SECTION 17 T89N R4W ALIQUOT PART: NE 1/ 4- SW 1/4 & SE 1/4 - SW 1/4 Document 2022 2146 Type 06 002 Pages 2 FILED Delaware Co. Acsessor Date 7/14/2022 Time 9:21:49AM SURVEY: PARCEL 2022-88 & PARCEL 2022-89 Rec Amt \$12.00 LOTS: JUL 14 2022 BLOCK: PROPRIETOR: RONALD L. GLANZ, JR. & LAURA J. GLANZ Daneen Schindler, RECORDER/REGISTRAR FILED Delaware Co. Auditor REQUESTED BY: RONALD L. GLANZ, JR. DELAWARE COUNTY IOWA SURVEYOR: RANDALL L. RATTENBORG JUL 1 4 2022 COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 PARCEL 2022-88, PART OF THE NE 1/4 - SW 1/4 PARCEL 2022-89, PART OF THE NE 1/4 - SW 1/4 AND PART OF THE SE 1/4 - SW 1/4 PLAT OF ALL IN SEC. 17, T89N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA **SURVEY** 185th STREET N 87'47'11" E 2633.44' 695.00 76.36 7-618.64 193<u>8.44</u> **CENTER OF SECTION** SEC. 17, T89N, R4W POINT OF BEGINNING W 1/4 CORNER PARCEL 2022-88 FOUND MAGNAIL STA 132+17.6 3.75 LEFT SEC. 17, T89N, R4W FOUND CONCRETE MONUMENT BOOK 2016, PAGE 1966 4.7' SOUTH OF FENCE BOOK 2004, PAGE 3349 STATE HWY **PARCEL 2022-88** 17.03 ACRES INCL. 1.76 ACRES ROW NE 1/4 - SW 1/4 PARCEL D BOOK 2012, PAGE 2018 E 695' OF THE N 1384' OF E 1/2 - SW 1/4 ₹ 00.27,06" LEGEND -60.0 80.0 SECTION CORNER L=16.77' R=41332.96' Δ=0°01'24" FD. 1/2"Ø REBAR w/ ORANGE CAP PLS 17939 C=16.77' CB=S 0'08'04" W R.O.W. RAIL SET 1/2" REBAR w/ ORANGE CAP PLS 17939 POINT OF BEGINNING PARCEL 2022-89 T√86.17' SET MAG NAIL w/SSW 343.83 PLS 17939 SECTION LINE QUARTER LINE QTR.-QTR. LINE FENCE LINE CENTER LINE EASEMENT OR ROW LINE PARCEL BOUNDARY **PARCEL 2022-89** 5.04 ACRES INCL. BOUNDARY ESTABLISHED 0.89 ACRES ROW R- RECORDED AS 4.42 ACRES NE 1/4-SW 1/4 0.82 ACRES ROW 0.62 ACRES SE 1/4-SW 1/4 0.07 ACRES ROW NE CORNER SE 1/4-SW 1/4 <u>1</u>66 SEC. 17, T89N, R4W SW CORNER NW 1/4-SW 1/4 FOUND MAGNAIL W/STEEL SEC. 17, T89N, R4W CAP #7060 N 87'47'11" E 258.00' **BOOK 2016, PAGE 1966** FOUND 1/2" REBAR W/ORANGE CAP #17939 90.00'-**-**47.06' BOOK 2012, PAGE 2019 694.79<u>'</u> 34.47 88.24 1940.89 2635.68 N 88'29'03" s 00°27'17" E 606.76 42.94 S 87'47'11" W 695.00 PARCEL E **BOOK 2012, PAGE 2018** SE 1/4 - SW 1/4 SURVEYED ON: 5/18/2022 Q:\Civil3D_Survey\GPS Box 20\GPS Box 20 2017.dwg SURVEY REQUESTED BY: RONALD L. GLANZ, JR. PROPRIETORS: RONALD L. GLANZ, JR. & LAURA J. GLANZ SSIONA I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 22-025 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT RANDALL L. RATTENBORG RATTENBORG 17939 PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1" = 150' SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. S 1/4 CORNER DATE: 05/18/2022 7/12/2022 SEC. 17, T89N, R4W DRAWN BY: RLR FOUND CUT "X" RANDALL L. RATTENBORG P.L.S LIC. #17939 **BOOK 2005, PAGE 683** MY LICENSE RENEWAL DATE OF DECEMBER 31, 2023 CHECKED BY: DM/DDK Marian American Service Control of the Control of t BURRINGTON GROUP, INC. GPS BOX: 20 Civil Engineering | Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com SHEET 1 OF 2 SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

COUNTY: DELAWARE

PARCEL 2022-88, PART OF THE NE 1/4 - SW 1/4 PARCEL 2022-89, PART OF THE NE 1/4 - SW 1/4 AND PART OF THE SE 1/4 - SW 1/4 ALL IN SEC. 17, T89N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2022-88, Part of the NE 1/4 of the SW 1/4 of Section 17, T89N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 17.03 acres, including 1.76 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 Center of Section 17, T89N, R4W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the NE 1/4 of the SW 1/4 of said Section 17, South 00° 27' 06" East (assumed bearing), 944.53 feet;

THENCE North 88° 50' 56" West, 430.00 feet;

THENCE South 00° 36' 43" West, 375.00 feet;

THENCE South 87° 47' 11" West, 258.00 feet to the Easterly Line of Parcel D, as recorded in Book 2012, Page 2018;

THENCE along the Easterly Line of said Parcel D, North 00° 27' 06" West, 1294.00 feet to the Northerly Line of the NE 1/4 of the SW 1/4 of said Section 17;

THENCE along the Northerly Line of the NE 1/4 of the SW 1/4 of said Section 17, North 87° 47' 11" East, 695.00 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION:

PARCEL 2022-89, Part of the NE 1/4 of the SW 1/4 and part of the SE 1/4 of the SW 1/4 of Section 17, T89N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 5.04 acres, including 0.89 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 Center of Section 17, T89N, R4W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the NE 1/4 of the SW 1/4 of said Section 17, South 00° 27' 06" East (assumed bearing), 944.53 feet to the **POINT OF BEGINNING**;

THENCE along the Easterly Line of the NE 1/4 of the SW 1/4 of said Section 17, South 00° 27' 06" East, 405.00 feet to the Northeast Corner of the SE 1/4 of the SW 1/4;

THENCE along the Easterly Line of the SE 1/4 of the SW 1/4, South 00° 27'17" East, 34.47 feet to the Northerly Line of said Parcel E, as recorded in Book 2012, Page 2018;

THENCE along the Northerly Line of said Parcel E, South 87° 47' 11" West, 695.00 feet;

THENCE continuing along the Northerly Line of said Parcel E, North 00° 27' 06" West, 42.94 feet to the Southeast Corner of Parcel D, as recorded in Book 2012, Page 2018;

THENCE along the Easterly Line of said Parcel D, North 00° 27' 06" West, 47.06 feet;

THENCE North 87° 47' 11" East, 258.00 feet;

THENCE North 00° 36' 43" East, 375.00 feet;

THENCE South 88° 50' 56" East, 430.00 feet to the POINT OF BEGINNING;

The intent of this survey is to divide the East 695 feet of the North 1384 feet of the East 1/2 of the SW 1/4.