

COUNTY: Delaware
SECTION 1, T 90 N, R 4 W
ALIQUOT PART: SW 1/4-Fr'l NW 1/4
CITY:
SURVEY: Parcel 2022-51
BLOCK: LOTS:
PROPRIETOR: James C. Bosier
REQUESTED BY: James C. Bosier
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
MAY 04 2022



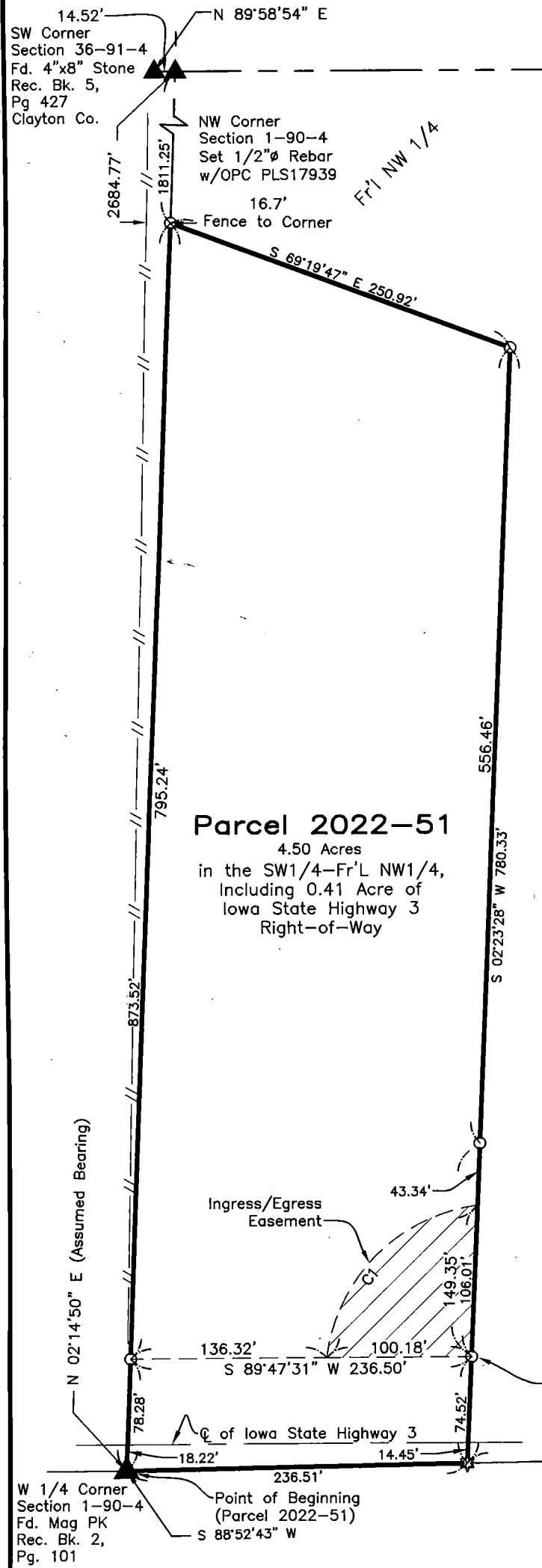
Book 2022 Page 1432
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Rec Amt \$7.00

FILED
Delaware Co. Auditor
MAY 04 2022

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2022-51; in the Southwest Quarter of the Fractional Northwest Quarter Section 1, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa



Parcel 2022-51; in the Southwest Quarter of the Fractional Northwest Quarter Section 1, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the West Quarter Corner of said Section;

Thence North 02°14'50" East (Assumed Bearing), 873.52 feet along the West Line of said Section;

Thence South 69°19'47" East, 250.92 feet;

Thence South 02°23'28" West, 780.33 feet to the South Line of said Quarter-Quarter Section;

Thence South 88°52'43" West, 236.51 feet along said Line to the Point of Beginning.

Containing **4.50 Acres**, including 0.41 Acre of County Road (Iowa State Highway 3) Right-of-Way, Subject to Easements of Record.

AND

Ingress/Egress Easement; in the Southwest Quarter of the Fractional Northwest Quarter Section 1, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of Parcel 2022-51

Thence North 02°23'28" East, 74.52 feet along the East Line of said Parcel to the North Right-of-Way Line of Iowa State Highway 3 and the Point of Beginning of said Easement;

Thence South 89°47'31" West, 100.18 feet along said Line;

Thence along 121.85 feet, foot Radius curve concave Southeasterly **160.48 feet**, (said curve having a Long Chord of **North 44°32'39" East, 149.13 feet**) to the said East Line;

Thence South 02°23'28" West, 106.01 feet along said Line to the Point of Beginning.

Containing **0.18 Acres**, Subject to Easements of Record.

Note: The intent of this Easement is to provide access; ingress/egress, to the to the title holder of adjacent parcel.

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	160.48'	121.85'	75°27'40"	149.13'	S 44°32'39" W

Center Section 1-90-4
Fd. 1/2" Rebar
w/OPC PLS 7060
Rec. Bk. 2,
Pg. 101

LEGEND

- SECTION CORNER
- R RECORDED
- FOUND 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET MAG NAIL w/SSW PLS 17939
- SECTION LINE
- QUARTER LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP

100 0 100
SCALE: 1" = 100'

SURVEYED ON: April 25, 2022
SURVEY REQUESTED BY: James C. Bosier

Q:\Civil3D_Survey\GPS Box 3\GPS Box 3 laRCS 2022.dwg

PROPRIETORS: **James C. Bosier**

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. 22-048

SCALE: 1" = 100'

DATE: April 25, 2022

DRAWN BY: dm

CHECKED BY: ddk/rr

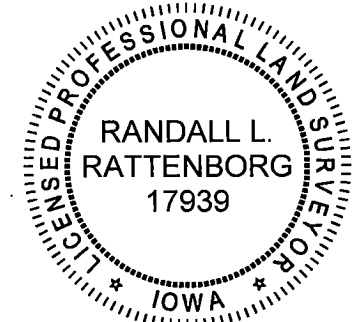
GPS BOX: 3

SHEET 1 OF 1

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



SHEETS COVERED BY THIS SEAL: This Sheet Only