1996

SW ¼ SE ¼
16.38± ACRES
w/0.19 ACRES ROW

TRACT
18.78 ACRES
w/ 0.19 ACRES R.O.W.
18.59 ACRES NET

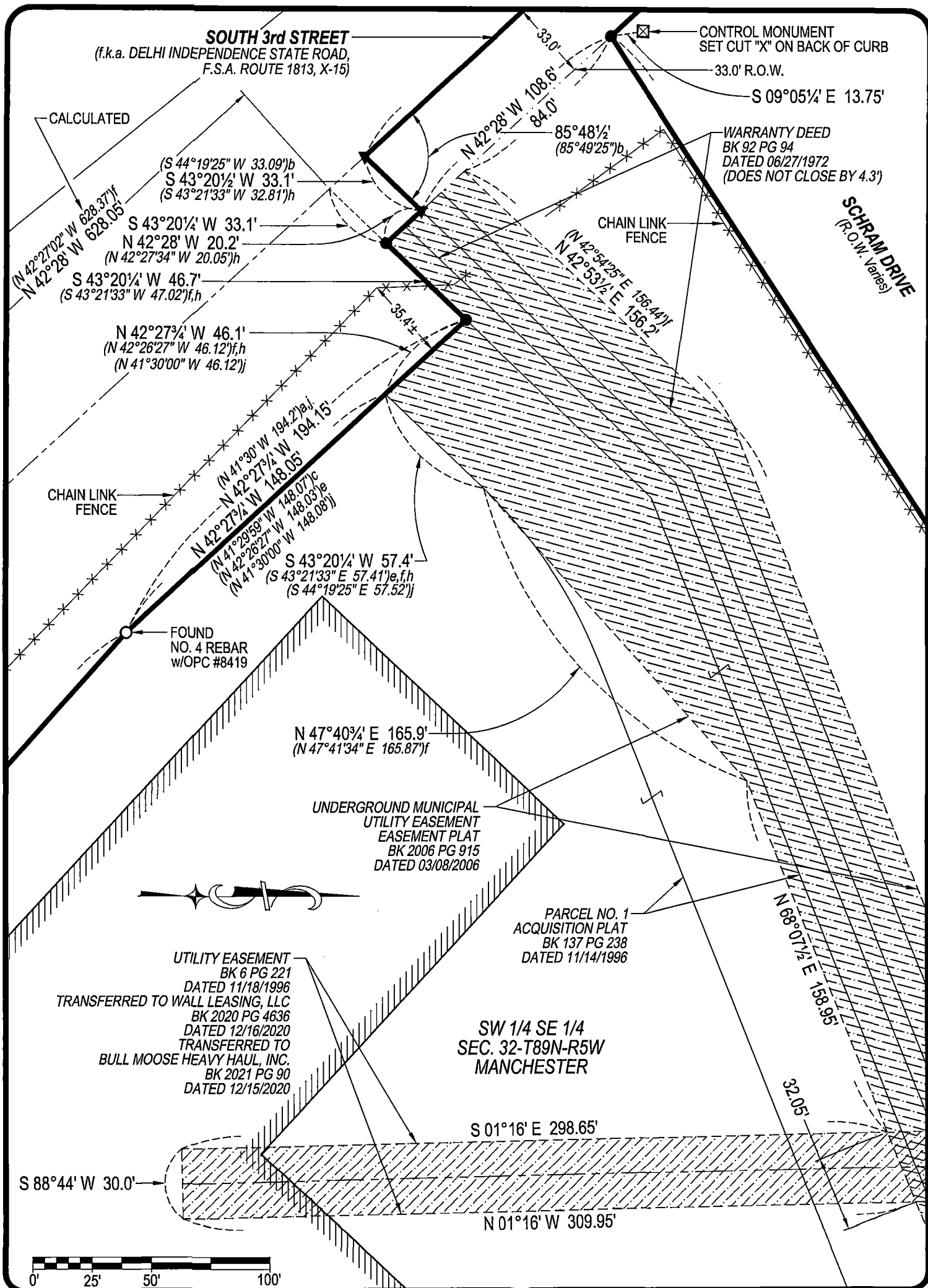


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SHEET 4 OF 6

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(00') RECORDED AS FILE NAME: 24-238-PLAT E-2-REV.DWG
SCALE: 1" = 100' PROJECT #24-238 DRAWN BY: JPH
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RETRACEMENT PLAT OF SURVEY
OF
PART OF SE ¼ SEC. 32-T89N-R5W
PART OF NE FRL ¼ NW FRL ¼ SEC. 5-T88N-R5W
MANCHESTER, DELAWARE COUNTY, IOWA
FOR
WALL LEASING, L.L.C.



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SHEET 5 OF 6

● SET NO. 4 REBAR X 24" LONG w/ORANGE PLASTIC CAP #23212
(00')RECORDED AS FILE NAME: 24-238-PLAT E-5-REV.DWG
SCALE: 1" = 50' PROJECT #24-238 DRAWN BY: JPH
OPC PLASTIC CAP (O=ORANGE, R=RED, Y=YELLOW)

**RETRACEMENT PLAT OF SURVEY
OF
PART OF SE 1/4 SEC. 32-T89N-R5W
PART OF NE FRL 1/4 NW FRL 1/4 SEC. 5-T88N-R5W
MANCHESTER, DELAWARE COUNTY, IOWA
FOR
WALL LEASING, L.L.C.**

THIS RETRACEMENT PLAT REPRESENTS A SURVEY OF

- ① (Quit Claim Deed recorded in Book 2008 Page 601 dated 12/26/2007)
Parcel K in the South ½ of the Southeast ¼ of Section 32, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, as shown on the Plat of Survey Recorded in Book 2006, Page 1368 in the Office of the Delaware County Recorder.
AND
- ② (Quit Claim Deed recorded in Book 2007 Page 140 dated 12/28/2006)
Parcel I, part of the S ½ SE ¼ of Sec. 32, T89N, R5W and part of the NE ¼ NW ¼, Sec. 5, T88N, R5W all of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to Plat recorded in Book 2002, Page 3367, as corrected by affidavit recorded in Book 2002, Page 4222.
AND
- ③ (Warranty Deed recorded in Book 2006 Page 2130 dated 06/07/2006)
Parcel C - part of the SW 1/4 of the SE 1/4 of Section 32, Township 89 North, Range 5 West of the 5th PM, City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 7 Plats, Page 147
EXCEPT
- ④ Parcel #1 per Plat of Survey recorded in Book 2006 Page 1068 dated 03/22/2006 in the Office of the Delaware County Recorder.

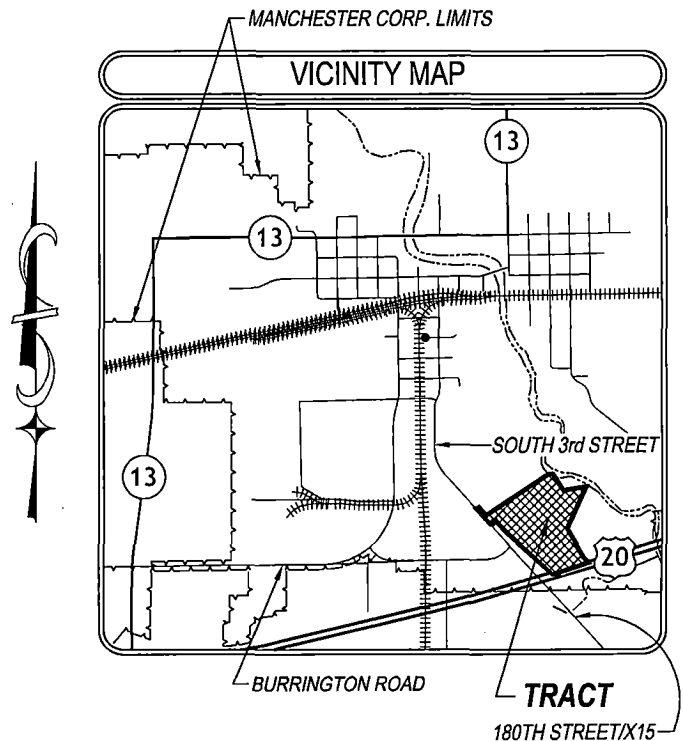
Subject to restrictions, easements, covenants, ordinances, and limited access provisions of record and not of record.

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

By graphic plotting only, the 100 year flood and 500 year flood are shown per Rate Map (FIRM), Map No. 19055C0227G, which bears a revised date of March 8, 2022.
No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination.

LEGEND

- (0.0')a PER ISHC R.O.W. PLAT BK 137 PG 216
DATED 01/13/1975
- (0.0')b PER PLAT OF SURVEY BK 7 PG 147
DATED 07/20/1995
- (0.0')c PER PLAT OF SURVEY BK 2002 PG 3367
DATED 09/18/2002
- (0.0')d PER PLAT OF SURVEY BK 2004 PG 4504
DATED 12/03/2004
- (0.0')e PER PLAT OF LEASE BK 2006 PG 608
DATED 12/01/2005
- (0.0')f PER EASEMENT PLAT BK 2006 PG 915
DATED 03/08/2006
- (0.0')g PER PLAT OF SURVEY BK 2006 PG 1068
DATED 03/22/2006
- (0.0')h PER PLAT OF SURVEY BK 2006 PG 1368
DATED 04/05/2006
- (0.0')i PER PLAT OF SURVEY BK 5 PG 96
DATED 12/26/1984
- (0.0')j PER ACQUISITION PLAT BK 137 PG 238
DATED 11/14/1996
- (0.0')k PER WARRANTY DEED BK 90 PG 196
DATED 05/26/1971
- (0.0')l PER PLAT OF SURVEY BK 2012 PG 1479
DATED 04/30/2012
- (0.0')m PER PLAT OF SURVEY BK 2 PG 96½
DATED 02/01/1958



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SHEET 6 OF 6

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PART OF NE FRL 1/4 NW FRL 1/4 SEC. 5-T88N-R5W
MANCHESTER, DELAWARE COUNTY, IOWA
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