

COUNTY: DELAWARE
SECTION 33, T 90 N, R 5 W
ALIQUOT PART: NW 1/4 - SW 1/4

CITY:
SURVEY: PARCEL 2022-37 & PARCEL 2022-38
BLOCK: LOTS:
PROPRIETOR: CHARLES G. HUTCHINSON & CHRISTINE L. HUTCHINSON
LIFE USE CAROLE J. HUTCHINSON
REQUESTED BY: CHARLES G. HUTCHINSON
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

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Delaware Co. Assessor
FEB 25 2022

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2022-37, PART OF THE NW 1/4 OF THE SW 1/4;
PARCEL 2022-38, PART OF THE NW 1/4 OF THE SW 1/4;
ALL IN SEC. 33, T90N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2022-37, Part of the NW 1/4 of the SW 1/4 of Section 33, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing at total of 5.35 acres, including 0.38 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Southwest Corner of the NW 1/4 of the SW 1/4 of Section 33, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, being the Southwest Corner of Parcel 2019-003, as recorded in Book 2019, Page 105;

THENCE along the Westerly Line of the NW 1/4 of the SW 1/4 of said Section 33 and Westerly Line of said Parcel 2019-003, North 02° 27' 00" East (assumed bearing), 317.33 feet;

THENCE South 87° 33' 00" East, 246.18 feet;

THENCE North 04° 30' 54" East, 105.06 feet to the Northerly Line of said Parcel 2019-003;

THENCE South 62° 14' 10" East, 844.48 feet along the Northerly Line of said Parcel 2019-003, also being a portion of the Southerly Line of the former Chicago Great Western Railroad, to the Southerly Line of the NW 1/4 of the SW 1/4 of said Section 33, and Southerly Line of said Parcel 2019-003;

THENCE along the Southerly Line of the NW 1/4 of the SW 1/4 of said Section 33 and said Parcel 2019-003, South 88° 59' 30" West, 1015.21 feet to the POINT OF BEGINNING;

LEGAL DESCRIPTION:

PARCEL 2022-38, Part of the NW 1/4 of the SW 1/4 of Section 33, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing at total of 0.94 acres, including 0.25 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 Southwest Corner of the NW 1/4 of the SW 1/4 of Section 33, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, being the Southwest Corner of Parcel 2019-003, as recorded in Book 2019, Page 105;

THENCE along the Westerly Line of the NW 1/4 of the SW 1/4 of said Section 33 and Westerly Line of said Parcel 2019-003, North 02° 27' 00" East (assumed bearing), 317.33 feet to the POINT OF BEGINNING;

THENCE continuing along the Westerly Line of the NW 1/4 of the SW 1/4 of said Section 33, and Westerly Line of said Parcel 2019-003, North 02° 27' 00" East, 223.23 feet to the Northerly Line of said Parcel 2019-003;

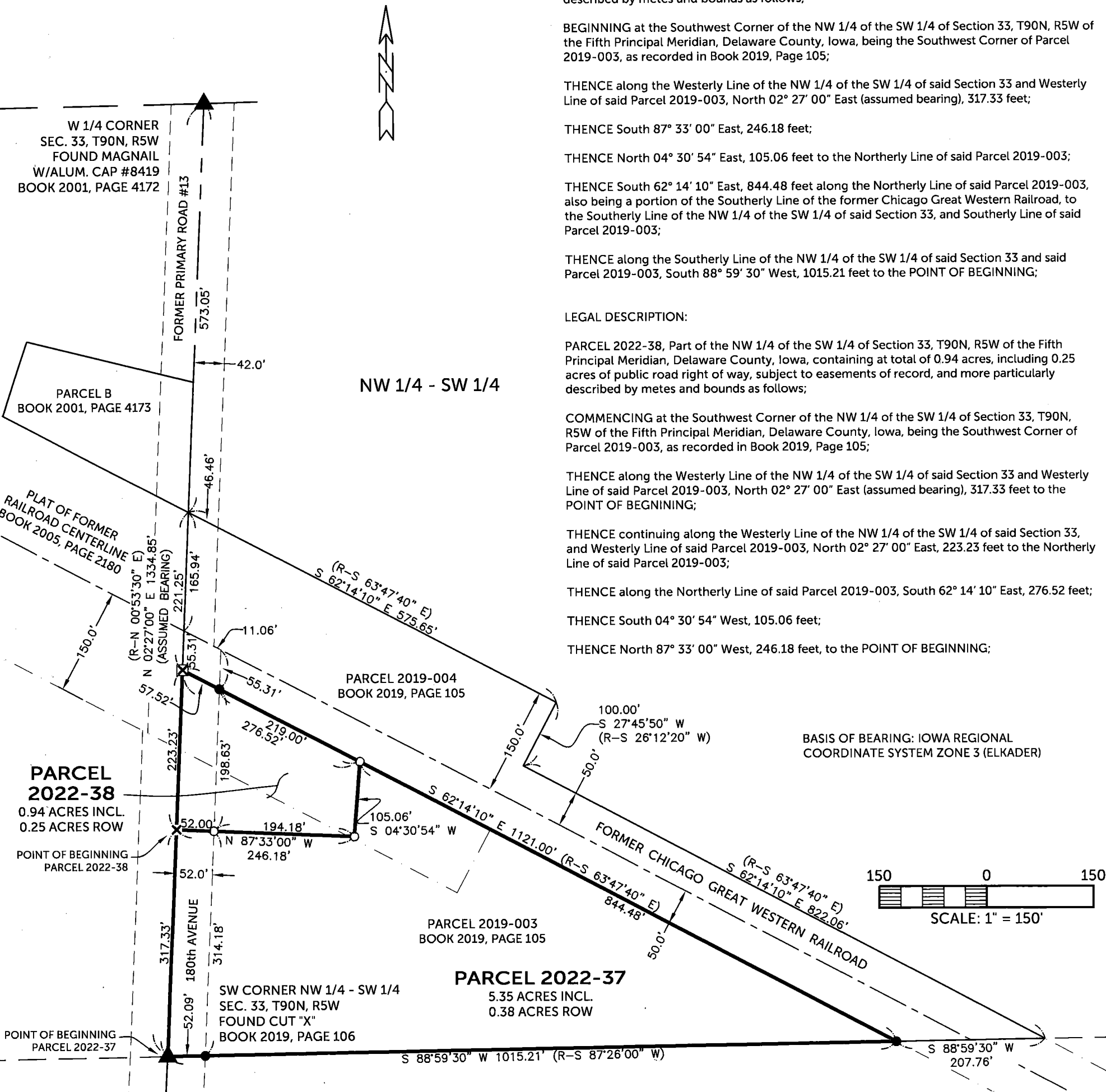
THENCE along the Northerly Line of said Parcel 2019-003, South 62° 14' 10" East, 276.52 feet;

THENCE South 04° 30' 54" West, 105.06 feet;

THENCE North 87° 33' 00" West, 246.18 feet, to the POINT OF BEGINNING;

BASIS OF BEARING: IOWA REGIONAL
COORDINATE SYSTEM ZONE 3 (ELKADER)

150 0 150
SCALE: 1" = 150'



SURVEYED ON: 2/16 & 2/18/2022
SURVEY REQUESTED BY: CHARLES G. HUTCHINSON

Q:\Civil3D_Survey\GPS Box 11\GPS Box 11 laRCS 2022.dwg

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR W/ ORANGE CAP #17939
- ⊗ FOUND CUT "X"
- SET 1/2" REBAR W/ ORANGE CAP #17939
- ⊗ SET CUT "X"
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- FORMER RAILROAD ROW
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED AS



SHEETS COVERED BY THIS SEAL: SHEET 1

PROPRIETORS: CHARLES G. HUTCHINSON & CHRISTINE L. HUTCHINSON
LIFE USE CAROLE J. HUTCHINSON

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. 22-019

SCALE: 1"=150'

DATE: 2/16/2022

DRAWN BY: RLR

CHECKED BY: DDK/DM

GPS BOX: 11

SHEET 1 OF 1

DATE

2/25/2022