COUNTY: DELAWARE
SECTION 23, T 89 N, R 6 W
ALIQUOT PART: NE 1/4 - SW 1/4, SE 1/4 - SW 1/4

CITY:
SURVEY: PARCEL 2022-105 & PARCEL 2022-106
BLOCK: LOTS:
PROPRIETOR: GARY D. VONTALGE & DONA L. VONTALGE

REQUESTED BY: GARY D. VONTALGE
SURVEYOR: RANDALL L. RATTENBORG

FILED Delaware Co. Assessor
AUG 2 3 2022

FILED Delaware Co. Auditor

AUG 2 3 2022



Document 2022 2508 Type 06 002 Pages 2 Date 8/23/2022 Time 10:27:51AM Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR DELAWARE COUNTY IOWA

PLAT OF SURVEY

COMPANY: BURRINGTON, GROUP, INC.

105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

PARCEL 2022-105, PART OF THE NE 1/4 - SW 1/4

PARCEL 2022-106, PART OF THE NE 1/4 - SW 1/4 AND PART OF THE SE /4 - SW 1/4

SEC. 23, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2022-105, part of the NE 1/4 of the SW 1/4 of Section 23, T89N, R6W of the Fifth Principal Meridian, Delaware County, lowa, containing 4.95 acres, including 0.65 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 23, T89N, R6W 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 23, being the easterly line of Parcel J, as recorded in Book 2012, Page 3313, South 01° 42' 08" East, 250.00 feet to the southeast corner of said Parcel J, the **POINT OF BEGINNING**;

THENCE continuing along the easterly line of the NE 1/4 of the SW 1/4 of said Section 23, South 01° 42' 08" East, 420.00 feet;

THENCE South 88° 18' 15" West, 348.47 feet;

THENCE North 01° 41' 46" West, 420.00 feet, to the southwest corner of said Parcel J;

THENCE along the southerly line of said Parcel J, North 88° 18' 15" East, 348.43 feet, to the POINT OF BEGINNING;

The easterly line of the NE 1/4 of the SW 1/4 of Section 23, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 42′ 08″ East.

LEGAL DESCRIPTION:

PARCEL 2022-106, 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 23, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 38.18 acres, including 1.59 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 23, T89N, R6W 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 23, being the easterly line of Parcel J, as recorded in Book 2012, Page 3313, South 01° 42′ 08″ East, 250.00 feet to the southeast corner of said Parcel J;

THENCE continuing along the easterly line of the NE 1/4 of the SW 1/4 of said Section 23, South 01° 42' 08" East, 420.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the easterly line of the NE 1/4 of the SW 1/4 of said Section 23, South 01° 42' 08" East, 664.36 feet to the centerline of Candle Road;

THENCE continuing along the centerline of Candle Road, South 66° 35′ 53″ West, 693.20 feet, to the easterly line of Parcel K, as recorded in Book 2012, Page 3916;

THENCE along the easterly line of said Parcel K, North 02° 00′ 48″ West, 344.77 feet, to the northerly line of said Parcel K;

THENCE along the northerly line of said Parcel K, South 66° 35′ 53″ West, 407.00 feet, to the northerly line of Parcel E, as recorded in Book 2008, Page 2534;

THENCE along the northerly line of said Parcel, South 87° 59' 12" West, 310.00 feet, to the easterly line of the Francois Family Subdivision, as recorded in Book 2002, Page 4735;

THENCE along the easterly line of the said Francois Family Subdivision, North 02° 00' 48" West, 1420.09 feet, to the northerly line of the NE 1/4 of the SW 1/4 of said Section 23;

THENCE along the northerly line of the NE 1/4 of the SW 1/4 of said Section 23, North 89° 14′ 14″ East, 993.54 feet, to the westerly line of said Parcel J;

THENCE along the westerly line of said Parcel J and southerly extension thereof, South 01° 41' 46" East, 675.68 feet;

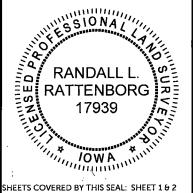
THENCE North 88° 18' 15" East, 348.47 feet to the POINT OF BEGINNING;

The easterly line of the NE 1/4 of the SW 1/4 of Section 23, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 42′ 08" East.

SURVEYED ON: 06/23/2022

SURVEY REQUESTED BY: GARY D. VONTALGE

Q:\Civil3D_Survey\GPS Box 26\GPS Box 26 2015.dwg



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. RATTENBURG P.L.S. LIC. #17939

DATE

PROPRIETORS: GARY D. VONTALGE & DONA L. VONTALGE

RANDAL L. RATTENBURG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE S DECEMBER 31, 2023

BURRINGTON GROUP, INC. Civil Engineering 1 Land Surveying

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

SCALE: 1" = 150'

DATE: 8/11/2022

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: 26

SHEET 1 OF 2

PROJECT NO. 22-064

