

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 15--T89N--R3W
QUARTER SECTION: SE1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2026--59 AND PARCEL 2026--60
PROPRIETOR: EDWARD R. BILDSTEIN TRUST
REQUESTED BY: TODD BILDSTEIN

Filed Delaware County
Assessor 7/7/2026

Filed Delaware County
Auditor 7/7/2026

Recorded: 7/7/2026 at 3:54:29.0 PM
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: 2026 PG: 1870

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
PARCEL 2026-59 AND PARCEL 2026-60
IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4
OF SECTION 15-T89N-R3W
DELAWARE COUNTY, IOWA

NOTE: THIS IS A PLAT OF SURVEY FOR PART OF THE PROPERTY AS DESCRIBED BY A QUIT CLAIM DEED RECORDED JANUARY 14, 2026, IN BOOK 2026, PAGE 98, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. FOR THIS SURVEY DESCRIPTION, THE DELAWARE COUNTY AUDITOR HAS DESIGNATED THESE PARCELS AS "PARCEL 2026-59 AND PARCEL 2026-60".

SURVEY DESCRIPTION:

PARCEL 2026-59 IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF OF SAID SECTION;

THENCE NORTH 00°17'59" WEST (ASSUMED BEARING), 1348.63 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 89°50'16" EAST, 226.77 FEET ALONG THE NORTH LINE OF SAID QUARTER--QUARTER;

THENCE SOUTH 29°59'48" EAST, 342.01 FEET;

THENCE SOUTH 20°39'03" EAST, 354.69 FEET;

THENCE SOUTH 88°58'03" EAST, 818.27 FEET;

THENCE NORTH 06°12'40" EAST, 439.31 FEET;

THENCE NORTH 89°47'23" EAST, 572.93 FEET;

THENCE SOUTHEASTERLY 266.62 FEET ALONG A 365.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 26°53'55" EAST, 260.74 FEET);

THENCE SOUTH 03°58'32" EAST, 528.06 FEET;

THENCE NORTH 73°39'16" EAST, 155.79 FEET;

THENCE SOUTHEASTERLY 214.17 FEET ALONG A 238.10 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 29°47'10" EAST, 207.02 FEET);

THENCE SOUTH 03°13'14" EAST, 224.94 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89°23'02" WEST, 2374.06 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

CONTAINING 48.691 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ACCESS EASEMENT

A STRIP OF LAND FOR INGRESS/EGRESS EASEMENT PURPOSES BEING 30 FEET IN WIDTH ON THE NORTHERLY PART OF PARCEL 2026-59 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 15, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.

NOTE: THE LINES OF SAID ACCESS EASEMENT ARE BEING EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS.

SURVEYOR:

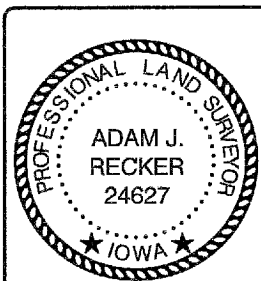
ADAM J. RECKER, P.L.S.
FEHR GRAHAM
221 E MAIN ST, STE 301
MANCHESTER, IA 52057

PROPRIETOR/OWNER:

EDWARD R. BILDSTEIN TRUST
TODD J. BILDSTEIN, CO--TRUSTEE
3036 182ND ST
DYERSVILLE, IA 52040

REQUESTED BY/SUBDIVIDER:

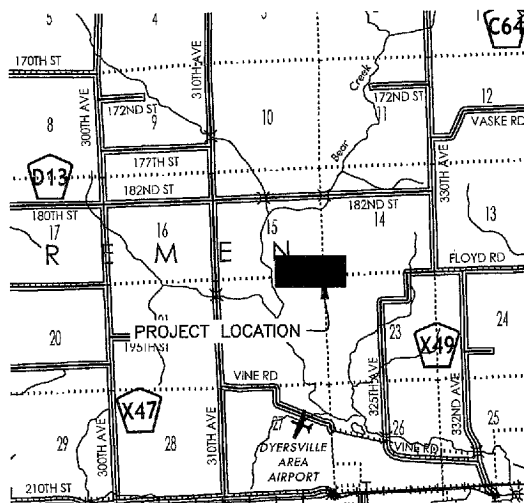
TODD BILDSTEIN,
CO--TRUSTEE
EDWARD R. BILDSTEIN TRUST
3036 182ND ST
DYERSVILLE, IA 52040



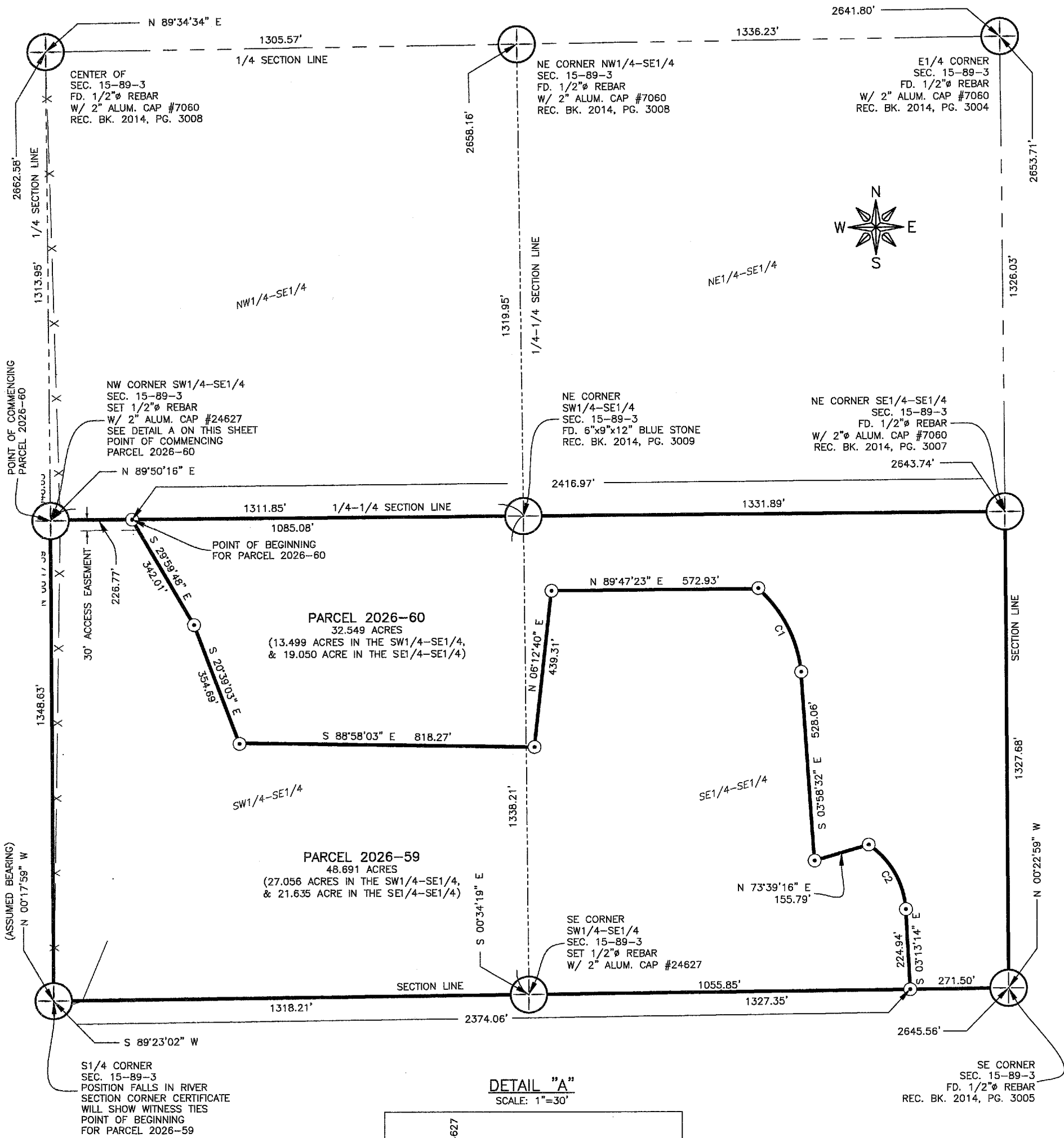
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Adam J. Recker 7-7-2026
Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2027.
Sheets covered by this seal: SHEETS 1 THROUGH 2

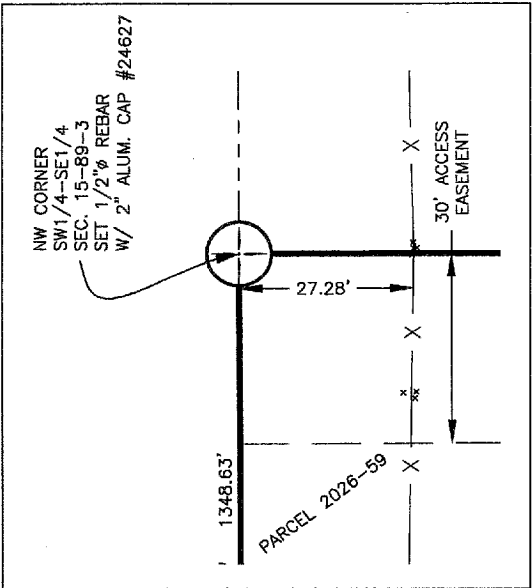
LOCATION MAP
NOT TO SCALE



PLAT OF SURVEY
PARCEL 2026-59 AND PARCEL 2026-60
IN THE SW 1/4 OF THE SE 1/4 AND SE 1/4 OF THE SE 1/4
OF SECTION 15-T89N-R3W
DELAWARE COUNTY, IOWA



DETAIL "A"
SCALE: 1"=30'



Curve Table				
NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	266.62'	365.00'	S 26°53'55" E	260.74'
C2	214.17'	238.10'	S 29°47'10" E	207.02'

FEHR GRAHAM ILLINOIS
ENGINEERING & ENVIRONMENTAL IOWA
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FLD BK: FEHR GRAHAM
JUERGENS No. 2
PG: 43-44
SURVEY WAS COMPLETED ON:
JUNE 19, 2026

JOB NUMBER:
261077

SHEET NUMBER:
2 of 2