

Recorded: 9/1/2026 at 12:58:32.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2562

Ingress-Egress Easement

Preparer Information: James T Peters, 309 First St. E, Independence, IA 50644, Phone: 319-334-9992

Taxpayer Information: Manchester Enterprises, Inc., 217 N Franklin St, Manchester, IA 52057

Return Document To: James T Peters, 309 First St. E, Independence, IA 50644

The undersigned, Manchester Enterprises, Inc. states:

1. Manchester Enterprises, Inc. is the owner of the following described real estate:

Lot B as shown on the attached plat of **SW Industrial Park 5th Subdivision**: A Subdivision of Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M. Delaware County as recorded in the Office of the Delaware County Recorder in Book 2017 at Page 3010 on 10/31/2017 hereinafter referred to as "Lot B, Southwest Industrial Park 5th Addition."

AND

Lot 6 as shown on the attached plat of **SW Industrial Park 5th Subdivision**: A Subdivision of Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M. Delaware County as recorded in the Office of the Delaware County Recorder in Book 2017 at Page 3010 on 10/31/2017 hereinafter referred to as "Lot 6, Southwest Industrial Park 5th Addition."

2. Manchester Enterprises, Inc. hereby establishes a permanent easement for the purpose of ingress and egress over and across "Lot B, Southwest Industrial Park 5th Addition." to "Lot 6, Southwest Industrial Park 5th Addition."

3. The easements granted herein shall be permanent and shall inure to the benefit of title holders to the above-mentioned parcels and shall be deemed to run with the land.

MANCHESTER ENTERPRISES, INC, an Iowa Corporation.

By 
STEVEN BUESING, PRESIDENT

STATE OF IOWA, COUNTY OF DELAWARE

This record was acknowledged before me on October 9, 2025, by STEVEN BUESING, as President, of MANCHESTER ENTERPRISES, INC a corporation.

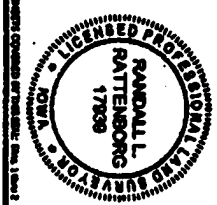

Signature of Notary Public



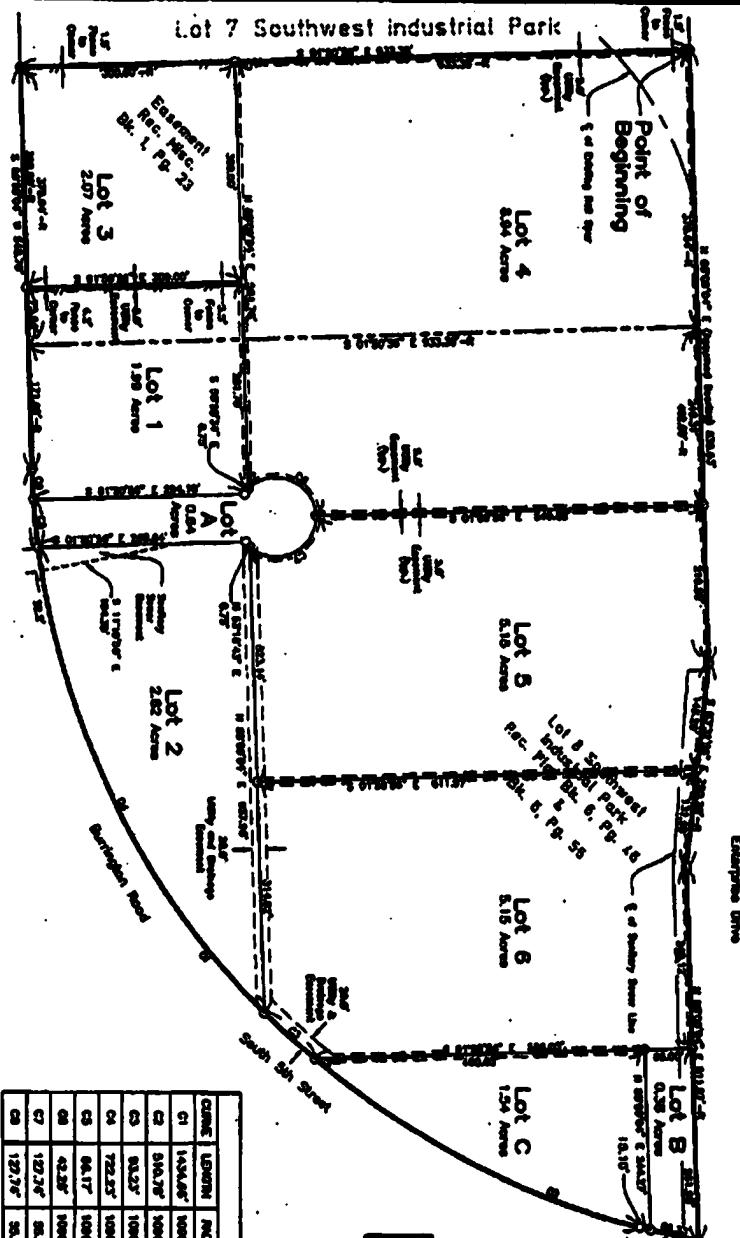
COUNTY: DELAWARE
 SECTION 32 & 33, T89 N, R 9
 ALIQUOT PARTS: SE 1/4-SE 1/4 Sec. 32
 SW 1/4-SW 1/4 Sec. 33
 CITY: Manchester
 SURVEY: SW Industrial Park 5th Subdivision
 BLOCK: LOT 3-8
 PROPRIETOR: Manchester Enterprises, Inc.
 REQUESTED BY: Manchester Enterprises, Inc.
 SURVEYOR: Randy Rattenborg
 COMPANY: BURLINGTON GROUP, INC.
 305 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURLINGTONGROUP.COM 563-227-9404

FILED
 Deane Schindler, Recorder/Registrar
 OCT 31 2017
 FILED
 Deane Schindler, Recorder/Registrar
 OCT 31 2017

Book 2017 Page 3010
 Document 2017 3010 Type 86 882 Pages 7
 Date 10/31/2017 Time 3:48:33PM
 Rec Art 837.00
 Deane Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA



BURLINGTON GROUP, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 305 W. MAIN STREET, MANCHESTER, IOWA 52057
 burlingtongroup.com
 PROJECT NO. B-400
 SCALE: 1" = 200'
 DATE: October 1, 2017
 DRAWN BY: dm
 CHECKED BY: dm
 DATE: 10/31/2017



CURVE	LENGTH	ROUND	ANGLE	CURVE	CURVE BEARING
C1	144.48'	100.00'	74.00°	C1	N 87°20'00" E
C2	50.23'	100.00'	37°47'35"	C2	N 87°20'00" E
C3	50.23'	100.00'	37°47'35"	C3	N 87°20'00" E
C4	72.25'	100.00'	37°47'35"	C4	N 87°20'00" E
C5	94.17'	100.00'	37°47'35"	C5	N 87°20'00" E
C6	42.38'	100.00'	37°47'35"	C6	N 87°20'00" E
C7	127.26'	50.00'	135°04'34"	C7	N 87°20'00" E
C8	127.26'	50.00'	135°04'34"	C8	S 87°20'00" W

SW Industrial Park
 5th Subdivision
 20.00 Acres

LEGEND
 A SECTION CORNER
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SW Industrial Park 8th Subdivision: A Subdivision Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of Lot 8 of the said Subdivision recorded in Book 6, Page 46 and Page 56 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North $88^{\circ} 09' 04''$ East (Assumed Bearing), 838.53 feet along the North Line of said Lot and the South Right-of-Way Line of Enterprise Drive and the South Line of a 80 foot Utility Access Spur Track Easement;

Thence South $63^{\circ} 52' 56''$ East, 280.28 feet;

Thence North $88^{\circ} 09' 04''$ East, 511.07 feet all along said South Line to the West Right-of-Way Line of South 5th Street;

Thence South $13^{\circ} 09' 04''$ West, 83.43 feet along said Line

Thence Southwesterly along a 1096.00 foot Radius Curve Concave Northwesterly 1434.66 feet, (said curve having a Long Chord of South $80^{\circ} 29' 04''$ West, 1334.40 feet) along said Line and the Northwesterly Line of Burrington Road;

Thence South $88^{\circ} 09' 04''$ West, 546.70 feet along said Line to the East Line of an Easement Recorded in Book 1, Page 23 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North $01^{\circ} 50' 56''$ West, 933.58 feet along said Line to the Point of Beginning;

Containing 28.69 Acres,
Subject to Easements of Record.

