COUNTY: DELAWARE SECTION 24, T 87 N, R 5 W ALIQUOT PART: SE 1/4 - NE 1/4 FILED Delaware Co. Assessor Book 2022 Page 3622 CITY: DEC 1 2 2022 Document 2022 3622 Type 06 002 Pages 2 SURVEY: PARCEL 2022-148, PARCEL 2022-149 Date 12/12/2022 Time 3:55:48PM · · LOTS: BLOCK: Rec Amt \$12.00 PROPRIETOR: RANDALL E. FITZGERALD & KEVIN D. PARTRIDGE FILED Delaware Co. Auditor REQUESTED BY: RANDALL E. FITZGERALD Daneen Schindler, RECORDER/REGISTRAR SURVEYOR: RANDALL L. RATTENBORG DELAWARE COUNTY IOWA COMPANY: BURRINGTON, GROUP, INC. DEC 1 2 2022 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 PARCEL 2022-148, PART OF THE S 1/2 OF THE SE 1/4 - NE 1/4; PLAT OF PARCEL 2022-149, PART OF THE S 1/2 OF THE SE 1/4 - NE 1/4; **SURVEY** SEC. 24, T87N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA **NE CORNER** NW CORNER NE 1/4 - NE 1/4 SEC. 24, T87N, R5W SEC. 24, T87N, R5W FOUND 1/2" REBAR W/ORANGE CAP #17939 FOUND MAGNAIL W/STEEL CAP #7060 BOOK 2020, PAGE 4616 BOOK 2011, PAGE 3863 12 220th AVENUE N 1/2 - SE 1/4 - NE 1/4 ш 01.24,48 E 2669.34") 150 150 SCALE: 1" = 150 01.33'55" ,46 LOCATION FALLS IN CREEK-(R-S N 89'46'06" E 1329.68' (R-N 88'13'01" E 1329.44') 1284.69 295.36' (R-295.44') 340.11' (R-340.00') 00'00'17" W 2669.57' 313.25' (R-313.00') 335.96' (R-336.00') 45.00 S 1/2 - SE 1/4 - NE 1/4 BOOK 2011, PAGE 3862 S **PARCEL 2022-149** 17.79 ACRES INCL. 0.64 ACRES ROW 85.00' S 89°27'02" W 83.00' N 34'42'40" W 58.00 S 03'46'14" E 70.00 N 49°18'34" W **PARCEL** 90.00' 2022-148 N 86 16 32 N 66'07'30" W 45.00 2.62 ACRES INCL. N 89°51'13" W[□] 0.05 ACRES ROW 186.29 POINT OF BEGINNING N 87'07'10" PARCEL 2022-149 48.00' 675.00 607.91 45.00'-**SW CORNER SE 1/4 - NE 1/4** S 89°54'58" W 1327.91' (R-S 88°21'43" W 1327.65') E 1/4 CORNER SEC. 24, T87N, R5W SEC. 24, T87N, R5W FOUND 1/2" REBAR W/ALUM CAP #7060 **FOUND 1/2" SQUARE BAR** BOOK 2011, PAGE 3863 BOOK 2009, PAGE 726 POINT OF BEGINNING PARCEL 2022-148 SURVEYED ON: 9/30/2022 Q:\Civil3D_Survey\GPS Box 60\GPS Box 60 laRCS 2022.dwg SURVEY REQUESTED BY: RANDALL E. FITZGERALD SSIONA LINE PROPRIETORS: RANDALL E. FITZGERALD & KEVIN D. PARTRIDGE RANDALL L. RATTENBORG 77939 **LEGEND** A SECTION CORNER
FOUND 1/2"Ø REBAR w/
RED CAP #7060

FOUND CUT "X"

CALCULATED POSITION
SET 1/2" REBAR w/
ORANGE CAP PLS 17939 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 22-062 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT RATIL 1795L PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1" = 150' SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. DATE: 11/10/2022 12/9/2022 DRAWN BY: RLR RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE SECTION LINE QTR.—QTR. LINE
— EASEMENT OR ROW LINE
— BOUNDARY ESTABLISHED MY LICENSE RENEWAL DATE S DECEMBER 31, 2023 CHECKED BY: DDK BURRINGTON GROUP, INC. GPS BOX: 60 R RECORDED 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

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, lowa, 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, lowa, 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, lowa 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, lowa, 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, lowa is assumed to bear South 00° 08′ 47″ West.

