

COUNTY: Delaware
SECTION 17, T 90 N, R 4 W, & Sec. 20 T90N, R4W
ALIQUOT PART: SW 1/4-SE 1/4, SE 1/4-SW 1/4 Sec. 17
NW 1/4-NE 1/4, NE 1/4-NE 1/4, Sec. 20
CITY:
SURVEY: Parcel 2021-129, Parcel 2021-130, Parcel 2021-131
BLOCK: LOTS:
PROPRIETOR: Richard D. Bockenstedt, Rev. Trust
Richard D. Bockenstedt, Trustee
REQUESTED BY: Richard D. Bockenstedt, Trustee
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
NOV 15 2021

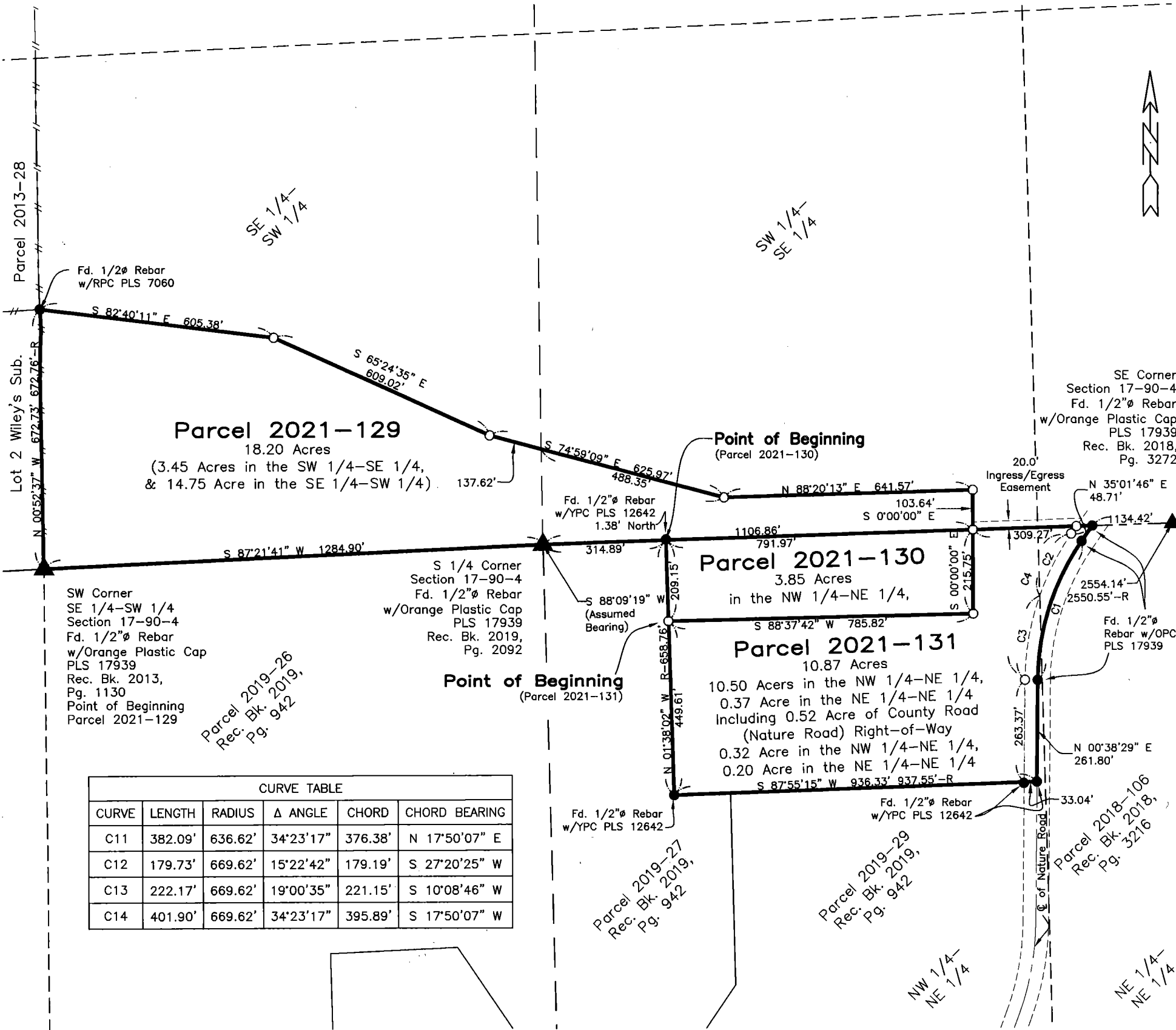
FILED
Delaware Co. Auditor
NOV 15 2021

Book 2021 Page 3992
Document 2021 3992 Type 06 002 Pages 2
Date 11/15/2021 Time 10:09:16AM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

Parcel 2021-129; in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter Section 17, Parcel 2021-130 in the Northwest Quarter of the Northeast Quarter, 2021-131; in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northeast Quarter Section 20, all in Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C11	382.09'	636.62'	34°23'17"	376.38'	N 17°50'07" E
C12	179.73'	669.62'	15°22'42"	179.19'	S 27°20'25" W
C13	222.17'	669.62'	19°00'35"	221.15'	S 10°08'46" W
C14	401.90'	669.62'	34°23'17"	395.89'	S 17°50'07" W

SURVEYED ON: October 28, 2021
SURVEY REQUESTED BY: Richard D. Bockenstedt, Trustee

Q:\Civil3D_Survey\GPS Box 4\GPS Box 4 2015.dwg

PROPRIETORS: Richard D. Bockenstedt, Rev. Trust
Richard D. Bockenstedt, Trustee

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



BURRINGTON GROUP, INC.

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

PROJECT NO. 21-176

SCALE: 1" = 300'

DATE: October 29, 2021

DRAWN BY: dm

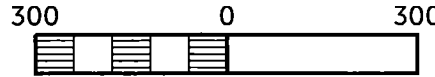
CHECKED BY: ddk/rr

GPS BOX: 4

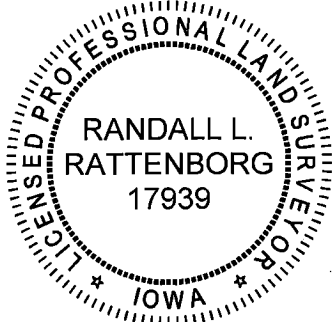
SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FD. 1/2" REBAR AS LABELED
- 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



SCALE: 1" = 300'



SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

Parcel 2021-129; in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

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

Thence North 00°52'37" West, 672.73 feet along the West Line of said Quarter Section and the East Line of Lot 2 of Wiley's Subdivision recorded in Book 2016, Page 3302 on File at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 82°40'11" East, 605.38 feet;

Thence South 65°24'35" East, 609.02 feet;

Thence South 74°59'09" East, 625.97 feet;

Thence North 88°20'13" East, 641.57 feet;

Thence South 00°00'00" East, 103.64 feet to the South Line of said Section;

Thence South 88°09'19" West (Assumed Bearing), 1106.86 feet along said Line;

Thence South 87°21'41" West, 1284.90 feet along the South Line of said Section to the Point of Beginning.

Containing **18.20 Acres**,
Subject to Easements of Record.

AND

Parcel 2021-130; in the Northwest Quarter of the Northeast Quarter Section 20, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the North Quarter Corner of said Section;

Thence North 88°09'19" East (Assumed Bearing), 314.89 feet along the North Line of said Quarter Section to the Northwest Corner of the North 1/2 of the East 3/4 of said Quarter-Quarter Section as in a Special Warranty Deed Recorded in Book 2016, Page 3044 on File at the Delaware County Recorder's office in Manchester, Iowa, the Point of Beginning;

Thence continuing North 88°09'19" East, 791.97 feet along said Line;

Thence South 00°00'00" East, 215.75 feet;

Thence South 88°37'42" West, 785.82 feet to the West Line of said North 1/2 of the E 3/4;

Thence North 01°38'02" West, 209.15 feet along said Line to the Point of Beginning.

Containing **3.85 Acres**,
Subject to Easements of Record.

AND

Parcel 2021-131; in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northeast Quarter Section 20, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the North Quarter Corner of said Section;

Thence North 88°09'19" East (Assumed Bearing), 314.89 feet along the North Line of said Quarter Section to the Northwest Corner of the North 1/2 of the East 3/4 of said Quarter-Quarter Section as in a Special Warranty Deed Recorded in Book 2016, Page 3044 on File at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 01°38'02" East, 209.15 feet along said Line to the Point of Beginning;

Thence North 88°37'42" East, 785.82 feet;

Thence North 00°00'00" East, 215.75 feet to the North Line of said Quarter Section;

Thence North 88°09'19" East, 309.27 feet along said Line to the Center Line of Nature Road and the East Line of Parcel 2018-106 Recorded in Book 2018, Page 3216 on File at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 35°01'46" West, 48.71 feet along said Line;

Thence along 636.62 foot, Radius curve concave Southeasterly 382.09 feet, (said curve having a Long Chord of South 17°50'07" West, 376.38 feet) along said Line;

Thence South 00°38'29" West, 261.80 feet all along said Line to the North Line of Parcel 2019-29 Recorded in Book 2019, Page 942 on File at the Delaware County Recorder's office in Manchester, Iowa

Thence South 87°55'15" West, 936.33 feet along said Line to the West Line of said N 1/2 of the E 3/4;

Thence North 01°38'02" West, 449.61 feet along said Line to the Point of Beginning.

Containing **10.87 Acres**, including 0.52 Acre of County Road (Nature Road) Right-of-Way,
Subject to Easements of Record.



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

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Sheet 2
burringtongroup.com