

COUNTY: DELAWARE
SECTION 24, T 87 N, R 5 W
ALIQUOT PART: SE 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2022-148, PARCEL 2022-149
BLOCK: LOTS:
PROPRIETOR: RANDALL E. FITZGERALD & KEVIN D. PARTRIDGE
REQUESTED BY: RANDALL E. FITZGERALD
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
DEC 12 2022

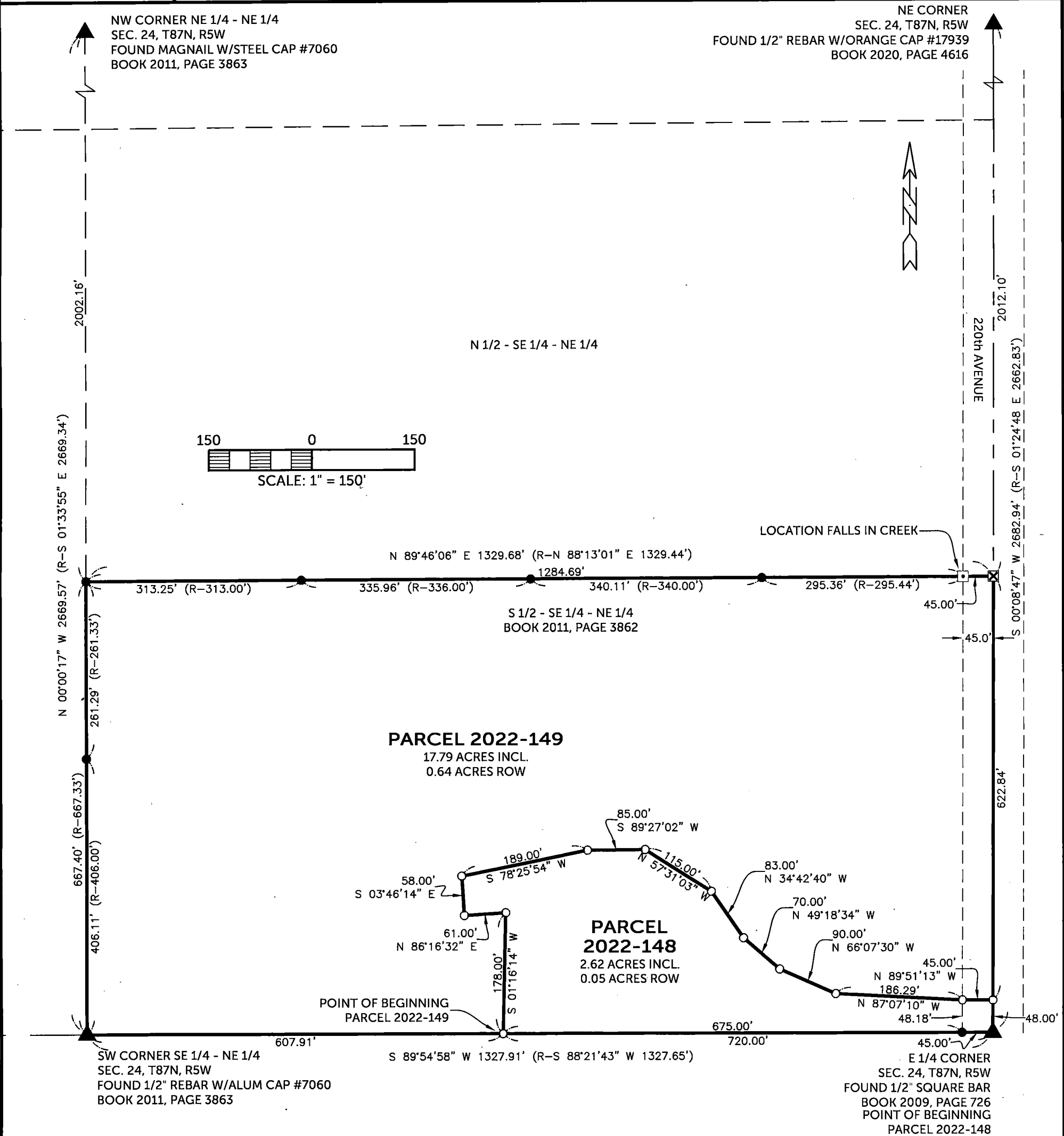
Book 2022 Page 3622
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Delaware Co. Auditor
DEC 12 2022

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2022-148, PART OF THE S 1/2 OF THE SE 1/4 - NE 1/4;
PARCEL 2022-149, PART OF THE S 1/2 OF THE SE 1/4 - NE 1/4;
SEC. 24, T87N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 9/30/2022
SURVEY REQUESTED BY: RANDALL E. FITZGERALD

Q:\Civil3D_Survey\GPS Box 60\GPS Box 60 laRCS 2022.dwg

	PROPRIETORS: RANDALL E. FITZGERALD & KEVIN D. PARTRIDGE	
	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 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023	DATE: 12/9/2022
	Burrington Group, Inc. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 22-062 SCALE: 1" = 150' DATE: 11/10/2022 DRAWN BY: RLR CHECKED BY: DDK GPS BOX: 60 SHEET 1 OF 2	

LEGEND

- SECTION CORNER
- FOUND 1/2" REBAR w/ RED CAP #7060
- FOUND CUT "X"
- CALCULATED POSITION SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QTR.-QTR. LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- R RECORDED

LEGAL DESCRIPTION:

PARCEL 2022-148, Part of the S 1/2 the SE 1/4 of the NE 1/4 of Section 24, T87N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 2.62 acres, including 0.05 acres of public road right of way, and more particularly described by metes and bounds as follows;

BEGINNING at the east quarter corner of Section 24, T87N, R5W of the 5th Principal Meridian, Delaware County, Iowa, being the southeast corner of the S 1/2 of the SE 1/4 of the NE 1/4, as shown in the Retracement Plat recorded in Book 2011, Page 3862;

THENCE along the southerly line of the SE 1/4 of the NE 1/4 and southerly line of said Retracement Plat, South 89° 54' 58" West, 720.00 feet;

THENCE North 01° 16' 14" East, 178.00 feet;

THENCE South 86° 16' 32" West, 61.00 feet;

THENCE North 03° 46' 14" West, 58.00 feet;

THENCE North 78° 25' 54" East, 189.00 feet;

THENCE north 89° 27' 02" East, 85.00 feet;

THENCE South 57° 31' 03" East, 115.00 feet;

THENCE South 34° 42' 40" East, 83.00 feet;

THENCE South 49° 18' 34" East, 70.00 feet;

THENCE South 66° 07' 30" East, 90.00 feet;

THENCE South 87° 07' 10" East, 186.29 feet to the westerly line of 220th Ave;

THENCE South 89° 51' 13" East, 45.00 feet to the easterly line of the NE 1/4 of said Section 24 also being the easterly line of said Retracement Plat;

THENCE along said easterly lines, South 00° 08' 47" West, 48.00 feet to the **POINT OF BEGINNING**;

The easterly line of the NE 1/4 of Section 24, T87N, R5W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 08' 47" West.

LEGAL DESCRIPTION:

PARCEL 2022-149, Part of the S 1/2 the SE 1/4 of the NE 1/4 of Section 24, T87N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 17.79 acres, including 0.64 acres of public road right of way, and more particularly described by metes and bounds as follows;

COMMENCING at the east quarter corner of Section 24, T87N, R5W of the 5th Principal Meridian, Delaware County, Iowa, being the southeast corner of the S 1/2 of the SE 1/4 of the NE 1/4, as shown in the Retracement Plat recorded in Book 2011, Page 3862;

THENCE along the southerly line of the SE 1/4 of the NE 1/4 and southerly line of said Retracement Plat, South 89° 54' 58" West, 720.00 feet, the **POINT OF BEGINNING**;

THENCE along the southerly line of the SE 1/4 of the NE 1/4 and southerly line of said Retracement Plat, South 89° 54' 58" West, 607.91 feet, to the westerly line of the SE 1/4 of the NE 1/4 of said Section 24, also being the westerly line of said Retracement Plat;

THENCE along said westerly lines, North 00° 00' 17" West, 667.40 feet to the northerly line of said Retracement Plat;

THENCE along the northerly line of said Retracement Plat, North 89° 46' 06" East, 1329.68 feet to the easterly line of the SE 1/4 of said Section 24 being the easterly line of said Retracement Plat;

THENCE along said easterly lines, South 00° 08' 47" West, 622.84 feet;

THENCE North 89° 51' 13" West, 45.00 feet;

THENCE North 87° 07' 10" West, 186.29 feet;

THENCE North 66° 07' 30" West, 90.00 feet;

THENCE North 49° 18' 34" West, 70.00 feet;

THENCE North 34° 42' 40" West, 83.00 feet;

THENCE North 57° 31' 03" West, 115.00 feet;

THENCE South 89° 27' 02" West, 85.00 feet;

THENCE South 78° 25' 54" West, 189.00 feet;

THENCE South 03° 46' 14" East, 58.00 feet;

THENCE North 86° 16' 32" East, 61.00 feet;

THENCE South 01° 16' 14" West, 178.00 feet to the **POINT OF BEGINNING**;

The easterly line of the NE 1/4 of Section 24, T87N, R5W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 08' 47" West.

