

COUNTY: Delaware
SECTION 3, T 90 N, R 5 W
ALIQUOT PART: NW 1/4-NE 1/4, NE 1/4-NE 1/4
SE 1/4-NE 1/4
CITY: Edgewood
SURVEY: Parcel 2021-116 & Parcel 2021-117
BLOCK: LOTS:
PROPRIETOR: Gerald L. Perrinjaquet (Deceased)

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

FILED
Delaware Co. Assessor

OCT 21 2021

FILED
Delaware Co. Auditor

OCT 21 2021



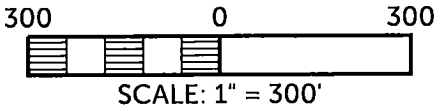
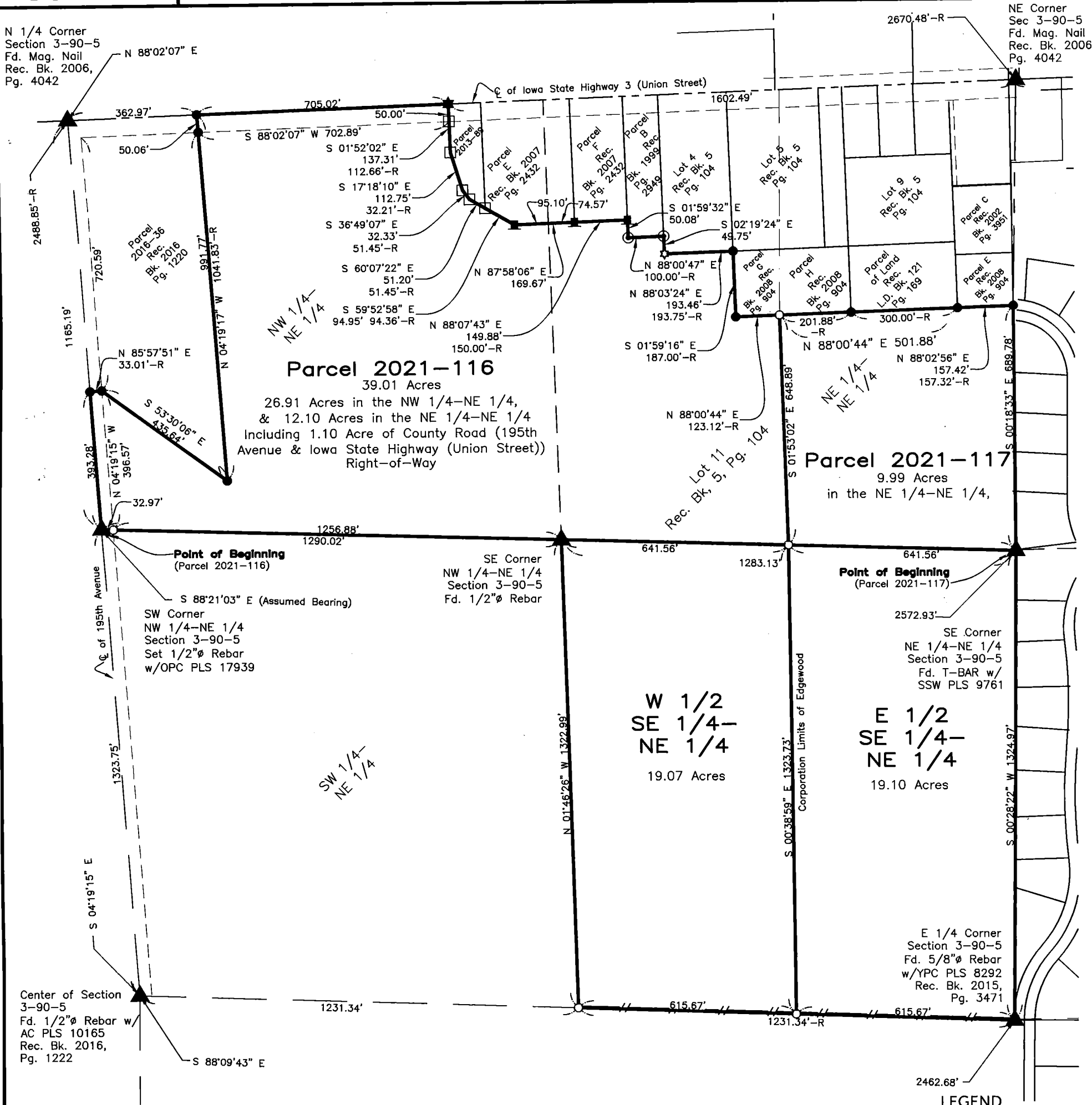
Book 2021 Page 3695

Document 2021 3695 Type 06 002 Pages 3
Date 10/21/2021 Time 11:48:20AM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2021-116; in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northeast Quarter and Parcel 2021-117; in the Northeast Quarter of the Northeast Quarter and The E 1/2 of the Southeast Quarter of the Northeast Quarter and The W 1/2 of the Southeast Quarter of the Northeast Quarter all in Section 3, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa



LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FD. 1/2" REBAR w/ OPC PLS 17939
- FD. 5/8" REBAR w/ RPC PLS 12631
- FD. 1/2" REBAR w/ OPC PLS 8419
- * FD. P.K. NAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ☆ FD. 1/2" IRON ROD AC PLS 5227
- FD. 1/2" REBAR w/ RPC PLS 7060
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- RPC RED PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- AC ALUMINUM CAP

SURVEYED ON: Sept. 20, 2021
SURVEY REQUESTED BY: Kevin Perrinjaquet

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

PROPRIETORS: Gerald L. Perrinjaquet (Deceased)

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.

[Signature]

RANDALL L. RATTENBORG P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

DATE

BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying

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

PROJECT NO. 18-071

SCALE: 1" = 300'

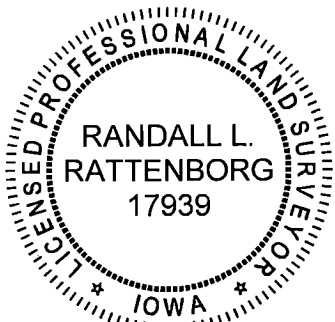
DATE: Sept. 28, 2021

DRAWN BY: dm

CHECKED BY: ddk/rr

GPS BOX: Edgewood Corridor

SHEET 1 OF 3



SHEETS COVERED BY THIS SEAL: Shts. 1 thru 3

Parcel 2021-116; in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northeast Quarter Section 3, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

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

Thence North 04°19'15" West, 393.28 feet along the West Line of said Quarter-Quarter Section; and the Center Line of County Road (195th Avenue) to the South Line of Parcel 2016-36, Recorded in Book 2016, Page 1220 on file at the Delaware County Recorder's office in Manchester Iowa;

Thence North 85°57'51" East, 33.01 feet along said Line;

Thence South 53°30'06" East, 435.64 feet along said South Line to the East Line of said Parcel;

Thence North 04°19'17" West, 1041.83 feet along said Line to the North Line of said Section and the Center Line of Iowa Highway 3 (Union Street)

Thence North 88°02'07" East, 705.02 feet along said Line to the West Line of Parcel 2013-89 Recorded Book 2013, Page 3425 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 01°52'02" East, 137.31 feet along said Line;

Thence South 17°18'10" East, 112.75 feet;

Thence South 36°49'07" East, 32.33 feet;

Thence South 60°07'22" East, 51.20 feet all along said Line to the Southerly Line of Parcel E Recorded in Book 2007, Page 2432 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 59°52'58" East, 94.95 feet along said Line;

Thence North 87°58'04" East, 169.67 feet to the South Line of Parcel F Recorded in Book 2007, Page 2432 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 88°07'43" East, 149.88 feet along said Line to the West Line of Parcel B Recorded in Book 1999, Page 2949 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 01°59'32" East, 50.08 feet along said Line to the South Line of said Parcel;

Thence North 88°00'47" East, 100.00 feet along said Line to the West Line of Lot 4 of a Subdivision Recorded in Book 5, Page 104 on file at the Delaware County Recorder's office in Manchester, Iowa

Thence South 02°19'24" East, 49.75 feet along said Line to the South Line of said Lot 4;

Thence North 88°03'24" East, 193.46 feet along said Line to the West Line of Parcel G Recorded in Book 2008, Page 904 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 01°59'16" East, 187.00 feet along said Line to the South Line of said Parcel;

Thence North 88°00'44" East, 123.12 feet along said Line to the Southeast Corner of said Parcel G;

Thence South 01°53'02" East, 648.89 feet to the South Line of the Northeast Quarter of the Northeast Quarter;

Thence North 88°21'03" West, 641.56 feet along said Line to the South Line of the Northwest Quarter of the Northeast Quarter;

Thence North 88°21'03" West (Assumed Bearing), 1290.02 feet along said Line to the Point of Beginning.

Containing **39.01 Acres**, including 1.10 Acre of County Road (195th Avenue & Iowa State Highway (Union Street)) Right-of-Way,
Subject to Easements of Record.



BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

Sheet 2
burringtongroup.com

AND

Parcel 2021-117; in the Northeast Quarter of the Northeast Quarter Section 3, 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 the of said Quarter-Quarter Section;

Thence North 88°21'03" West (Assumed Bearing), 641.56 feet along the South Line of said Quarter-Quarter Section;

Thence North 01°53'02" West, 648.89 feet to the South Line of Parcel H recorded in Book 2008, Page 904 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 88°00'44" East, 501.88 feet along the South Line of Parcel H and a Parcel of Land Recorded in Land Deed Book 121, Page 169 to the South Line of Parcel E Recorded in Book 2008, Page 904 all on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 88°02'56" East, 157.42 feet along said Line to the East Line of said Quarter-Quarter Section and the West Line of Woods Edge Addition To Edgewood, Recorded in Book 6, Page 52 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 00°18'33" East, 689.78 feet along said Line to the Point of Beginning.

Containing **9.99 Acres**,
Subject to Easements of Record.

AND

The West Half of the Southeast Quarter of the Northeast Quarter Section 3, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa

AND

The East Half of the Southeast Quarter of the Northeast Quarter Section 3, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa

