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Delaware Co. Assessor

JUN 01 2022

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Book 2022 Page 1713

Document 2022 1713 Type 06 002 Pages 2
Date 6/01/2022 Time 1:17:47PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

COUNTY: DELAWARE
SECTION 18, T 88 N, R 5 W
ALIQUOT PART: NW 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2022-69, PARCEL 20222-70
BLOCK: LOTS:
PROPRIETOR: LARRY D. DIERCKSEN & SUSAN E. DIERCKSEN, TRUSTEES
OF THE LARRY D. DIERCKSEN & SUSAN E. DIERCKSEN REVOCABLE TRUST
REQUESTED BY: CODY NABOR, F & M BANK
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

PLAT OF
SURVEY

PARCEL 2022-69, PART OF THE NW 1/4 - SE 1/4
PARCEL 2022-70, PART OF THE NW 1/4 - SE 1/4
SECTION 18, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

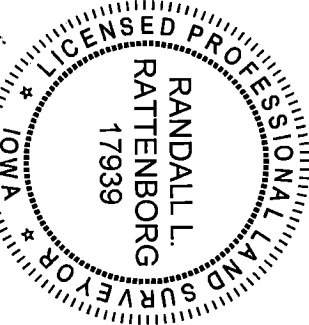
LEGAL DESCRIPTION:

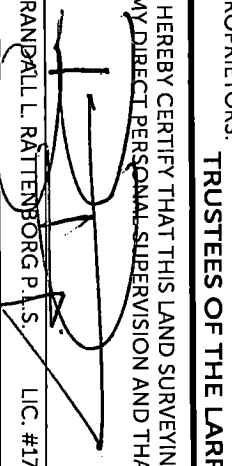
PARCEL 2022-69, Part of the NW 1/4 of the SE 1/4 of Section 18, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 3.04 acres, including 0.17 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows:
BEGINNING at the Northeast Corner of the NW 1/4 of the SE 1/4 of Section 18, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa.
THENCE along the Easterly Line of the said NW 1/4 of the SE 1/4, South 02° 17' 59" East, 353.52 feet;
THENCE South 89° 19' 22" West, 374.93 feet;
THENCE North 02° 18' 42" West, 353.55 feet to the Northerly Line of the said NW 1/4 of the SE 1/4;
THENCE along the said NW 1/4 of the SE 1/4, North 89° 19' 37" East, 375.00 feet to the **POINT OF BEGINNING**;
The Easterly Line of the NW 1/4 of the SE 1/4 of Section 18, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 02° 17' 59" East.

LEGAL DESCRIPTION:

PARCEL 2022-70, Part of the NW 1/4 of the SE 1/4 of Section 18, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 5.08 acres, including 0.14 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 Northeast Corner of the NW 1/4 of the SE 1/4 of Section 18, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa;
THENCE along the Easterly Line of the said NW 1/4 of the SE 1/4, South 02° 17' 59" East, 353.52 feet to the **POINT OF BEGINNING**;
THENCE continuing along the Easterly Line of the said NW 1/4 of the SE 1/4, South 02° 17' 59" East, 320.00 feet to the Easterly extension of the Southerly Line of Parcel C, as recorded in Plat Book 8, Page 124;
THENCE along said Easterly extension, South 89° 19' 22" West, 472.72 feet to the Easterly Line of said Parcel C;
THENCE along the Easterly Line of said Parcel C, North 02° 18' 42" West, 587.01 feet to the Northerly Line of said Parcel C;
THENCE along the Northerly Line of said Parcel C, South 89° 20' 10" West, 411.06 feet to the Northwest Corner of said Parcel C;
THENCE along a Northerly extension of the Westerly Line of said Parcel C, North 02° 18' 29" West, 86.48 feet to the Northerly Line of the said NW 1/4 of the SE 1/4;
THENCE along the Northerly Line of the said NW 1/4 of the SE 1/4, North 89° 19' 37" East, 508.91 feet;
THENCE South 02° 18' 42" East, 353.55 feet;
THENCE North 89° 19' 22" East, 374.93 feet to the **POINT OF BEGINNING**;
The Easterly Line of the NW 1/4 of the SE 1/4 of Section 18, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 02° 17' 59" East.

SURVEYED ON: 04/18 & 04/19/2022
SURVEY REQUESTED BY: CODY NABOR, F & M BANK



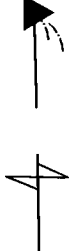
PROPRIETORS: LARRY D. DIERCKSEN & SUSAN E. DIERCKSEN, TRUSTEES OF THE LARRY D. DIERCKSEN & SUSAN E. DIERCKSEN REVOCABLE TRUST	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 RANDALL L. RATTENBORG, P.L.S. I.C. #17939	
DATE	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
5/21/2022	

 **BURRINGTON GROUP, INC.**
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 22-043
SCALE: 1" = 100'
DATE: 04/19/2022
DRAWN BY: RLR
CHECKED BY: DM/DDK
CPS BOX: 38
SHEET 1 OF 2

PARCEL 2022-69, PART OF THE NW 1/4 - SE 1/4
PARCEL 2022-70, PART OF THE NW 1/4 - SE 1/4
SECTION 18, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

W 1/4 CORNER
SEC. 18, T88N, R5W
FOUND MAGNAIL W/STEEL CAP #12642



2914.66'

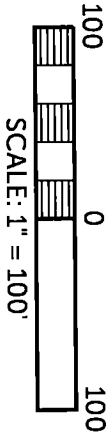
N 89°19'37" E 3798.57' (ASSUMED BEARING)

508.91'

86.48'

(R-S 88°18'53" E 411.00')
S 89°20'10" W 411.06'

- LEGEND**
- ▲ SECTION CORNER
 - FOUND 1/2" REBAR W/
YELLOW CAP #8812
 - SET 1/2" REBAR W/
ORANGE CAP PLS 17939
 - SECTION LINE
 - RAILROAD ROW LINE
 - EASEMENT OR ROW LINE
 - BOUNDARY ESTABLISHED
 - R RECORDED



NW 1/4-SE 1/4

N 02°18'29" W 673.59'
587.10' (R-N 00°04'34" E 587.00')

PARCEL C
PLAT BOOK 8, PAGE 124

N 02°18'42" W 587.01' (R-S 00°04'34" W 587.00')

N 02°18'42" W 353.55'

PARCEL 2022-69
3.04 ACRES INCL.
0.17 ACRES ROW

355.01'
N 89°19'22" E 374.93'

POINT OF BEGINNING
PARCEL 2022-70

PARCEL 2022-70
5.08 ACRES INCL.
0.14 ACRES ROW

N 02°43'11" W 320.08'
S 02°17'59" E 320.00'

167th AVENUE

CHICAGO CENTRAL & PACIFIC RAILROAD

NE CORNER NW 1/4-SE 1/4

SEC. 18, T88N, R5W
FOUND 1/2" REBAR W/YELLOW CAP #8812
CORNER TIE BOOK 2, PAGE 122

POINT OF BEGINNING
PARCEL 2022-69

375.00'
352.49'

22.51'

66.0'

100.0'

S 02°43'11" E 353.60'
S 02°17'59" E 353.52'

19.92'

673.52'

80.0'
EASEMENT AREA

472.72'

6.79'

S 02°17'59" E 1978.54'

SE CORNER SW 1/4-SE 1/4
SEC. 18, T88N, R5W
FOUND 1/2" REBAR W/YELLOW CAP #8812
CORNER TIE BOOK 2, PAGE 122



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SHEET 2