

COUNTY: DELAWARE
SECTION 28, T 90 N, R 6 W
ALIQUOT PART: SE 1/4 - SE 1/4, SW 1/4 - SE 1/4

CITY: SURVEY: PARCEL 2022-41 & PARCEL 2022-42
BLOCK: LOTS:
PROPRIETOR: MARK E. FRANCOIS & ELLEN A. FRANCOIS

REQUESTED BY: ELLEN A. FRANCOIS
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

MAR 15 2022

FILED
Delaware Co. Auditor

MAR 15 2022

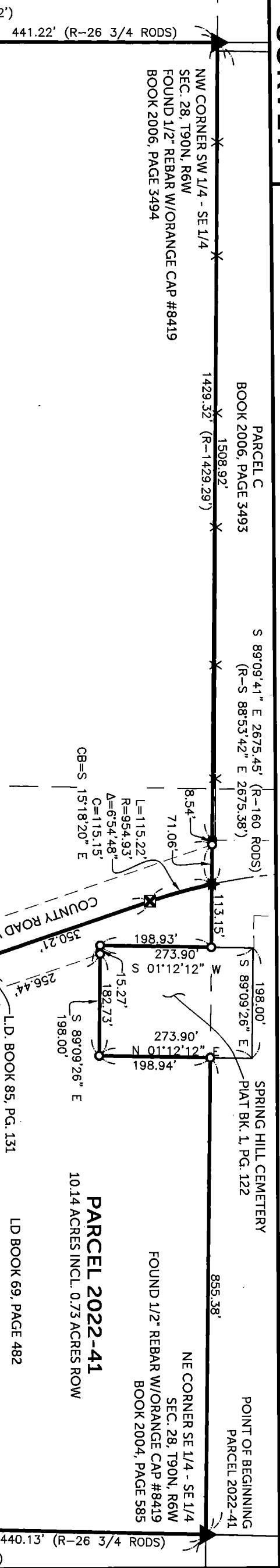
Book 2022 Page 860

Document 2022 860 Type 06 002 Pages 2
Date 3/15/2022 Time 3:39:59PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2022-41, PART OF THE SE 1/4 - SE 1/4
PARCEL 2022-42, PART OF THE SE 1/4 - SE 1/4 & PART OF THE SW 1/4 - SE 1/4
SEC. 28, T90N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



52.67 ACRES TOTAL INCL 3.53 ACRES ROW
SW 1/4 - SE 1/4: 40.50 ACRES INCL 1.01 ACRES ROW
SE 1/4 - SE 1/4: 12.17 ACRES INCL 2.52 ACRES ROW

SW 1/4 - SE 1/4

SE 1/4 - SE 1/4

LD BOOK 69, PAGE 482

LD BOOK 85, PG. 131

SCALE: 1" = 200'

880.26' (53 1/3 RODS)
S 01'23"49" W 1320.39' (R-S 01'38"57" W 1320.50')

Q:\C:\m3D_Survey\GPS Box 10\GPS Box 10.larcS 2022.dwg

LEGEND

PROPRIETORS: MARK E. FRANCOIS & ELLEN A. FRANCOIS

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
17939
LIC. #17939

3/15/2022

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

► SECTION CORNER
● FOUND 1/2" REBAR w/ ORANGE CAP #8419
● FOUND MAGNAIL
● SET CUT "X"
● SET 1/2" REBAR w/ ORANGE CAP #17939
□ SET CUT "X"
□ CALCULATED POSITION
□ SECTION LINE
□ QUARTER LINE
□ QTR-QTR LINE
□ FENCE LINE
□ CENTER LINE
□ EASEMENT OR ROW LINE
□ PARCEL BOUNDARY
□ BOUNDARY ESTABLISHED
R RECORDED AS

S 1/4 CORNER
SEC. 28, T90N, R6W
FOUND 1/2" REBAR w/ ORANGE CAP #8419
BOOK 2016, PAGE 1287

POINT OF BEGINNING
PARCEL 2022-42
SURVEYED ON: 2/24 & 2/25/2022
SURVEY REQUESTED BY: ELLEN A. FRANCOIS

Q:\C:\m3D_Survey\GPS Box 10\GPS Box 10.larcS 2022.dwg

LEGEND

SEC. 28, T90N, R6W
FOUND 1/2" REBAR w/ ORANGE CAP #8419
BOOK 2004, PAGE 586

33.0'

159.14'

W

S 6109.19"

W

159.14'

LEGAL DESCRIPTION:

PARCEL 2022 - 41, Part of the SE 1/4 of the SE 1/4 of Section 28, T90N, R6W of the 5th Principal Meridian, Delaware County, Iowa, containing 10.14 acres including 0.73 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 northeast corner of the SE 1/4 of the SE 1/4 of Section 28, T90N, R6W of the 5th Principal Meridian, Delaware County, Iowa, being the northeast corner of a parcel recorded in Land Deed Book 69, Page 482;

THENCE along the easterly line of the SE 1/4 of the SE 1/4 and easterly line of said parcel, South 01° 23' 49" West, 440.13 feet, to the southerly line of said parcel;

THENCE along the southerly line of said parcel, North 89° 11' 07" West, 1012.73 feet to the center line of County Road W-69 (130th Avenue);

THENCE along said centerline, North 18° 45' 44" West, 350.21 feet;

THENCE continuing along said centerline along a circular curve concave northeasterly having an arc length of 115.22 feet, a radius of 954.93 feet, a central angle of 06° 54' 48", a chord length of 115.15 feet, and a chord bearing of North 15° 18' 20" West, to the northerly line of the SE 1/4 of the SE 1/4 of said Section 28;

THENCE along the northerly line of the SE 1/4 of the SE 1/4 of said Section 28, South 89° 09' 41" East, 113.15 feet, to the westerly line of Spring Hill cemetery as recorded in Plat Book 1, Page 122;

THENCE along the westerly line of said Spring Hill Cemetery, South 01° 12' 12" West, 198.93 feet, to the southerly line of said Spring Hill Cemetery;

THENCE along the southerly line of said Spring Hill Cemetery, South 89° 09' 26" East, 198.00 feet, to the easterly line of said Spring Hill Cemetery;

THENCE along the easterly line of said Spring Hill Cemetery, North 01° 12' 12" East, 198.94 feet, to the northerly line of the SE 1/4 of the SE 1/4 of said Section 28;

THENCE along the northerly line of the SE 1/4 of the SE 1/4 of said Section 28, South 89° 09' 41" East, 855.38 feet to the POINT OF BEGINNING;

The northerly line of the SE 1/4 of the SE 1/4 of Section 28, T90N, R6W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 09' 41" East.

LEGAL DESCRIPTION:

PARCEL 2022 - 42, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 28, T90N, R6W of the 5th Principal Meridian, Delaware County, Iowa, containing 52.67 acres including 3.53 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 South quarter corner of Section 28, T90N, R6W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of the SE 1/4 of said Section 28, North 00° 38' 37" East, 1323.66 feet, to the northerly line of the SW 1/4 of the SE 1/4 of said Section 28, also being the southerly line of Parcel C, as recorded in Book 2006, Page 3493;

THENCE along the northerly line of the SW 1/4 of the SE 1/4 of said Section 28 and southerly line of said Parcel C, South 89° 09' 41" East, 1508.92 feet, to the center line of County Road W-69 (130th Avenue);

THENCE along said centerline along a circular curve concave northeasterly and having an arc length of 115.22 feet, a radius of 954.93 feet, a central angle of 06° 54' 48", a chord length of 115.15 feet, and a chord bearing of South 15° 18' 20" East;

THENCE along said centerline, South 18° 45' 44" East, 1285.05 feet to the southerly line of the SE 1/4 of said Section 28, also being the centerline of 150th Street;

THENCE along the southerly line of the SE 1/4 of said Section 28 and centerline of 150th Street, North 89° 13' 59" West, 1967.53 feet to the POINT OF BEGINNING;

The northerly line of the SE 1/4 of the SE 1/4 of Section 28, T90N, R6W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 09' 41" East.

