

COUNTY: DELAWARE
SECTION 28, T 89 N, R 6W
ALIQUOT PART: SW 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2022-139, PARCEL 2022-140
BLOCK: LOTS:
PROPRIETOR: MICHAEL W. RIDENOUR & JILL R. RIDENOUR
REQUESTED BY: KIM HARBAUGH
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

NOV 23 2022

FILED
Delaware Co. Auditor

NOV 23 2022



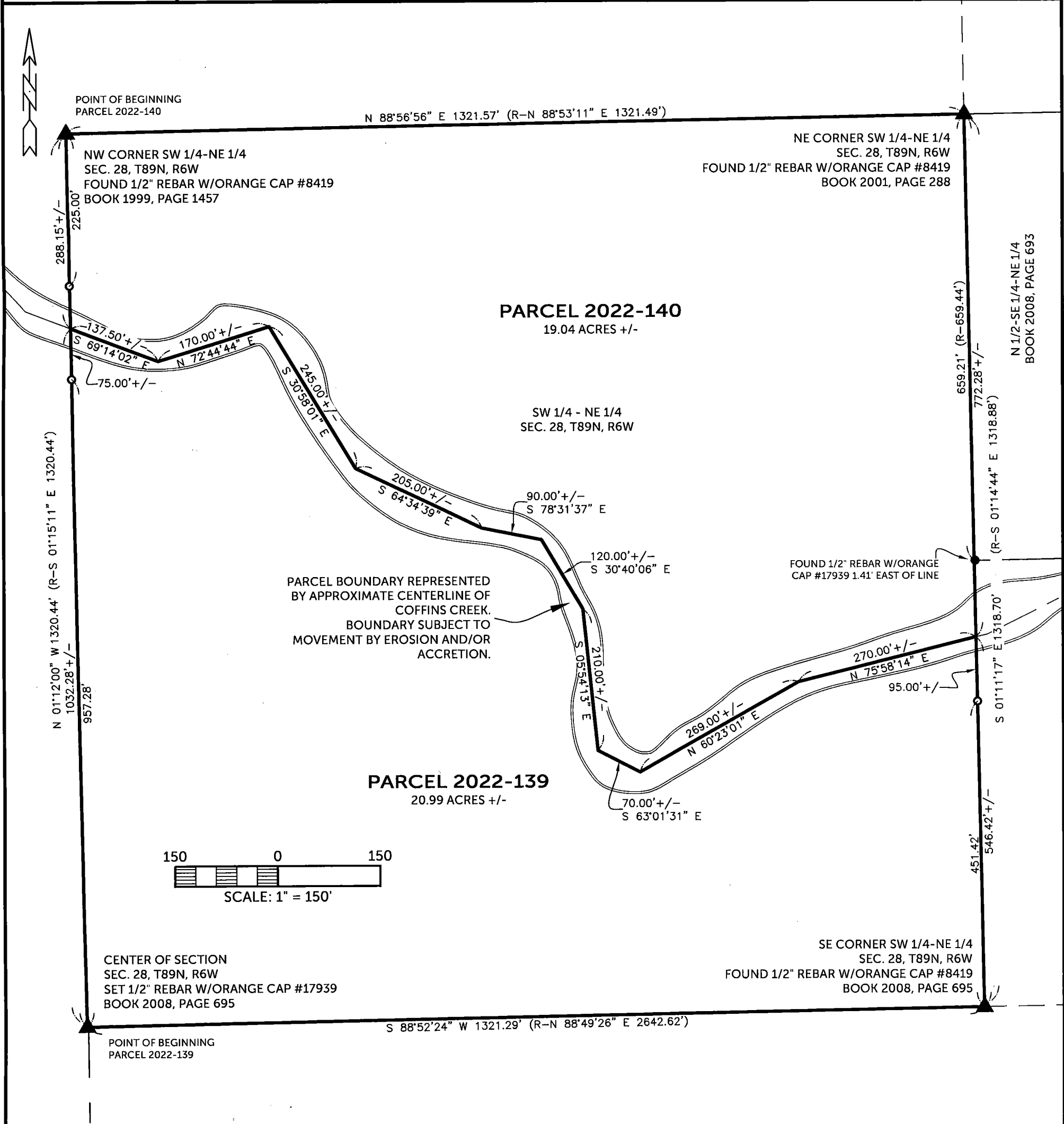
Book 2022 Page 3466

Document 2022 3466 Type 06 002 Pages 2
Date 11/23/2022 Time 8:44:00AM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

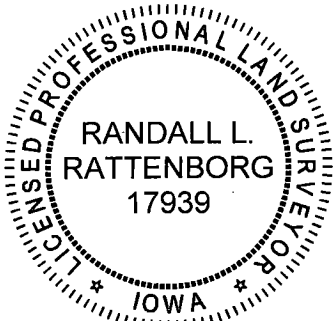
PLAT OF SURVEY

PARCEL 2022-139, PART OF THE SW 1/4 - NE 1/4;
PARCEL 2022-140, PART OF THE SW 1/4 - NE 1/4;
ALL IN SECTION 28, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 10/28/2022
SURVEY REQUESTED BY: KIM HARBAUGH

Q:\Civil3D_Survey\GPS Box 25\GPS Box 25 2015.dwg



SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: MICHAEL W. RIDENOUR & JILL R. RIDENOUR

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. LIC. #17939 DATE 11/22/2022
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. 22-149

SCALE: 1" = 150'

DATE: 11/1/2022

DRAWN BY: RLR

CHECKED BY: DM/DDK

GPS BOX: 25

SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER RECORDED
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ★ SET MAGNAIL
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

PARCEL 2022-139, PART OF THE SW 1/4 - NE 1/4;
PARCEL 2022-140, PART OF THE SW 1/4 - NE 1/4;
ALL IN SECTION 28, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2022-139, Part of the SW 1/4 of the NE 1/4 of Section 28, T89N, R6W, of the 5th Principal Meridian, Delaware County, Iowa, containing 20.99 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Center of Section 28, T89N, R6W, of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of the NE 1/4 of said Section 28, North 01° 12' 00" West, 1032.28 feet, more or less, to a line representing the approximate center line of Coffins Creek;

THENCE along a line representing the approximate center line of Coffins Creek, South 69° 14' 02" East, 137.50 feet, more or less;

THENCE along a line representing the approximate center line of Coffins Creek, North 72° 44' 44" East, 170.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, South 30° 58' 01" East, 245.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, South 64° 34' 39" East, 205.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, South 78° 31' 37" East, 90.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, South 30° 40' 06" East, 120.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, South 05° 54' 13" East, 210.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, South 63° 01' 31" East, 70.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, North 60° 23' 01" East, 269.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, North 75° 58' 14" East, 270.00 feet, more or less, to the easterly line of the SW 1/4 of the NE 1/4 of said Section 28;

THENCE along the easterly line of the SW 1/4 of the NE 1/4 of said Section 28, South 01° 11' 17" East, 546.42 feet, to the southerly line of the SW 1/4 of the NE 1/4 of said Section 28;

THENCE along the southerly line on the SW 1/4 of the NE 1/4 of said Section 28, South 88° 52' 24" West, 1321.29 feet to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of the NE 1/4 of Section 28, T89N, R6W, of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 12' 00" West.

LEGAL DESCRIPTION:

PARCEL 2022-140, Part of the SW 1/4 of the NE 1/4 of Section 28, T89N, R6W, of the 5th Principal Meridian, Delaware County, Iowa, containing 19.04 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of the SW 1/4 of the NE 1/4 of Section 28, T89N, R6W, of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of the SW 1/4 of the NE 1/4 of said Section 28, North 88° 56' 56" East, 1321.57 feet, to the easterly line of the SW 1/4 of the NE 1/4 of said Section 28;

THENCE along the easterly line of the SW 1/4 of the NE 1/4 of said Section 28, South 01° 11' 17" East, 772.28 feet, more or less, to a line representing the approximate center line of Coffins Creek;

THENCE along a line representing the approximate center line of Coffins Creek, South 75° 58' 14" West, 270.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, South 60° 23' 01" West, 269.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, North 63° 01' 31" West, 70.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, North 05° 54' 13" West, 210.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, North 30° 40' 06" West, 120.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, North 78° 31' 37" West, 90.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, North 64° 34' 39" West, 205.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, North 30° 58' 01" West, 245.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, South 72° 44' 44" West, 170.00 feet, more or less;

THENCE continuing along a line representing the approximate center line of Coffins Creek, North 69° 14' 02" West, 137.50 feet, more or less, to the westerly line of the SW 1/4 of the NE 1/4 of said Section 28;

THENCE along the westerly line of the SW 1/4 of the NE 1/4 of said Section 28, North 01° 12' 00" West, 288.15 feet, more or less, to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of the NE 1/4 of Section 28, T89N, R6W, of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 12' 00" West.

