

COUNTY: Delaware
SECTION T 90 N, R 4 W
ALIQUOT PART: SW 1/4-SW 1/4, SE 1/4-SW 1/4, SW 1/4-SE 1/4 Sec. 9
NE 1/4-NW 1/4, NW 1/4-NE 1/4, SE 1/4-NW 1/4, SW 1/4-NE 1/4 Sec. 16
CITY:
SURVEY: Parcel 2022-10 through Parcel 2022-16
BLOCK: LOTS:
PROPRIETOR: Richard D Bockenstedt Rev Trust 1/2 Int. &
Kimberly Bockenstedt Rev Trust 1/2 Int., Seth R. Bockenstedt
REQUESTED BY: Seth Bockenstedt
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor

JAN 13 2022

FILED
Delaware Co. Auditor

JAN 13 2022



Book 2022 Page 149

Document 2022 149 Type 06 002 Pages 6
Date 1/13/2022 Time 9:42:35AM
Rec Amt \$32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2022-10, in the SW 1/4-SW 1/4; Parcel 2022-11 in the SW 1/4-SW 1/4; Parcel 2022-12 in the SE 1/4-SW 1/4,
Parcel 2022-13 in the SW 1/4-SE 1/4, SE 1/4-SW 1/4, all in Section 9, T90N, R4W of the 5th P.M. Delaware County, Iowa
Parcel 2022-14 in the NE 1/4-NW 1/4; Parcel 2022-15 in the NE 1/4-NW 1/4, NW 1/4-NE 1/4, SW 1/4-NE 1/4;
Parcel 2022-16 in the NE 1/4-NW 1/4, NW 1/4-NE 1/4, SE 1/4-NW 1/4, SW 1/4-NE 1/4, all in Section 16, T90N, R4W of the 5th P.M. Delaware County, Iowa

SEE SHEET 2 FOR SECTION 9 BREAKDOWN

SEE SHEET 3 FOR DIMENSIONS OF PARCEL 2022-10, PARCEL 2022-11 & PARCEL 2022-12

Parcel 2022-13

4.77 Acres
(0.07 Acres in the SE 1/4-SW 1/4,
& 4.70 Acres in the SW 1/4-SE 1/4)

Parcel 2022-12

0.92 Acres
in the SE 1/4-SW 1/4

Parcel 2022-14

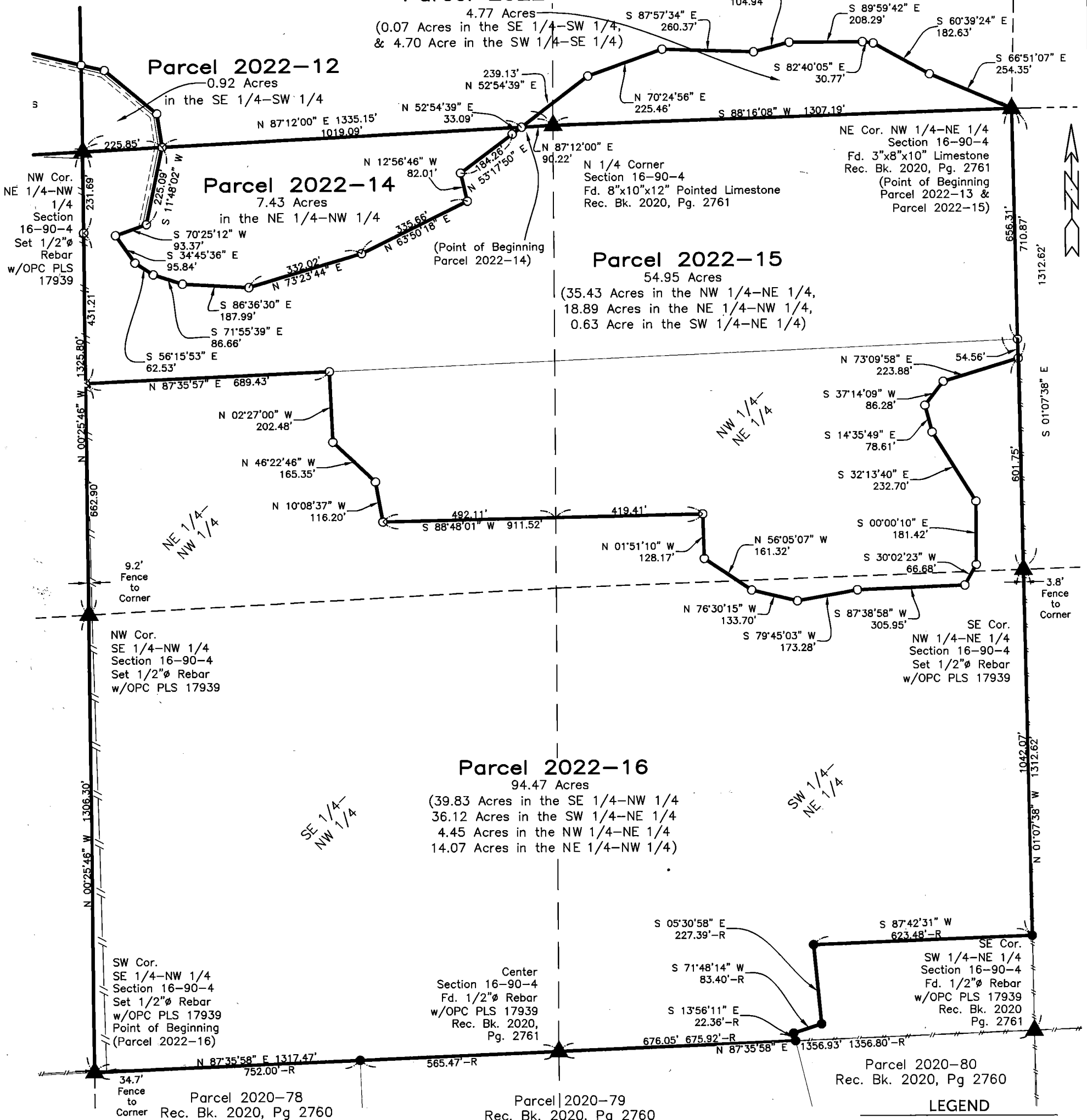
7.43 Acres
in the NE 1/4-NW 1/4

Parcel 2022-15

54.95 Acres
(35.43 Acres in the NW 1/4-NE 1/4,
18.89 Acres in the NE 1/4-NW 1/4,
0.63 Acre in the SW 1/4-NE 1/4)

Parcel 2022-16

94.47 Acres
(39.83 Acres in the SE 1/4-NW 1/4
36.12 Acres in the SW 1/4-NE 1/4
4.45 Acres in the NW 1/4-NE 1/4
14.07 Acres in the NE 1/4-NW 1/4)



SURVEYED ON: December 20, 2021

SURVEY REQUESTED BY: Seth Bockenstedt

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

Proprietors: Seth R. Bockenstedt, Parcel 2022-12 through Parcel 2022-16
Richard D Bockenstedt Rev Trust 1/2 Int. & Kimberly Bockenstedt Rev Trust 1/2 Int. Parcel 2022-10 & 11

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, 2023

BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying

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

PROJECT NO. 21-175

SCALE: Varies

DATE: December 22, 2021

DRAWN BY: dm

CHECKED BY: ddk/rr

GPS BOX: 4

SHEET 1 OF 6

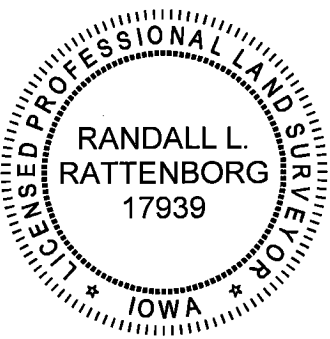
LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FD. 1/2" REBAR w/
ORANGE CAP PLS 17939
- 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
- ORANGE PLASTIC CAP

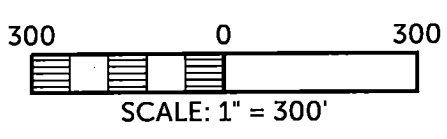
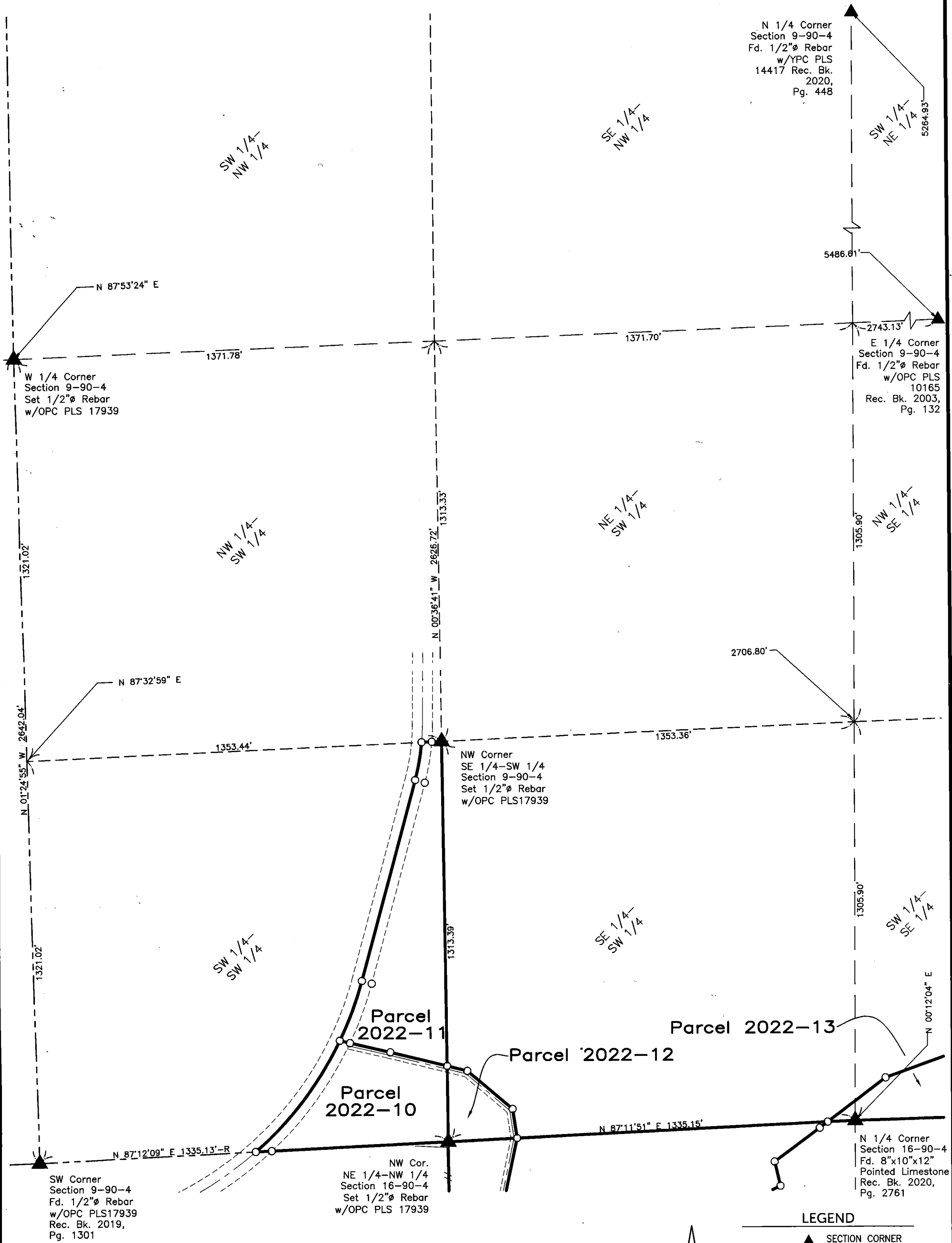
300 0 300



SCALE: 1" = 300'



SHEETS COVERED BY THIS SEAL: Shts. 1 thru 6



LEGEND

▲	SECTION CORNER
R	RECORDED
●	FD. 1/2" REBAR w/ ORANGE CAP PLS 17939
○	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
OPC	ORANGE PLASTIC CAP

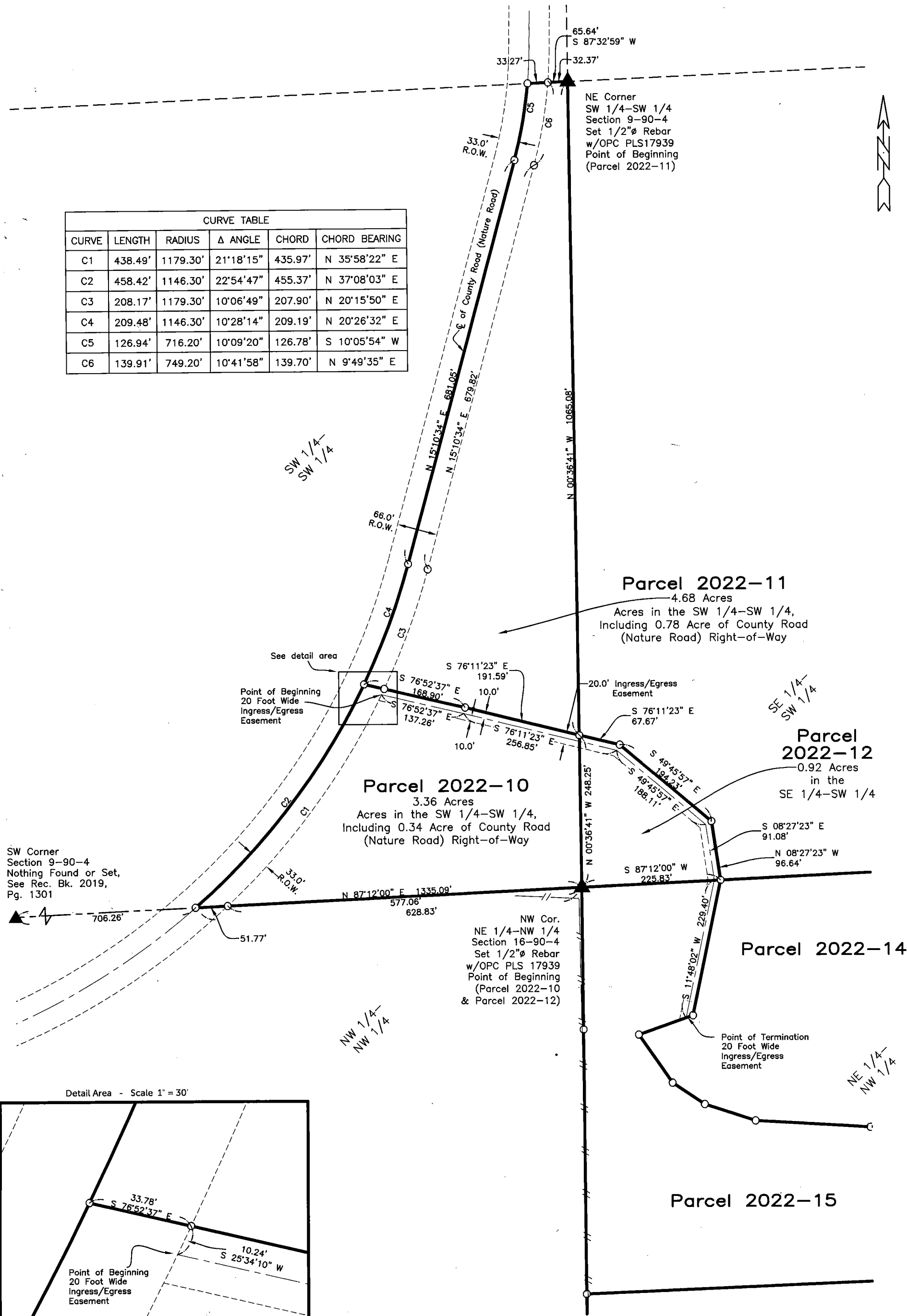


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CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	438.49'	1179.30'	21°18'15"	435.97'	N 35°58'22" E
C2	458.42'	1146.30'	22°54'47"	455.37'	N 37°08'03" E
C3	208.17'	1179.30'	10°06'49"	207.90'	N 20°15'50" E
C4	209.48'	1146.30'	10°28'14"	209.19'	N 20°26'32" E
C5	126.94'	716.20'	10°09'20"	126.78'	S 10°05'54" W
C6	139.91'	749.20'	10°41'58"	139.70'	N 9°49'35" E



Parcel 2022-10; in the Southwest Quarter of the Southwest Quarter Section 9, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section;
Thence South 87°12'00" West, 628.83 feet along the South Line of said Section to the Center Line of County Road (Nature Road)
Thence along 1146.30 foot Radius curve concave Northwesterly **458.42 feet**, (said curve having a Long Chord of **North 37°08'03" East, 455.37 feet**) along said Line;
Thence South 76°52'37" East, 168.90 feet;
Thence South 76°11'23" East, 191.59 feet to the East Line of the said Quarter—Quarter Section;
Thence South 00°36'41" East, 248.25 feet along said Line to the Point of Beginning.

Containing 3.36 Acres, including 0.34 Acre of County Road (Nature Road) Right-of-Way,
Subject to Easements of Record.

Note: The North Line of the Northwest Quarter of the Northeast Quarter Section 16, Township 90 North, Range 4 West of the 5th P.M. Delaware County Iowa is assumed to bear South 88°16'08" West.

AND

Parcel 2022-11; in the Southwest Quarter of the Southwest Quarter Section 9, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of the Southwest Quarter of said Section;
Thence South 00°36'41" East, 1065.08 feet along the East Line of said Quarter—Quarter;
Thence North 76°11'23" West, 191.59 feet;
Thence North 76°52'37" West, 168.90 feet to the Center Line of County Road (Nature Road);
Thence along 1146.30 foot, Radius curve concave Northwesterly **209.48 feet**, (said curve having a Long Chord of **North 20°26'32" East, 209.19 feet**) along said Line;
Thence North 15°10'34" East, 681.05 feet along said Line;
Thence along 716.20 foot, Radius curve concave Northwesterly **126.94 feet**, (said curve having a Long Chord of **North 10°05'54" East, 126.78 feet**) all along said Line to the North Line of said Quarter—Quarter;
Thence North 87°32'59" East, 65.64 feet along said Line to the Point of Beginning.

Containing 4.69 Acres, including 0.78 Acre of County Road (Nature Road) Right-of-Way,
Subject to Easements of Record.

Note: The South Line of the Southwest Quarter of the Southeast Quarter Section 9, Township 90 North, Range 4 West of the 5th P.M. Delaware County Iowa is assumed to bear South 88°16'08" West.

AND

Parcel 2022-12; in the Southeast Quarter of the Southwest Quarter Section 9, 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 said Quarter—Quarter Section
Thence North 00°36'41" West, 248.25 feet along the West Line of said Quarter—Quarter Section;
Thence South 76°11'23" East, 67.67 feet;
Thence South 49°45'57" East, 194.23 feet;
Thence South 08°27'23" East, 96.64 feet to the South Line of said Section;
Thence South 87°12'00" West, 225.83 feet along said Line to the Point of Beginning.

Containing 0.92 Acres,
Subject to Easements of Record.

Note: The South Line of the Southwest Quarter of the Southeast Quarter Section 9, Township 90 North, Range 4 West of the 5th P.M. Delaware County Iowa is assumed to bear South 88°16'08" West.

AND

Parcel 2022-13; in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter Section 9, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Corner of the Southwest Quarter of the Southeast Quarter;
Thence South 88°16'08" West, 1307.19 feet to the South Quarter Corner of said Section
Thence continuing South 87°12'00" West (Assumed Bearing), 90.22 feet along the South Line of said Section;
Thence North 52°54'39" East, 239.13 feet;
Thence North 70°24'56" East, 225.46 feet;
Thence South 87°57'34" East, 260.37 feet;
Thence North 75°11'37" East, 104.94 feet;
Thence South 89°59'42" East, 208.29 feet;
Thence South 82°40'05" East, 30.77 feet;
Thence South 60°39'24" East, 182.63 feet;
Thence South 66°51'07" East, 254.35 feet to the Point of Beginning.

Containing 4.93 Acres
Subject to Easements of Record.

Note: The South Line of the Southwest Quarter of the Southeast Quarter Section 9, Township 90 North, Range 4 West of the 5th P.M. Delaware County Iowa is assumed to bear South 88°16'08" West.

AND

Parcel 2022-14; in the Northeast Quarter of the Northwest Quarter Section 16, 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 South 87°12'00" West, 90.22 feet along the North Line of said Section to the Point of Beginning;
Thence South 52°54'39" West, 33.09 feet;
Thence South 53°17'50" West, 184.26 feet;
Thence South 12°56'46" East, 82.01 feet;
Thence South 63°50'18" West, 335.66 feet;
Thence South 73°23'44" West, 332.02 feet;
Thence North 86°36'30" West, 187.99 feet;



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Sheet 4
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Thence North 71°55'39" West, 86.66 feet;
Thence North 56°15'53" West, 62.53 feet;
Thence North 34°45'36" West, 95.84 feet;
Thence North 70°25'12" East, 93.37 feet;
Thence North 11°48'02" East, 225.09 feet to the said North Line;
Thence North 87°12'00" East, 1019.09 feet along said Line to the Point of Beginning.

Containing 7.43 Acres,
Subject to Easements of Record.

Note: The North Line of the Northwest Quarter of the Northeast Quarter Section 16, Township 90 North, Range 4 West of the 5th P.M. Delaware County Iowa is assumed to bear South 88°16'08" West.

AND

Parcel 2022-15; in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northwest Quarter and in the Southwest Quarter of the Northeast Section 16, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Northeast Quarter;
Thence South 01°07'38" East, 710.87 feet along the East Line of said Quarter-Quarter Section;
Thence South 73°09'58" West, 223.88 feet;
Thence South 37°14'09" West, 86.28 feet;
Thence South 14°35'49" East, 78.61 feet;
Thence South 32°13'40" East, 232.70 feet;
Thence South 00°00'10" East, 181.42 feet;
Thence South 30°02'23" West, 66.68 feet;
Thence South 87°38'58" West, 305.95 feet;
Thence South 79°45'03" West, 173.28 feet;
Thence North 76°30'15" West, 133.70 feet;
Thence North 56°05'07" West, 161.32 feet;
Thence North 01°51'10" West, 128.17 feet;
Thence South 88°48'01" West, 911.52 feet;
Thence North 10°08'37" West, 116.20 feet;
Thence North 46°22'46" West, 165.35 feet;
Thence North 02°27'00" West, 202.48 feet;
Thence South 87°35'57" West, 689.43 feet to the West Line of the Northeast Quarter of the Northwest Quarter of said Section;
Thence North 00°25'46" West, 431.21 feet along said Line;
Thence North 00°25'46" West, 231.69 feet along said line to the North Line of said Section;
Thence North 87°12'00" East, 225.85 feet along said North Line;
Thence South 11°48'02" West, 225.09 feet;
Thence South 70°25'12" West, 93.37 feet;
Thence South 34°45'36" East, 95.84 feet;
Thence South 56°15'53" East, 62.53 feet;
Thence South 71°55'39" East, 86.66 feet;
Thence South 86°36'30" East, 187.99 feet;
Thence North 73°23'44" East, 332.02 feet;
Thence North 63°50'18" East, 335.66 feet;
Thence North 12°56'46" West, 82.01 feet;
Thence North 53°17'50" East, 184.26 feet;
Thence North 52°54'39" East, 33.09 feet to the North Line of said Section;
Thence North 87°12'00" East, 90.22 feet along said Line to the North Quarter of said Section;
Thence continuing North 88°16'08" East (Assumed Bearing), 1307.19 feet along the North line of said Section to the Point of Beginning.

Containing 54.95 Acres,
Subject to Easements of Record.

AND

Parcel 2022-16; in the Southeast Quarter of the Northwest Quarter and in the Southwest Quarter of the Northeast Quarter and in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northwest Quarter in Section 16, 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 said Southeast Quarter of the Northwest Quarter
Thence North 00°25'46" West, 1306.30 feet along the West Line of said Quarter-Quarter Section to the Northwest Corner of the Southeast Quarter of the Northwest Quarter;
Thence continuing North 00°25'46" West, 662.90 feet along the West Line of the said Northeast Quarter of the Northwest Quarter;
Thence North 87°35'57" East, 689.43 feet;
Thence South 02°27'00" East, 202.48 feet;
Thence South 46°22'46" East, 165.35 feet;
Thence South 10°08'37" East, 116.20 feet;
Thence North 88°48'01" East, 911.52 feet;
Thence South 01°51'10" East, 128.17 feet;
Thence South 56°05'07" East, 161.32 feet;
Thence South 76°30'15" East, 133.70 feet;
Thence North 79°45'03" East, 173.28 feet;
Thence North 87°38'58" East, 305.95 feet;
Thence North 30°02'23" East, 66.68 feet;

Thence North 00°00'10" West, 181.42 feet;
Thence North 32°13'40" West, 232.70 feet;
Thence North 14°35'49" West, 78.61 feet;
Thence North 37°14'09" East, 86.28 feet;
Thence North 73°09'58" East, 223.88 feet to the East Line of the Northwest Quarter of the Northeast Quarter;
Thence South 01°07'38" East, 601.75 feet along said Line to the Southeast Corner of the said Northwest Quarter of the Northeast Quarter;
Thence continuing South 01°07'38" East, 1042.07 feet along the East Line of the said Southwest Quarter of the Northeast Quarter to the North Line of Parcel 2020-80, Recorded in Book 2020, Page 2760 on file at the Delaware County Recorder's office in Manchester, Iowa;
Thence South 87°42'31" West, 623.48 feet along said North Line of Parcel 2020-80;
Thence South 05°30'58" East, 227.39 feet along said North Line of Parcel 2020-80;
Thence South 71°48'14" West, 83.40 feet along said North Line of Parcel 2020-80;
Thence South 13°56'11" East, 22.36 feet along said North Line of Parcel 2020-80 to the Northerly Line of Parcel 2020-79, recorded in Book 2020, Page 2760 on file at the Delaware County Recorder's office in Manchester, Iowa;
Thence South 87°35'58" West, 676.05 feet along said Northerly Line of said Parcel 2020-79;
Thence South 87°35'58" West, 565.47 feet along said Northerly Line of said Parcel 2020-79 to the North Line of Parcel 2020-78, Recorded in Book 2020, Page 2760 on file at the Delaware County Recorder's office in Manchester, Iowa;
Thence South 87°35'58" West, 752.00 feet along said North Line of Parcel 2020-78 to the Point of Beginning.

Containing 94.47 Acres,
Subject to Easements of Record.

Note: The North Line of the Northwest Quarter of the Northeast Quarter Section 16, Township 90 North, Range 4 West of the 5th P.M. Delaware County Iowa is assumed to bear South 88°16'08" West.

AND

20-Foot-Wide Ingress/Egress Easement; in the Southwest Quarter of the Southwest Quarter and in the Southeast Quarter of the Southwest Quarter Section 9 and in the Northeast Quarter of the Northwest Quarter Section 16, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Northwest Corner of Parcel 2022-10 and at the Center Line of County Road (Nature Road);
Thence South 76°52'37" East, 33.78 feet along the North Line of Parcel 2022-10 to the East Right-of-Way Line of said County Road;
Thence South 25°34'10" West, 10.24 feet along said Line to the Point of Beginning; (said Easement is 10 foot on either side of said Center Line, Boundary is coincident with said Center line running consistent and true with said Boundary of said Parcel 2022-10, Parcel 2022-12, and Parcel 2022-15 true with the lay of the land whether improved or not);
Thence South 76°52'37" East, 137.26 feet;
Thence South 76°11'23" East, 256.85 feet;
Thence South 49°45'57" East, 188.11 feet;
Thence South 08°27'23" East, 91.08 feet;
Thence South 11°48'02" West, 229.40 feet to the Point of Termination.

Containing 2.54 Acres,
Subject to Easements of Record.

Note: The South Line of the Southwest Quarter of the Southeast Quarter Section 9, Township 90 North, Range 4 West of the 5th P.M. Delaware County Iowa is Assumed to Bear South 88°16'08" West.

