

COUNTY: DELAWARE
SECTION 20, T 88 N, R 3 W
ALIQUOT PART: NE 1/4 - NW 1/4, SE 1/4 - NW 1/4
CITY:
SURVEY: PARCEL 2021-149
BLOCK: LOTS:
PROPRIETOR: JAMES V. FREIBURGER
REQUESTED BY: JAMIE LAWRENCE
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
DEC 21 2021

FILED
Delaware Co. Auditor
DEC 21 2021

Book 2021 Page 4424
Document 2021 4424 Type 06 002 Pages 1
Date 12/21/2021 Time 2:40:33PM
Rec Amt \$7.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2021-149
PART OF THE NE 1/4 - NW 1/4 AND PART OF THE SE 1/4 - NW 1/4
SEC. 20, T88N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2021-149, Part of the NE 1/4 of the NW 1/4 and part of the SE 1/4 of the NW 1/4 of Section 20, T88N, R3W of the 5th Principal Meridian, Delaware County, Iowa, containing 11.89 acres including 1.36 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the North Quarter corner of Section 20, T88N, R3W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the easterly line of the NW 1/4 of said Section 20, South 01° 49' 49" East (assumed bearing), 435.07 feet to the intersection with the center line of Sherwood Road, the POINT OF BEGINNING;

THENCE continuing along the easterly line of the NW 1/4 of said Section 20, South 01° 49' 49" East, 1394.76 feet;

THENCE North 71° 44' 47" West, 906.89 feet to the centerline of Sherwood Road;

THENCE along the centerline of Sherwood Road, North 46° 09' 06" East, 236.52 feet;

THENCE continuing along the centerline of Sherwood Road, North 42° 57' 20" East, 278.96 feet;

THENCE continuing along the center line of Sherwood Road along a circular curve concave northwesterly having an arc length of 253.08 feet, a radius of 1530.94 feet, a central angle of 09° 28' 17", a chord length of 252.79 feet, and a chord bearing of North 38° 13' 12" East;

THENCE continuing along the centerline of Sherwood Road, North 33° 29' 03" East, 340.17 feet;

THENCE continuing along the centerline of Sherwood Road along a circular curve concave westerly having an arc length of 284.25 feet, a radius of 801.71 feet, a central angle of 20° 18' 52", a chord length of 282.76 feet, and a chord bearing of North 23° 19' 37" East, to the POINT OF BEGINNING;

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	253.08'	1530.94'	9°28'17"	252.79'	N 38°13'12" E
C2	284.25'	801.71'	20°18'52"	282.76'	N 23°19'37" E
C3	260.52'	1575.94'	9°28'17"	260.22'	N 38°13'12" E
C4	169.38'	846.71'	11°27'43"	169.10'	N 27°45'11" E

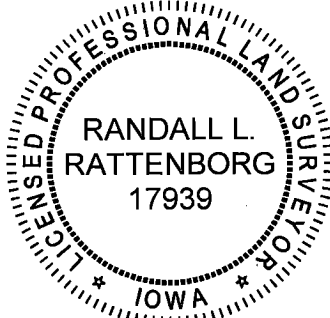
200 0 200
SCALE: 1" = 200'

LEGEND

- SECTION CORNER
- FOUND 1/2" REBAR w/ ALUM CAP #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
- BOUNDARY ESTABLISHED
- R RECORDED

SURVEYED ON: 11/30/2021
SURVEY REQUESTED BY: JAMIE LAWRENCE

Q:\Civil3D_Survey\GPS Box 47\GPS Box 47 2021.dwg



SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: JAMES V. FREIBURGER

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 12/21/2021
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. 21-139

SCALE: 1" = 200'

DATE: 12/1/2021

DRAWN BY: RLR

CHECKED BY: DM/DDK

GPS BOX: 47

SHEET 1 OF 1

CENTER OF SECTION
SEC. 20, T88N, R3W
FOUND 1/2" REBAR - NO CAP
CORNER TIE BOOK 1, PAGE 199