

COUNTY: DELAWARE
SECTION 21, T 90 N, R 5W
ALIQUOT PART: NW 1/4 - SW 1/4, SW 1/4 - SW 1/4
CITY:
SURVEY: PARCEL 2022-44 & PARCEL 2022-45
BLOCK: LOTS:
PROPRIETOR:
TODD P. TOMLIN & LYNN M. RYAN JOINT REVOCABLE TRUST OF 2001
REQUESTED BY: MITCHELL RYAN
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
APR 18 2022

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Delaware Co. Auditor
APR 18 2022

Book 2022 Page 1239
Document 2022 1239 Type 06 002 Pages 2
Date 4/18/2022 Time 3:43:05PM
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY	PARCEL 2022-44, PART OF THE NW 1/4 OF THE SW 1/4; PARCEL 2022-45, PART OF THE NW 1/4 OF THE SW 1/4 & PART OF THE SW 1/4 OF THE SW 1/4; ALL IN SEC. 21, T90N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA
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LEGAL DESCRIPTION:

PARCEL 2022-44, Part of the NW 1/4 of the SW 1/4 of Section 21, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 3.56 acres including 0.60 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 West quarter corner of Section 21, T90N, R5W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of said Section 21, South 02° 15' 57" West, 668.19 feet to the **POINT OF BEGINNING**;

THENCE South 87° 58' 52" East, 440.86 feet to the southwesterly corner of Parcel A, as recorded in Book 2001, Page 591;

THENCE South 31° 16' 06" West, 608.00 feet;

THENCE North 84° 19' 20" West, 146.33 feet to the westerly line of said SW 1/4;

THENCE along the westerly line of said SW 1/4, North 02° 15' 57" East, 521.15 feet to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 Section 21, T90N, R5W, of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 15' 57" East.

LEGAL DESCRIPTION:

PARCEL 2022-45, Part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the SW 1/4 of Section 21, T90N, R5W, of the Fifth Principal Meridian, Delaware County, Iowa, containing 25.33 acres including 2.17 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 Section 21, T90N, R5W, of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of said section 21, North 02° 15' 57" East, 1483.00 feet;

THENCE South 84° 19' 20" East, 146.33 feet;

THENCE North 31° 16' 06" East, 608.00 feet, to the southerly line of Parcel A, as recorded in Book 2001, Page 591;

THENCE along the southerly line of said Parcel A, South 87° 58' 52" East, 464.51 feet;

THENCE South 36° 25' 08" West, 558.19 feet;

THENCE South 02° 15' 57" West, 1543.00 feet, to the southerly line of the said SW 1/4;

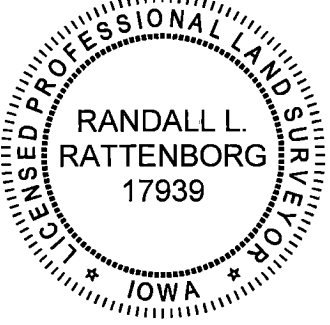
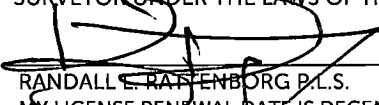

THENCE along the southerly line of said SW 1/4, North 88° 02' 13" West, 592.00 feet, to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of Section 21, T90N, R5W, of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 15' 57" East.

This survey is a division of a parcel as shown in Plat Book 2, Page 173 in the office of the Delaware County Recorder.

SURVEYED ON: 3/29 & 3/30/2022
SURVEY REQUESTED BY: MITCHELL RYAN

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

	PROPRIETORS: TODD P. TOMLIN & LYNN M. RYAN JOINT REVOCABLE TRUST OF 2001	
	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.	PROJECT NO. 22-013
	 RANDALL L. RATTENBORG D.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023	SCALE: 1" = 200'
	 BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	DATE: 4/18/2022
		CHECKED BY: DDK/DM
		GPS BOX: 11
		SHEET 1 OF 1

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

**PARCEL 2022-44, PART OF THE NW 1/4 OF THE SW 1/4;
PARCEL 2022-45, PART OF THE NW 1/4 OF THE SW 1/4 & PART OF THE SW 1/4 OF THE SW 1/4;
ALL IN SEC. 21, T90N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA**

W 1/4 CORNER
SEC. 21, T90N, R5W
FOUND 1/2" REBAR
W/YELLOW CAP #14417
BOOK 2000, PAGE 2858

PARCELA
BK. 2001, PG. 591

POINT OF BEGINNING
PARCEL 2022-44
FOUND
RAILROAD SPIKE
0.29' NORTH &
0.10' WEST OF
CORNER

PARCEL 2022-44
3.56 ACRES INCL.
0.60 ACRES ROW

FOUND MONUMENT NEXT TO
TREE, LEANING AT 45° ANGLE,
11.30' SOUTH & 9.77' EAST.
ASSUMED IT HAD BEEN MOVED.

ASSUMED BEARING
N 02°15'57" E 2672.34'

7.18 ACRES
0.17 ACRES ROW
18.15 ACRES
2.00 ACRES ROW

PLAT BOOK 2, PAGE 173

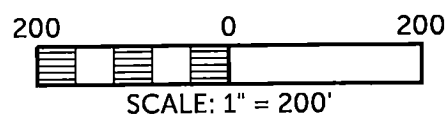
PARCEL 2022-45
25.33 ACRES INCL.
2.17 ACRES ROW

PARCEL B
BK. 2008,
PG. 2692

180th AVENUE

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR W/
YELLOW CAP #14417
- SET 1/2" REBAR W/
ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- QTR-QTR-QTR LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED AS



SW CORNER
SEC. 21, T90N, R5W
FOUND 1/2" REBAR
BOOK 2008, PAGE 2693
POINT OF BEGINNING
PARCEL 2022-45

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

S 1/4 CORNER
SEC. 21, T90N, R5W
FOUND 1/2" REBAR
W/YELLOW CAP #14417
BOOK 2001, PAGE 2746



BURRINGTON GROUP, INC.
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