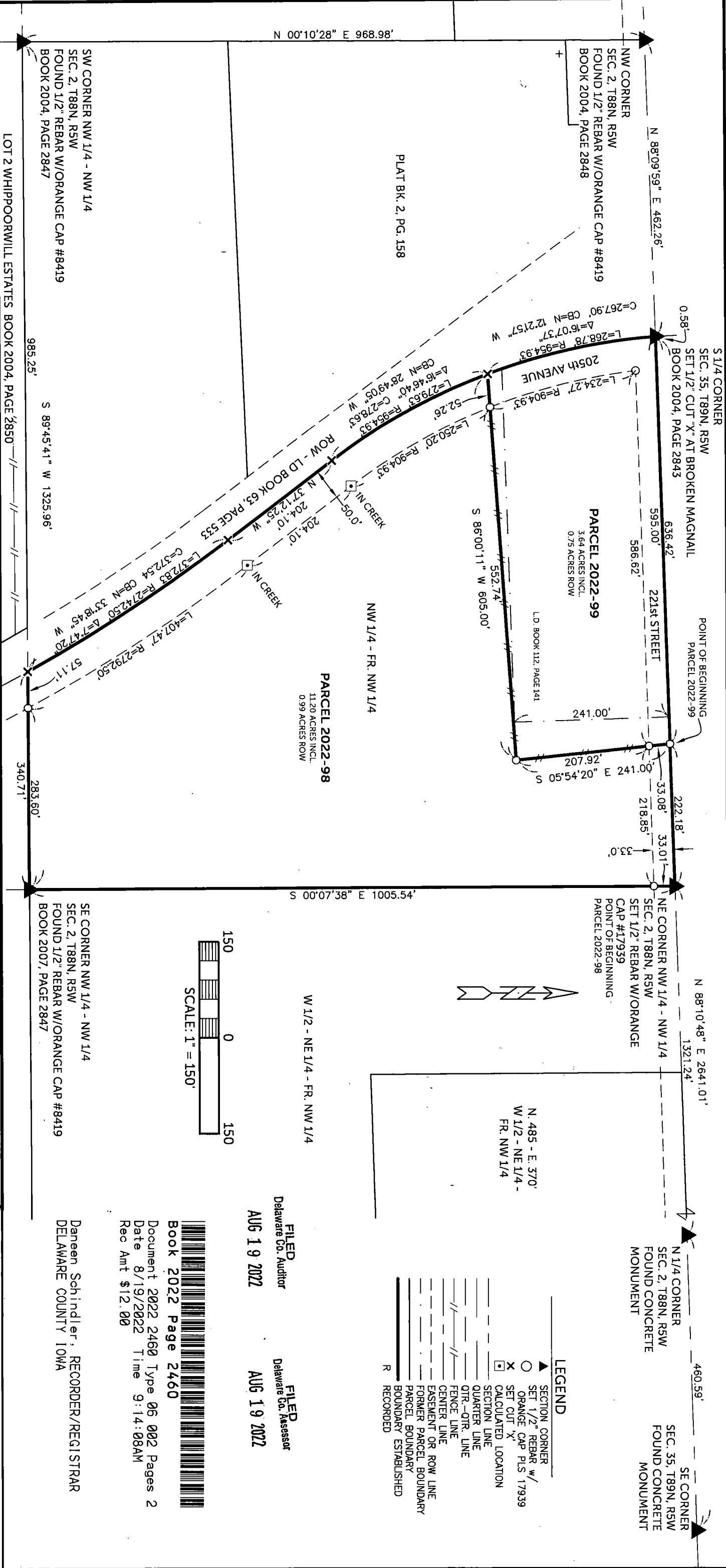


PLAT OF
SURVEY

PARCEL 2022-98, PART OF THE NW 1/4 - FR. NW 1/4
PARCEL 2022-99, PART OF THE NW 1/4 - FR. NW 1/4
SEC. 2, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: ROBERT W. WILLITS

PROPRIETORS: SARA W. BENNETT, TRUSTEE OF THE BENNETT FAMILY TRUST
ROBERT W. WILLITS & JOYCE E. WILLITS

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. #17939

DATE: 8/19/2022

MY LICENSE/RENEWAL DATE IS DECEMBER 31, 2023

PROJECT NO. 22-038

SCALE: 1" = 150'

DATE: 7/15/2022

DRAWN BY: RLR

CHECKED BY: DM/DDK

GPS BOX: 37

SHEET 1 OF 2

CITY: DELAWARE

SECTION 2, T 88 N, R 5 W

ALLOT PART: NW 1/4 - FR. NW 1/4

SURVEY: PARCEL 2022-98 & PARCEL 2022-99

BLOCK: LOTS:

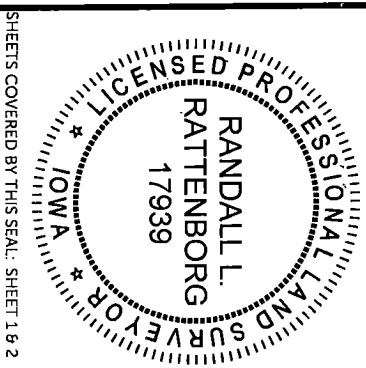
REQUESTED BY: ROBERT W. WILLITS

SURVEYOR: RANDALL L. RATTENBORG

PROPRIETOR: ROBERT W. WILLITS & JOYCE E. WILLITS

SARA W. BENNETT, TRUSTEE OF THE BENNETT FAMILY TRUST

SURVEYED ON:



BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 Phone: 563-927-2434 email: info@burringtongroup.com website: burringtongroup.com

FILED
Delaware Co. Auditor
AUG 19 2022

FILED
Delaware Co. Assessor
AUG 19 2022

Document 2022 2460 Type 06 002 Pages 2
Date 8/19/2022 Time 9:14:08AM
Rec Amt \$12.00

Book 2022 Page 2460

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PARCEL 2022-98, PART OF THE NW 1/4 - FR. NW 1/4
PARCEL 2022-99, PART OF THE NW 1/4 - FR. NW 1/4
SEC. 2, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2022-98, Part of the NW 1/4 of the Fr. NW 1/4 of Section 2, T88N, R5W of the 5th Principal Meridian, Delaware County Iowa, containing 11.20 acres, including 0.99 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 Fr. NW 1/4 of Section 2, T88N, R5W of the 5th Principal Meridian, Delaware County Iowa;

THENCE along the easterly line of the NW 1/4 of the Fr. NW 1/4, South 00° 07' 38" East, 1005.54 feet, to the southerly line of the NW 1/4 of the Fr. NW 1/4;

THENCE along the southerly line of the NW 1/4 of the Fr. NW 1/4, South 89° 45' 41" West, 340.71 feet, to the center line of 205th Avenue;

THENCE along the center line of 205th Avenue along a circular curve concave southwesterly and having an arc length of 372.83 feet, a radius of 2742.50 feet, a central angle of 07° 47' 20", a cord length of 372.54 feet, and a cord bearing of North 33° 18' 45" West;

THENCE continuing along the center line of 205th Avenue, North 37° 12' 25" West, 204.10 feet;

THENCE continuing along the center line of 205th Avenue along a circular curve concave northeasterly and having an arc length of 279.63 feet, a radius of 954.93 feet, a central angle of 16° 46' 40", a cord length of 278.63 feet, and a cord bearing of North 28° 49' 05" West;

THENCE North 86° 00' 11" East, 605.00 feet;

THENCE North 05° 54' 20" West, 241.00 feet to the northerly line of the NW 1/4 of the Fr. NW 1/4;

THENCE along the northerly line of the NW 1/4 of the Fr. NW 1/4, North 88° 10' 48" East, 222.18 feet to the POINT OF BEGINNING;

The southerly line of the SE 1/4 of Section 35, T89N, R5W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 10' 48" East.

LEGAL DESCRIPTION:

PARCEL 2022-99, Part of the NW 1/4 of the Fr. NW 1/4 of Section 2, T88N, R5W of the 5th Principal Meridian, Delaware County Iowa, containing 3.64 acres, including 0.75 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 Fr. NW 1/4 of Section 2, T88N, R5W of the 5th Principal Meridian, Delaware County Iowa;

THENCE along the northerly line of the NW 1/4 of the Fr. NW 1/4, South 88° 10' 48" West, 222.18 feet, to the POINT OF BEGINNING;

THENCE South 05° 54' 20" East, 241.00 feet;

THENCE South 86° 00' 11" West, 605.00 feet, to the center line of 205th Avenue;

THENCE along the center line of 205th Avenue along a circular curve concave northeasterly and having an arc length of 268.78 feet, a radius of 954.93 feet, a central angle of 16° 07' 37", a cord length of 267.90 feet, and a cord bearing of North 12° 21' 57" West, to the northerly line of the NW 1/4 of the Fr. NW 1/4, said point is 0.58 feet east of the South quarter corner of Section 35, T89N, R5W, of the 5th Principal Meridian, Delaware County Iowa;

THENCE along with the northerly line of the NW 1/4 of the Fr. NW 1/4, North 88° 10' 48" East, 636.42 feet, to the POINT OF BEGINNING;

The southerly line of the SE 1/4 of Section 35, T89N, R5W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 10' 48" East.