

COUNTY: Delaware
SECTION 2 , T 90 N, R 5 W
ALIQUOT PART: NE 1/4-Fr'l NE 1/4
CITY: Edgewood
SURVEY: Parcel 2021-20 & Parcel 2021-21
BLOCK: LOTS:
PROPRIETOR: Harold J. Wulfekuhle, Jr.
Katherine Wulfekuhle
REQUESTED BY: Harold J. Wulfekuhle, Jr.
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
SEP 03 2021

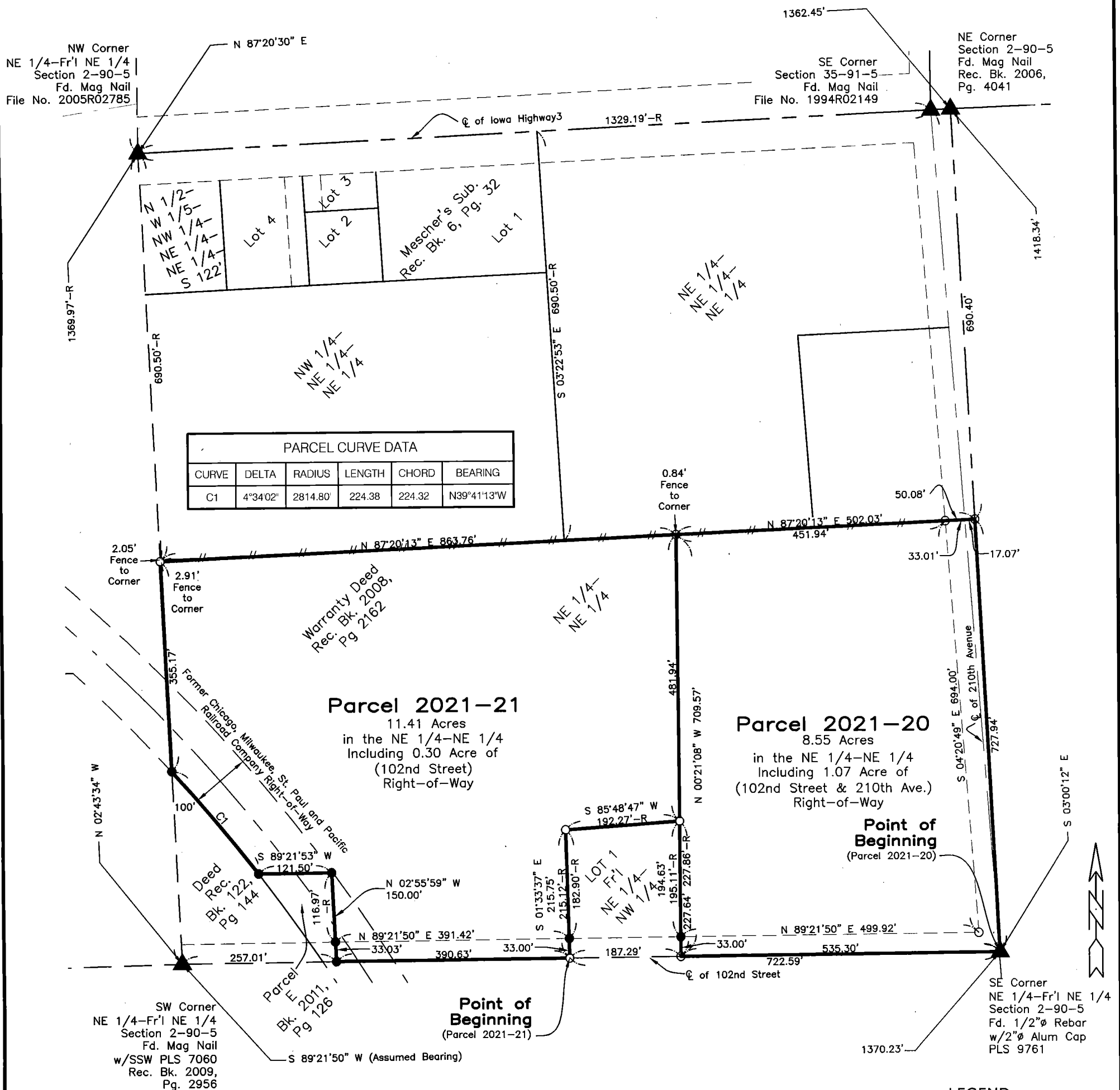
FILED
Delaware Co. Auditor
SEP 03 2021

Book 2021 Page 3178
Document 2021 3178 Type 06 002 Pages 2
Date 9/03/2021 Time 3:07:31PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2021-20; in the Northeast Quarter of the Fractional Northeast Quarter and
Parcel 2021-21; in the Northeast Quarter of the Fractional Northeast Quarter,
Section 2, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: August 24, 2021
SURVEY REQUESTED BY: Harold J. Wulfekuhle, Jr.

Q:\Civil3D_Survey\Edgewood\Edgewood Corridor 2015.dwg

PROPRIETORS:
**Harold J. Wulfekuhle, Jr. &
Katherine Wulfekuhle**

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, 2021

9/3/2021
DATE

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

PROJECT NO. 21-059

SCALE: 1" = 180'

DATE: August 30, 2021

DRAWN BY: dm

CHECKED BY: ddk/rr

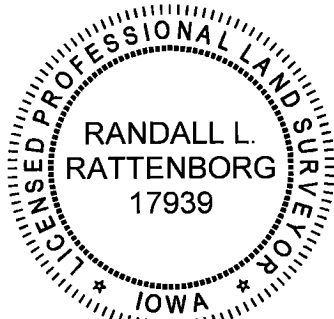
GPS BOX: Edgewood Co.

SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FD. 1/2" REBAR w/
ORANGE CAP PLS 10165
- SET 1/2" REBAR w/
ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- AC ALUMINUM CAP

180 0 180
SCALE: 1" = 180'



SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

Parcel 2021-20; in the Northeast Quarter of the Fractional Northeast Quarter Section 2, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of said Quarter-Quarter Section;

Thence South 89°21'50" West (Assumed Bearing), 535.30 feet along the South Line of said Quarter-Quarter Section and the Center Line of County Road (102nd Street) to the Southeast Corner of Lot 1 in the Northeast Quarter of the Fractional Northeast Quarter recorded in Plat Book 6, Page 14 at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 00°21'08" West, 709.57 feet along said Line extended to the North Line of the South Three Quarters of the East Half of the Northeast Quarter of said Section;

Thence North 87°20'13" East, 502.03 feet along said Line to the East Line of said Quarter-Quarter Section;

Thence South 03°00'12" East, 727.94 feet along said Line to the Point of Beginning.

Containing **8.55 Acres**, including 1.07 Acres of County Roads (102nd Street and 210th Avenue) Right-of-Ways,
Subject to Easements of Record.

AND

Parcel 2021-21; in the Northeast Quarter of the Fractional Northeast Quarter of Section 2, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of said Quarter-Quarter Section;

Thence South 89°21'50" West (Assumed Bearing), 722.59 feet along the South Line of said Quarter-Quarter Section and the Center Line of 102nd Street to the Southwest Corner of Lot 1 of the Fractional Northeast Quarter of the Northeast Quarter recorded in Plat Book 6, Page 14 at the Delaware County Recorder's office in Manchester, Iowa to the Point of Beginning;

Thence continuing South 89°21'50" West, 390.63 feet along said Line to the East Line of Parcel E an Amended Plat of Survey Recorded in Book 2011 Page 126 at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 02°55'59" West, 150.00 feet along said Line to the North Line of said Parcel;

Thence South 89°21'53" West, 121.50 feet to the Southerly Line of the former Chicago, Milwaukee St. Paul and Pacific Railroad Company Right-of-Way Line;

Thence along **2814.80 foot**, Radius curve concave Southwesterly **224.38 feet**, (said curve having a Long Chord of **North 39°41'13" West, 224.32 feet**) along said Line to the East Line of the South Town Manor recorded in Book 2001, Page 3330 at the Delaware County Recorder's office in Manchester, Iowa and the West Line of said Quarter-Quarter Section;

Thence North 02°43'34" West, 355.17 feet; along said Line to the North Line of the South three Quarters of the East one half of said Quarter-Quarter Section;

Thence North 87°20'13" East, 863.76 feet along said Line;

Thence South 00°21'08" East, 481.94 feet to the North Line of said Lot 1 of said Quarter-Quarter Section;

Thence South 85°48'47" West, 192.27 feet along said Line to the West Line of said Lot;

Thence South 01°33'37" East, 215.75 feet along said Line to the Point of Beginning.

Containing **11.41 Acres**, including 0.30 Acre of County Road (102nd Street) Right-of-Way,
Subject to Easements of Record.

