

COUNTY: Delaware
SECTION 17, T.90 N, R.4 W
ALIQUOT PART: NW 1/4-NW 1/4, NE 1/4-NW 1/4
SW 1/4-NW 1/4
CITY:
SURVEY: Parcels 2022-26, 2022-27, 2022-28, & 2022-29
BLOCK: LOTS:
PROPRIETOR: Richard D. Bockenstedt Revocable Trust (1/2 Int.)
Kimberly S. Bockenstedt Rev Trust (1/2 Int.)
REQUESTED BY: Richard 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
FEB 15 2022

FILED
Delaware Co. Auditor
FEB 15 2022



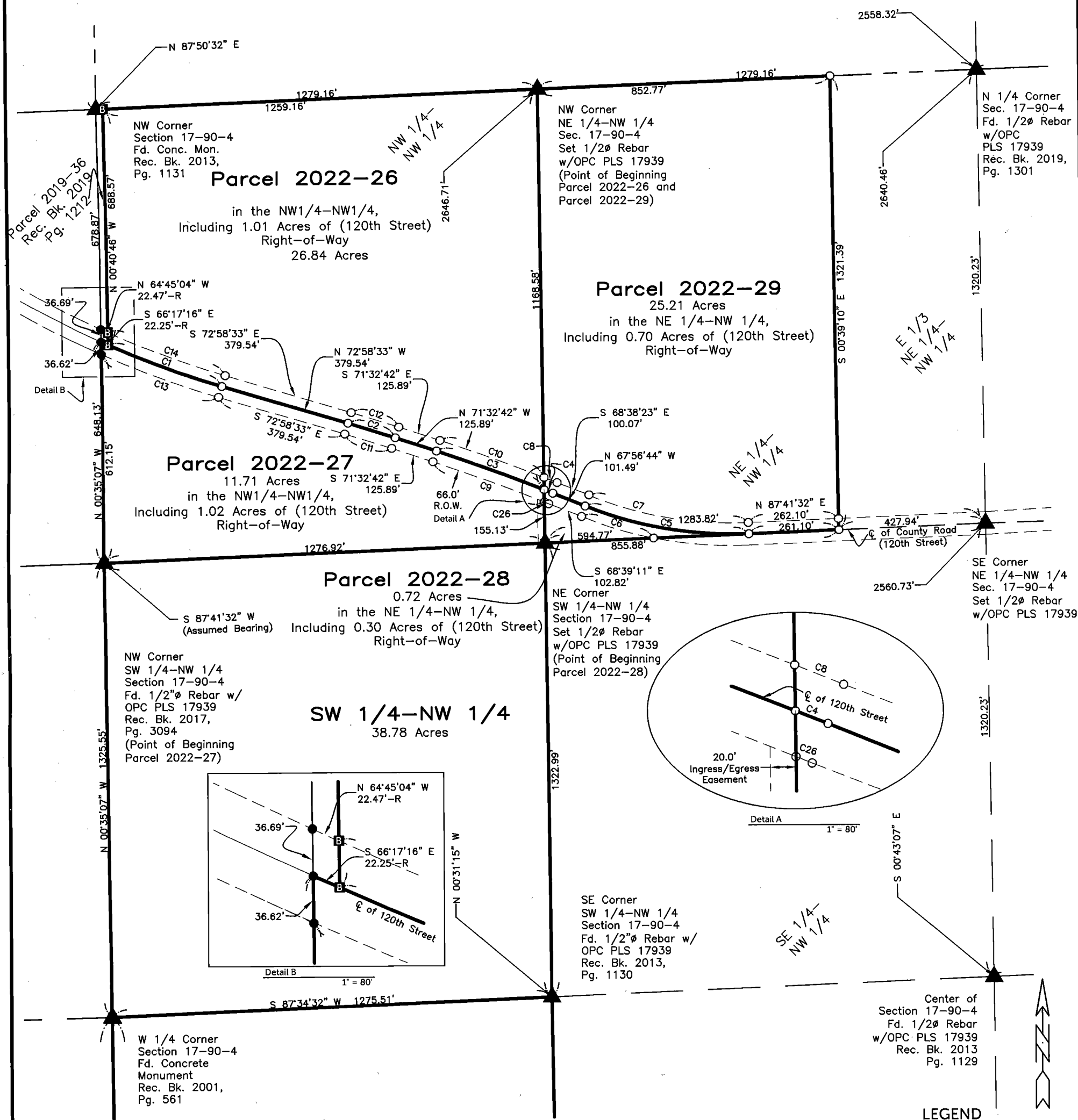
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Document 2022 517 Type 06 002 Pages 3
Date 2/15/2022 Time 1:45:46PM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2022-26; in the Northwest Quarter of the Northwest Quarter and **Parcel 2022-27**; in the Northwest Quarter of the Northwest Quarter and **Parcel 2022-28**; in the Northeast Quarter of the Northwest Quarter and **Parcel 2022-29**; in the Northeast Quarter of the Northwest Quarter and the **Southwest Quarter of the Northwest Quarter** all in Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: January 26, 2022
SURVEY REQUESTED BY: Richard Bockenstedt

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



SHEETS COVERED BY THIS SEAL: Shts. 1 thru 3

PROPRIETORS: **Richard D. Bockenstedt Revocable Trust (1/2 Int.)**
Kimberly S. Bockenstedt Rev Trust (1/2 Int.)

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. 22-008

SCALE: 1" = 300'

DATE: January 26, 2022

DRAWN BY: dm

CHECKED BY: ddk/rr

GPS BOX: 4

SHEET 1 OF 2

- LEGEND**
- ▲ SECTION CORNER
 - R RECORDED
 - FD. 1/2" REBAR w/ ORANGE CAP PLS 17939
 - FD. 1/2" REBAR w/ YPC PLS 12642
 - SET 1/2" REBAR w/ ORANGE CAP PLS 17939
 - SECTION LINE
 - QUARTER LINE
 - QTR.-QTR. LINE
 - EASEMENT OR ROW LINE
 - PARCEL BOUNDARY
 - OPC ORANGE PLASTIC CAP
 - YPC YELLOW PLASTIC CAP

300 0 300
SCALE: 1" = 300'

Parcel 2022-26; in the Northwest Quarter of the Northwest 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 Northeast Corner of said Quarter-Quarter Section;

Thence South 00°31'15" East, 1168.58 feet along the East Line of said Quarter-Quarter Section to the Center Line of County Road (120th Street)

Thence along 5729.58 foot Radius curve concave Southwesterly 332.74 feet, (said curve having a Long Chord of **North 69°52'52" West, 332.70 feet**) along said Line;

Thence North 71°32'42" West, 125.89 feet;

Thence along 5729.58 foot Radius curve concave Southwesterly 143.09 feet, (said curve having a Long Chord of **North 72°15'37" West, 143.09 feet**);

Thence North 72°58'33" West, 379.54 feet;

Thence along 2694.86 foot Radius curve concave Northeasterly 352.37 feet, (said curve having a Long Chord of **North 69°27'04" West, 352.12 feet**) all along said Center Line to the East Line of Parcel 2019-36 Recorded in Book 2019, Page 1212 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 00°40'46" West, 688.57 feet along said Line to the Northeast Corner of said Parcel and the North Line of said Section;

Thence North 87°50'32" East, 1259.16 feet to the Point of Beginning.

Containing **26.84 Acres**, including 1.01 Acres of County Road (120th Street) Right-of-Way,
Subject to Easements of Record.

Note: The South Line of the Northwest Quarter of the Northwest Quarter of Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa is assumed to bear **South 87°41'32" West**.

AND

Parcel 2022-27; in the Northwest Quarter of the Northwest 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 said Quarter-Quarter Section;

Thence North 00°35'07" West, 648.13 feet along the West Line of said Quarter-Quarter Section to the Center Line of County Road (120th Street) and the Southerly Line of Parcel 2019-36 Recorded in Book 2019, Page 1212 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 66°17'16" East, 22.25 feet along said Center Line;

Thence along 2694.86 foot Radius curve concave Northeasterly 352.37 feet, (said curve having a Long Chord of **South 69°27'04" East, 352.12 feet**);

Thence South 72°58'33" East, 379.54 feet;

Thence along 5729.58 foot Radius curve concave Southwesterly 143.09 feet, (said curve having a Long Chord of **South 72°15'37" East, 143.09 feet**);

Thence South 71°32'42" East, 125.89 feet;

Thence along 5729.58 foot Radius curve concave Southwesterly 332.74 feet, (said curve having a Long Chord of **South 69°52'52" East, 332.70 feet**) all along said Center Line to the East Line of said Quarter-Quarter Section;

Thence South 00°31'15" East, 155.13 feet along said Line to the South Line of said Quarter-Quarter Section;

Thence South 87°41'32" West (Assumed Bearing), 1276.92 feet along said Line to the Point of Beginning.

Containing **11.71 Acres**, including 1.02 Acres of County Road (120th Street) Right-of-Way,
Subject to Easements of Record.

AND

Parcel 2022-28; in the Northeast Quarter of the Northwest 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 said Quarter-Quarter Section;

Thence North 00°31'15" West, 155.13 feet along the West Line of said Quarter-Quarter Section to the Center Line of County Road (120th Street);

Thence along 5729.58 foot foot Radius non-tangent curve concave Southwesterly 27.19 feet, (said curve having a Long Chord of **South 68°04'54" East, 27.19 feet**) along said Line

Thence South 67°56'44" East, 101.49 feet;

Thence along 1145.91 foot Radius curve concave Northeasterly 487.24 feet, (said curve having a Long Chord of **South 80°07'36" East, 483.58 feet**) all along said Center Line to the South Line of said Quarter Section;

Thence South 87°41'32" West (Assumed Bearing), 594.77 feet along said Line to the Point of Beginning.

Containing **0.72 Acres**, including 0.30 Acre of County Road (120th 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
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Parcel 2022-29; in the Northeast Quarter of the Northwest 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 Northwest Corner of said Quarter-Quarter Section;

Thence North 87°50'32" East, 852.77 feet along the North Line of said Section;

Thence South 00°39'10" East, 1321.39 feet to the Center Line of County Road (120th Street)

Thence South 87°41'32" West, 261.10 feet along said Center Line;

Thence along 1145.91 foot Radius curve concave right 487.24 feet, (said curve having a Long Chord of North 80°07'36" West, 483.58 feet);

Thence North 67°56'44" West, 101.49 feet;

Thence along 5729.58 foot Radius curve concave Southwesterly 27.19 feet, (said curve having a Long Chord of North 68°04'54" West, 27.19 feet) along said Center Line to the West Line of said Quarter Section;

Thence North 00°31'15" West, 1168.58 feet along said Line to the Point of Beginning.

Containing **25.21 Acres**, including 0.70 Acre of County Road (120th Street) Right-of-Way,
Subject to Easements of Record.

Note: The South Line of the Northwest Quarter of the Northwest Quarter of Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa is assumed to bear **South 87°41'32" West**.

AND

The Southwest Quarter of the Northwest Quarter Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa.

Containing **38.78 Acres**,
Subject to Easements of Record.

Note: The South Line of the Northwest Quarter of the Northwest Quarter of Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa is assumed to bear **South 87°41'32" West**.

AND

20.00 foot Ingress/Egress Easement; The East 20.00 feet of Parcel 2022-27 in the The Northwest Quarter of the Northwest Quarter Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa.

Note: The South Line of the Northwest Quarter of the Northwest Quarter of Section 17, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa is assumed to bear **South 87°41'32" West**.

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	352.37'	2694.86'	7°29'30"	352.12'	N 69°27'04" W
C2	143.09'	5729.58'	1°25'51"	143.09'	N 72°15'37" W
C3	332.74'	5729.58'	3°19'39"	332.70'	N 69°52'52" W
C4	27.19'	5729.58'	0°16'19"	27.19'	N 68°04'54" W
C5	487.24'	1145.91'	24°21'44"	483.58'	N 80°07'36" W
C6	219.67'	1042.25'	12°04'34"	219.27'	S 72°58'32" E
C7	473.22'	1098.73'	24°40'37"	469.57'	S 80°07'36" E
C8	40.87'	5762.58'	0°24'23"	40.87'	N 68°08'56" W
C9	344.37'	5696.58'	3°27'49"	344.32'	N 69°48'47" W
C10	321.13'	5762.58'	3°11'34"	321.09'	N 69°56'55" W
C11	142.27'	5696.58'	1°25'51"	142.26'	N 72°15'37" W
C12	143.91'	5762.58'	1°25'51"	143.91'	N 72°15'37" W
C13	364.03'	2736.07'	7°37'23"	363.76'	S 69°22'38" E
C14	363.54'	2676.48'	7°46'57"	363.26'	S 69°17'54" E