

COUNTY: Delaware
SEC. 17,18 , T87 N, R4 W
ALIQUOT PART: SE 1/4-SE 1/4 (18)
SW 1/4-SW 1/4 (17)
CITY:
SURVEY: Parcel 2018-53, 2018-54, 2018-55, 2018-56
BLOCK: LOTS:
PROPRIETOR: William G. Freiburger

REQUESTED BY: Gene. Freiburger
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Auditor

JUN 20 2018

FILED
Delaware Co. Assessor

JUN 20 2018

Book 2018 Page 1727

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2018-53, Part of the Southeast Quarter of the Southeast Quarter, Section 18; Parcel 2018-54, Part of the Southeast Quarter of the Southeast Quarter, Section 18; Parcel 2018-55, Part of the Southwest Quarter of the Southwest Quarter, Section 17; Parcel 2018-56, part of the Southwest Quarter of the Southwest Quarter, Section 17; all in Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa

NW Corner
SW 1/4-SE 1/4
Section 18-87-4
Fd. 1/2" Rebar
w/ YPC PLS 12642
Rec. Bk. 1999,
Pg. 3264

N 89°22'25" E

2226.17'

430.63'

380.65'

2656.73'

50.01'

NE Corner
SE 1/4-SE 1/4
Section 18-87-4
Fd. PK Nail
Rec. Bk. 1999,
Pg. 3264

Point of Beginning
(Parcel 2018-53)

Section 18
SE 1/4-
SE 1/4

Section 17

Section 17
SW 1/4-
SW 1/4

Parcel 2018-53

11.78 Acres
in the SE 1/4-SE 1/4
Including 0.98 Acre of (230th Ave.)
Right-of-Way

Parcel C
Rec. Bk. 8, Pg. 120

N 01°30'05" W 1318.75'

Parcel 2018-56

0.24 Acres
in the SW 1/4-SW 1/4
Including 0.23 Acre of (230th Ave.)
Right-of-Way

Point of Beginning
(Parcel 2018-56)

Parcel 2018-55

0.66 Acres
in the SW 1/4-SW 1/4
Including 0.32 Acre of (230th Ave.)
Right-of-Way

SE Corner
SW 1/4-SW 1/4
Section 17-87-4
Set 1/2" Rebar
OPC PLS 17939

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	498.67'	1908.67'	14°58'07"	497.25'	S 09°11'43" E
C2	283.26'	1908.67'	8°30'11"	283.00'	S 20°55'54" E
C3	443.81'	1959.86'	12°58'29"	442.86'	S 08°11'40" E
C4	53.73'	1959.86'	1°34'15"	53.73'	S 15°28'02" E
C5	282.55'	1959.86'	8°15'37"	282.30'	S 20°23'10" E

S 1/4 Corner
Section 18-87-4
Fd. 1/2" Rebar
No Cap
Rec. Bk. 1,
Pg. 284

S 89°16'33" W

2224.21'

219.13'

435.40' 435.36'-R

216.27'

157.95'

1152.29'

Point of Beginning
(Parcel 2018-54 &
Parcel 2018-55)

NE 1/4-
NE 1/4

SE Corner
Section 18-87-4
Set 1/2" Rebar
w/ OPC PLS 17939
Witness Corner

NW 1/4-
NW 1/4

SURVEYED ON: May 4, 2018
SURVEY REQUESTED BY: Gene. Freiburger

Q:\Civil3D_Survey\GPS Box 61\dwg\GPS Box 61.dwg



PROPRIETORS: William G. Freiburger

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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019



BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 18-023

SCALE: 1" = 150'

DATE: May 18, 2018

DRAWN BY: dm

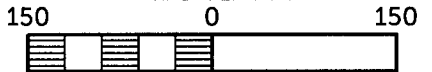
CHECKED BY: ddk/rr

GPS BOX: 61

SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FOUND 1/2" REBAR w/ ORANGE CAP PLS 17939
- × SET CUT 'X'
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP



SCALE: 1" = 150'

Parcel 2018-53; in the Southeast Quarter of the Southeast Quarter Section 18, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of said Quarter-Quarter

Thence **South 01°42'33" East (Assumed Bearing), 559.94 feet** along the East Line of said Quarter-Quarter and the Center Line of 230th Avenue;

Thence continuing **South 01°42'33" East, 491.72 feet** along said East Line;

Thence **South 89°26'04" West, 215.30 feet;**

Thence **South 01°29'52" East, 267.01 feet** to the South Line of said Quarter-Quarter;

Thence **South 89°16'33" West, 219.13 feet** along said Line to the East Line of Parcel C, Recorded in Book 8, Page 120 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 01°30'05" West, 1318.75 feet** along said Line to the North Line of said Quarter-Quarter;

Thence **North 89°22'25" East, 430.56 feet** along said Line to the Point of Beginning.

Containing **11.78 Acres**, including 0.98 Acre of County Road (230th Avenue) Right-of-Way, Subject to Easements of Record.

AND

Parcel 2018-54; in the Southeast Quarter of the Southeast Quarter Section 18, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of said Section;

Thence **South 89°16'33" West, 216.27 feet** along the South Line of said Section;

Thence **North 01°29'52" West, 267.01 feet;**

Thence **North 89°26'04" East, 215.30 feet;**

Thence **South 01°42'33" East (Assumed Bearing), 266.43 feet** to the Point of Beginning.

Containing **1.32 Acres**.
Subject to Easements of Record.

AND

Parcel 2018-55; in the Southwest Quarter of the Southwest Quarter Section 17, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of said Section;

Thence **North 01°42'33" West (Assumed Bearing), 266.43 feet** along the West Line of said Quarter-Quarter;

Thence **North 89°26'04" East, 64.81 feet** to the Center Line of 230th Avenue;

Thence along **1908.67 foot**, Radius curve concave Northeasterly 283.26 feet, (said curve having a Long Chord of **South 20°55'54" East, 283.00 feet**) along said Line to the South Line of said Quarter-Quarter;

Thence **South 89°02'48" West, 157.95 feet** along said Line to the Point of Beginning.

Containing **0.65 Acres**, including 0.32 Acre of County Road (230th Avenue) Right-of-Way, Subject to Easements of Record.

AND

Parcel 2018-56; in the Southwest Quarter of the Southwest Quarter Section 17, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of said Section;

Thence **North 01°42'33" West (Assumed Bearing), 266.43 feet** along the West Line of said Quarter-Quarter to the Point of Beginning;

Thence continuing **North 01°42'33" West, 491.72 feet** along said Line to the Center Line of 230th Avenue;

Thence along **1908.67 foot** Radius curve concave Northeasterly **498.67 feet**, (said curve having a Long Chord of **South 09°11'43" East, 497.25 feet**);

Thence **South 89°24'42" West, 64.81 feet** to the Point of Beginning.

Containing **0.24 Acres**, including 0.23 Acre of County Road (230th Avenue) Right-of-Way, Subject to Easements of Record

