

COUNTY: DELAWARE
SECTION 15, T 87 N, R 5 W
ALIQUOT PART: NE 1/4 - SE 1/4 & SE 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2022-64
BLOCK: LOTS:
PROPRIETOR: JAMES L. SHOVER REVOCABLE TRUST
JAMES L. SHOVER & JOYCE C. SHOVER, TRUSTEES
REQUESTED BY: JAMES L. SHOVER
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
MAY 27 2022

FILED
Delaware Co. Auditor
MAY 27 2022

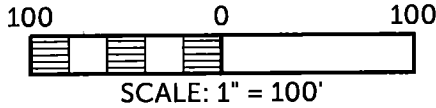
Book 2022 Page 1697
Document 2022 1697 Type 06 002 Pages 1
Date 5/27/2022 Time 3:57:53PM
Rec Amt \$7.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2022-64

PART OF THE NE 1/4 - SE 1/4 AND PART OF THE SE 1/4 - SE 1/4
SECTION 15, T87N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,



LEGEND
O SET 1/2" REBAR w/ORANGE CAP #17939
SECTION LINE
QTR.-QTR. LINE
EASEMENT OR ROW LINE
BOUNDARY ESTABLISHED
R RECORDED

NE 1/4 - SE 1/4

E 1/4 CORNER
SEC. 15, T87N, R5W
FOUND 1/2" REBAR W/ORANGE CAP #8419
BOOK 2006, PAGE 548

PARCEL 2022-64
4.09 ACRES INCL.
0.42 ACRES ROW

LEGAL DESCRIPTION:

PARCEL 2022-64, Part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 15, T87N, R5W, of the Fifth Principal Meridian, Delaware County Iowa, containing 4.09 acres including 0.42 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 southeast corner of Section 15, T87N, R5W, of the Fifth Principal Meridian, Delaware County Iowa;

THENCE along the easterly line of the SE 1/4 of said Section 15, North 01° 29' 42" West, 850.00 feet to the **POINT OF BEGINNING**;

THENCE South 88° 30' 18" West, 33.00 feet to the westerly right of way line of 200th Ave;

THENCE North 81° 00' 24" West, 45.00 feet;

THENCE North 51° 19' 13" West, 160.00 feet;

THENCE North 38° 33' 52" West, 561.50 feet;

THENCE North 89° 11' 25" East, 538.00 feet to the easterly line of the SE 1/4 said Section 15;

THENCE along the easterly line of the SE 1/4 said Section 15, South 01° 29' 42" East, 553.00 feet to the **POINT OF BEGINNING**;

The easterly line of the SE 1/4 of Section 15, T87N, R5W, of the Fifth Principal Meridian, Delaware County, Iowa, is the assumed to bear South 01° 29' 42" East.

SURVEYED ON: 05/10/2022
SURVEY REQUESTED BY: JAMES L. SHOVER

Q:\Civil3D_Survey\GPS Box 53\GPS Box 53 2020.dwg



SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: **JAMES L. SHOVER REVOCABLE TRUST**
JAMES L. SHOVER & JOYCE C. SHOVER, TRUSTEES

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.

[Signature]
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 5/27/2022
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. 21-205

SCALE: 1" = 100'

DATE: 05/10/2022

DRAWN BY: RLR

CHECKED BY: DM/DDK

GPS BOX: 53

SHEET 1 OF 1

SE CORNER
SEC. 15, T87N, R5W
FOUND MAGNAIL
CORNER TIE BOOK 2, PAGE 92