COUNTY: DELAWARE SECTION 18, T 87 N, R 5 W FILED
Delaware Co. Assessor ALIQUOT PART: SW 1/4 - NW 1/4 Book 2021 Page 3085 Document 2021 3085 Type 06 002 Pages 1 CITY: AUG 3 0 2021 SURVEY: PARCEL 2021-24 & PARCEL 2021-25 Date 8/30/2021 Time 9:23:49AM Rec Amt \$7.00 LOTS: PROPRIETOR: INTERSTATE POWER & LIGHT COMPANY FILED Delaware Co. Auditor REQUESTED BY: CITY OF RYAN Daneen Schindler, RECORDER/REGISTRAR SURVEYOR: RANDALL L. RATTENBORG DELAWARE COUNTY IOWA AUG 3 0 2021 COMPANY: BURRINGTON, GROUP, INC. 1305 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 PARCEL 2021-24, PART OF THE SW 1/4 - NW 1/4 PLAT OF PARCEL 2021-25, PART OF THE SW 1/4 - NW 1/4 SEC. 18, T87N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA **SURVEY** 100 0 100 **NW CORNER** LEGAL DESCRIPTION: SEC. 18, T87N, R5W SCALE: 1" = 100' FOUND MAGNAIL W/CUT "X" PARCEL 2021-24, Part of the SW 1/4 of the NW 1/4 of Section 18, T87N, R5W of the 5th **CORNER TIE BOOK 2, PAGE 88** Principal Meridian, Delaware County Iowa, containing 2.37 acres, subject to easements of record, and more particularly described by metes and bounds as follows; COMMENCING at the West quarter corner of Section 18, T87N, R5W of the 5th Principal FOUND ROW RAIL 1 0.79' NORTH OF Meridian, Delaware County Iowa; CORNER THENCE along the westerly line of the NW 1/4 of said section 18, North 01° 48' 20" West (assumed bearing), 364.33 feet; THENCE South 82° 19' 11" East, 33.57 feet, to the westerly line of Parcel J as recorded in Book 2009, Page 727, being the easterly right of way line of Adams Street; THENCE along the westerly line of said Parcel J and easterly line of Adams Street, North 01° 48' 20" West, 311.49 feet, the POINT OF BEGINNING, (R-148.46') L=148.35' THENCE continuing along the westerly line of said Parcel J and easterly line of Adams R=1382.39' Street, North 01° 48' 20" West, 297.86 feet, to the southerly right of way line of the Δ=6°08'55" (R-06°09'11") Chicago Central and Pacific Railroad, and northerly line of said Parcel J; C=148.28' (R-148.39') CB=N 45'27'05" E THENCE along the southerly line of the Chicago Central and Pacific Railroad, and (R-N 45'23'03" E) northerly line of said Parcel J, along a circular curve having an arc length of 148.35 feet, FOUND MONUMENT a radius of 1382.39 feet, a central angle of 6° 08' 55", a chord length of 148.28 feet, and 0.26' SOUTH & 0.21' a chord bearing of North 45° 27' 05" East; **EAST OF CORNER** HIGHWAY NO. 13 THENCE continuing along the southerly line of the Chicago Central and Pacific Railroad, **PARCEL 2021-24** and northerly line of said Parcel J, North 48° 26' 42" East, 187.83 feet, to the westerly **2.37 ACRES** right of way line Iowa State Highway #13, and easterly line of said Parcel J; ED BEARING) W 2651.91 THENCE along the westerly right of way line of said Iowa State Highway #13, and easterly line of said Parcel J, South 00° 54' 38" East, 526.72 feet; 00.54 .35 THENCE North 89° 59' 52" West, 245.20 feet, to the POINT OF BEGINNING. 609 3'20" W (ASSUMED (R-N 01'48'11" W **ELECTRICAL SUBSTATION** 01.48'11" LEGAL DESCRIPTION: POINT OF BEGINNING PARCEL 2021-25, Part of the SW 1/4 of the NW 1/4 of Section 18, T87N, R5W of the 5th PARCEL 2021-24 01.48 20 Principal Meridian, Delaware County Iowa, containing 1.61 acres, subject to easements of record, and more particularly described by metes and bounds as follows; N 89'59'52" z .99 COMMENCING at the West quarter corner of Section 18, T87N, R5W of the 5th Principal PARCEL J Meridian, Delaware County Iowa; BK. 2009, PG. 727 16.13 ₹ RETRACEMENT THENCE along the westerly line of the NW 1/4 of said section 18, North 01° 48′ 20″ West BK. 2016, PG. 1866 01.48'20" **ADAMS STREET** (assumed bearing), 364.33 feet; THENCE South 82° 19' 11" East, 33.57 feet, to the westerly line of Parcel J as recorded in Book 2009, Page 727, being the easterly right of way line of Adams Street, the POINT OF BEGINNING: **PARCEL 2021-25 1.61 ACRES** THENCE along the westerly line of said Parcel J and easterly line of Adams Street, North 01° 48' 20" West, 311.49 feet; THENCE South 89° 59' 52" East, 245.20 feet, to the westerly right of way line of lowa State Highway #13, being the easterly line of said Parcel J; THENCE along the westerly right of way line of Iowa State Highway #13, being the POINT OF BEGINNING PARCEL 2021-25 easterly line of said Parcel J, South 00° 54' 38" East, 16.13 feet; 33.57 S 12'00'08" W-S 82'19'1,1" E THENCE continuing along the westerly right of way line of Iowa State Highway #13, (R-S 12°01'05" W) being the easterly line of said Parcel J, South 09° 00' 07" West, 292.30 feet; N 82°19'06" W 166.19' (R-N 82'18'09" W 166.08') 24.74 THENCE continuing along the westerly right of way line of Iowa State Highway #13, -S 61°04'36" W being the easterly line of said Parcel J, South 12° 00' 08" West, 17.11 feet, to the 33 (R-S 61'05'33" W) southerly line of said Parcel J; 364 THENCE along the southerly line of said Parcel J, South 61° 04′ 36″ West, 24.74 feet; W 1/4 CORNER SEC. 18, T87N, R5W THENCE continuing along the southerly line of said Parcel J, North 82° 19' 06" West, FOUND 1" IRON PIPE IN 12"X16" CONCRETE PAD 166.19 feet, to the POINT OF BEGINNING. **CORNER TIE BOOK 2. PAGE 89** SURVEYED ON: 7/29 & 8/3/2021 Q:\Civil3D_Survey\GPS Box 55\GPS Box 55 2015.dwg SURVEY REQUESTED BY: CITY OF RYAN PROPRIETORS: INTERSTATE POWER & LIGHT COMPANY LEGEND SSIONAL SECTION CORNER I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 21-114 RECORDED THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT FD. 1/2"Ø REBAR w/ YELLOW CAP PLS 12642 PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1" = 100" ຸ ທ : R.O.W. RAIL ı RANDALL L SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. SET 1/2" REBAR w/ DATE: 08/17/2021 **RATTENBORG** 8/27/2021 0 ORANGE CAP PLS 17939 SECTION LINE 17939 DRAWN BY: RLR RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE QUARTER LINE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

BURRINGTON GROUP, INC.

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

Civil Engineering | Land Surveying

IOW A MINING

SHEETS COVERED BY THIS SEAL: THIS SHEET

FENCE LINE

CENTER LINE

RAILROAD ROW LINE

BOUNDARY ESTABLISHED

PARCEL BOUNDARY

CHECKED BY: JDG

GPS BOX: 55

SHEET 1 OF 1