

COUNTY: DELAWARE
SECTION 18, T 87 N, R 5 W
ALIQUOT PART: SW 1/4 - NW 1/4
CITY:
SURVEY: PARCEL 2021-24 & PARCEL 2021-25
BLOCK: LOTS:
PROPRIETOR: INTERSTATE POWER & LIGHT COMPANY
REQUESTED BY: CITY OF RYAN
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
AUG 30 2021

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Delaware Co. Auditor
AUG 30 2021



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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2021-24, PART OF THE SW 1/4 - NW 1/4
PARCEL 2021-25, PART OF THE SW 1/4 - NW 1/4
SEC. 18, T87N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2021-24, Part of the SW 1/4 of the NW 1/4 of Section 18, T87N, R5W of the 5th 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 Meridian, Delaware County Iowa;

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;

THENCE continuing along the westerly line of said Parcel J and easterly line of Adams Street, North 01° 48' 20" West, 297.86 feet, to the southerly right of way line of the Chicago Central and Pacific Railroad, and northerly line of said Parcel J;

THENCE along the southerly line of the Chicago Central and Pacific Railroad, and northerly line of said Parcel J, along a circular curve having an arc length of 148.35 feet, a radius of 1382.39 feet, a central angle of 6° 08' 55", a chord length of 148.28 feet, and a chord bearing of North 45° 27' 05" East;

THENCE continuing along the southerly line of the Chicago Central and Pacific Railroad, and northerly line of said Parcel J, North 48° 26' 42" East, 187.83 feet, to the westerly right of way line Iowa State Highway #13, and easterly line of said Parcel J;

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;

THENCE North 89° 59' 52" West, 245.20 feet, to the POINT OF BEGINNING.

LEGAL DESCRIPTION:

PARCEL 2021-25, Part of the SW 1/4 of the NW 1/4 of Section 18, T87N, R5W of the 5th Principal Meridian, Delaware County Iowa, containing 1.61 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 Meridian, Delaware County Iowa;

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, the POINT OF BEGINNING;

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 Iowa 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 easterly line of said Parcel J, South 00° 54' 38" East, 16.13 feet;

THENCE continuing along the westerly right of way line of Iowa State Highway #13, being the easterly line of said Parcel J, South 09° 00' 07" West, 292.30 feet;

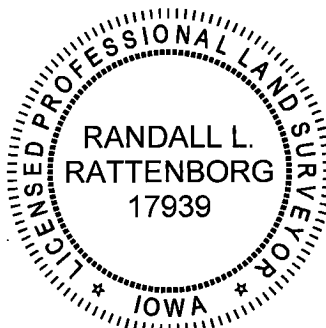
THENCE continuing along the westerly right of way line of Iowa State Highway #13, being the easterly line of said Parcel J, South 12° 00' 08" West, 17.11 feet, to the southerly line of said Parcel J;

THENCE along the southerly line of said Parcel J, South 61° 04' 36" West, 24.74 feet;

THENCE continuing along the southerly line of said Parcel J, North 82° 19' 06" West, 166.19 feet, to the POINT OF BEGINNING.

SURVEYED ON: 7/29 & 8/3/2021
SURVEY REQUESTED BY: CITY OF RYAN

Q:\Civil3D_Survey\GPS Box 55\GPS Box 55 2015.dwg



SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: INTERSTATE POWER & LIGHT COMPANY

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 DATE 8/27/2021
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 21-114

SCALE: 1" = 100'

DATE: 08/17/2021

DRAWN BY: RLR

CHECKED BY: JDG

GPS BOX: 55

SHEET 1 OF 1

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FD. 1/2"Ø REBAR w/ YELLOW CAP PLS 12642
- R.O.W. RAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- FENCE LINE
- CENTER LINE
- RAILROAD ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED