

COUNTY: DELAWARE

SECTION 35, T 90 N, R 6 W

ALIQUOT PART:

SE 1/4 - NE 1/4, SW 1/4 - NE 1/4, SE 1/4 - NW 1/4, SW 1/4 - NW 1/4

CITY:

SURVEY: PARCEL 2022-152, PARCEL 2022-153

BLOCK:        LOTS:

PROPRIETOR: PARCEL E, BRETT A. FESSLER & BRITTANY N. FESSLER

PARCEL F, DONALD FESSLER & BEVERLY FESSLER

REQUESTED BY: BRETT FESSLER

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

FILED

Delaware Co. Auditor

DEC 12 2022



Book 2022 Page 3625

Document 2022 3625 Type 06 002 Pages 2

Date 12/12/2022 Time 3:58:51PM

Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR

DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2022-152, PART OF THE SE 1/4 - NE 1/4;  
PARCEL 2022-153, PART OF THE SE 1/4 - NE 1/4, SW 1/4 - NE 1/4, SE 1/4 - NW 1/4, SW 1/4 - NW 1/4;  
SEC. 35, T90N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2022-152, PART OF THE SE 1/4 - NE 1/4 OF SECTION 35, T90N, R6W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 1.69 acres, including 0.39 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 East Quarter Corner of Section 35, T90N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, also being the Southeasterly most corner of Parcel E, as recorded in Book 2011, Page 3539;

**THENCE** along the Southerly Line of the NE 1/4 of said Section 35, being the Southerly Line of said Parcel E and Parcel F, as recorded in Book 2011, Page 3539, North 89° 13' 53" West (assumed bearing), 380.00 feet;

**THENCE** North 08° 44' 21" West, 122.00 feet;

**THENCE** North 31° 30' 11" East, 46.43 feet;

**THENCE** North 10° 23' 10 East, 92.00 feet to the Westerly Line of said Parcel E;

**THENCE** along the Westerly Line of Parcel E, North 44° 53' 36" West, 100.00 feet to the Northerly Line of said Parcel E;

**THENCE** North 45° 01' 46" East, 73.00 feet to the Easterly Line of said Parcel E, being the centerline of 150<sup>th</sup> Avenue;

**THENCE** along the Easterly Line of said Parcel E and the centerline of 150<sup>th</sup> Avenue, South 44° 52' 43" East, 533.71 feet to the **POINT OF BEGINNING**;

LEGAL DESCRIPTION:

PARCEL 2022-153, PART OF THE NE 1/4 AND PART OF THE NW 1/4 OF SECTION 35, T90N, R6W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 106.92 acres, including 2.09 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 East Quarter Corner of Section 35, T90N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, also being the Southeasterly most corner of Parcel E, as recorded in Book 2011, Page 3539;

**THENCE** along the Southerly Line of the NE 1/4 of said Section 35, being the Southerly Line of said Parcel E and Parcel F, as recorded in Book 2011, Page 3539, North 89° 13' 53" West (assumed bearing), 380.00 feet, the **POINT OF BEGINNING**;

**THENCE** continuing along the Southerly Line of the NE 1/4 of said Section 35, being the Southerly Line of said Parcel F, North 89° 13' 53" West, to the Center of said Section 35, 2300.74 feet;

**THENCE** along the Southerly Line of the NW 1/4 of said Section 35, being the Southerly Line of said Parcel F, North 89° 41' 02" West, 881.58 feet to the Southeasterly most Corner of Parcel A, as recorded in Plat Book 7, Page 46,;

**THENCE** along the Westerly Line of said Parcel F and the Easterly Line of said Parcel A, North 05° 28' 07" East, 170.18 feet;

**THENCE** continuing along the Westerly Line of said Parcel F and the Easterly Line of said Parcel A, North 39° 27' 12" East, 353.01 feet;

**THENCE** continuing along the Westerly Line of said Parcel F and the Easterly Line of said Parcel A, North 33° 07' 48" West, 95.47 feet to the Northerly most Corner of said Parcel A, being on the Westerly Line of said Parcel F;

**THENCE** continuing along the Westerly Line of said Parcel F and the Northerly Line of said Parcel A, South 62° 23' 18" West, 229.87 feet;

**THENCE** continuing along the Westerly Line of said Parcel F and the Northerly Line of said Parcel A, South 87° 42' 28" West, 235.62 feet;

**THENCE** continuing along the Westerly Line of said Parcel F and the Northerly Line of said Parcel A, South 50° 01' 40" West, 110.46 feet;

**THENCE** continuing along the Westerly Line of said Parcel F and the Northerly Line of said Parcel A, South 44° 16' 47" West, 99.36 feet to the centerline of Firefly Road;

**THENCE** continuing along the Westerly Line of said Parcel F and the centerline of Firefly Road, North 48° 20' 01" West, 661.48 feet;

**THENCE** continuing along the Westerly Line of said Parcel F and the centerline of Firefly Road, North 32° 40' 44" West, 749.52 feet, to the Northwesterly Corner of said Parcel F, being on the Northerly Line of the SW 1/4 - NW 1/4 of said Section 35;

**THENCE** along the Northerly Line of said Parcel F and the Northerly Line of the SW 1/4 - NW 1/4, South 89° 46' 57" East, 891.54 feet, to the to the Northerly Line of the SE 1/4 - NW 1/4 of said Section 35;

**THENCE** along the Northerly Line of said Parcel F and Northerly Line of the SE 1/4 - NW 1/4 of said Section 35, South 89° 47' 14" East, 1329.65 feet, to the Northwest Corner of the SW 1/4 - NE 1/4 of said Section 35;

**THENCE** continuing along the Northerly Line of said Parcel F, being along the Northerly Line of the SW 1/4 - NE 1/4 of said Section 35, South 89° 05' 48" East, 1333.06 feet, to the Northeast Corner of the SW 1/4 - NE 1/4 of said Section 35, being the Northeasterly most Corner of said Parcel F, also being on the centerline of 150<sup>th</sup> Avenue;

**THENCE** along the Easterly Line of the SW 1/4 - NE 1/4 of said Section 35, the Easterly Line of said Parcel F, and the centerline of 150<sup>th</sup> Avenue, South 01° 14' 06" West, 28.18 feet;

**THENCE** continuing along the Easterly Line of said Parcel F and the centerline of 150<sup>th</sup> Avenue, South 44° 52' 43" East, 1326.00 feet to the Northerly Line of said Parcel E;

**THENCE** along the Easterly Line of said Parcel F and Northerly Line of said Parcel E, South 45° 01' 46" West, 73.00 feet to the Westerly Line of said Parcel E;

**THENCE** along the Easterly Line of said Parcel F and Westerly Line of said Parcel E, South 44° 53' 36" East, 100.00 feet;

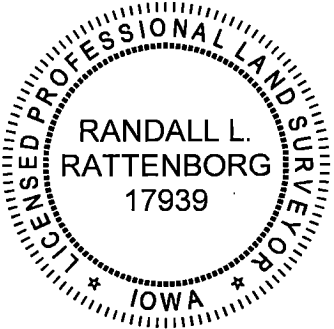
**THENCE** South 10° 23' 10" West, 92.00 feet;

**THENCE** South 31° 30' 11" West, 46.43 feet;

**THENCE** South 08° 44' 21" East, 122.00 feet to the **POINT OF BEGINNING**;

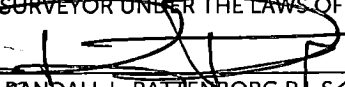
SURVEYED ON: 11/17/2022  
SURVEY REQUESTED BY: BRETT FESSLER


Q:\Civil3D\_Survey\GPS Box 10\GPS Box 10 IaRCS 2022.dwg



PROPRIETORS: PARCEL E, BRETT A. FESSLER & BRITTANY N. FESSLER  
PARCEL F, DONALD FESSLER & BEVERLY FESSLER

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 12/12/2022  
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. 22-157

SCALE: 1"=60', 150', 400'

DATE: 11/18/2022

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: 10

SHEET 1 OF 2

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

