

COUNTY: Delaware  
SECTION 13, T 90 N, R 3 W  
ALIQUOT PART: NE 1/4-NW 1/4  
CITY:  
SURVEY: Parcel 2023-03 & Parcel 2023-04  
BLOCK: LOTS:  
PROPRIETOR: Jason J. Gaul & Rebecca J. Gaul (1/2 Int.)  
Keith G. Gaul (1/2 int.)  
REQUESTED BY: Jason Gaul  
SURVEYOR: Randy Rattenborg  
COMPANY: BURRINGTON, GROUP, INC.  
105 W. MAIN STREET, MANCHESTER, IA 52057  
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
Delaware Co. Assessor

JAN 24 2023

FILED  
Delaware Co. Auditor

JAN 24 2023



Book 2023 Page 165

Document 2023 165 Type 06 002 Pages 2  
Date 1/24/2023 Time 10:10:52AM  
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

## PLAT OF SURVEY

**Parcel 2023-03**; in the Northeast Quarter of the Northwest Quarter and  
**Parcel 2023-04**; in the Northeast Quarter of the Northwest Quarter  
Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa

NW Corner  
NE 1/4-NW 1/4  
Section 13-90-3  
Fd. 1/2" Rebar  
w/OPC PLS 17939  
Rec. Bk. 2013,  
Pg. 1438

N 1/4 Corner  
Section 13-90-3  
Fd. 1/2" Rebar  
w/OPC PLS 17939  
Rec. Bk. 2013,  
Pg. 1440

**Parcel 2023-03**  
1.11 Acres  
in the NE 1/4-NW 1/4  
Including 0.11 Acre of  
County Road  
(120th Street)  
Right-of-Way

**Parcel 2023-04**  
11.07 Acres  
in the NE 1/4-NW 1/4,  
Including 0.07 Acre of  
County Road  
(120th Street)  
Right-of-Way

SW Corner  
NE 1/4-NW 1/4  
Section 13-90-3  
Fd. 1/2" Rebar  
w/OPC PLS 17939  
Rec. Bk. 2013,  
Pg. 1438

SE Corner  
NE 1/4-NW 1/4  
Section 13-90-3  
Fd. 1/2" Rebar  
w/OPC PLS 17939  
Rec. Bk. 2013,  
Pg. 1438

SURVEYED ON: January 9, 2023  
SURVEY REQUESTED BY: Jason Gaul

Q:\Civil3D\_Survey\GPS Box 1\dwg\GPS Box 1.dwg

PROPRIETORS: **Jason J. Gaul & Rebecca J. Gaul (1/2 Int.)**  
**Keith G. Gaul (1/2 int.)**

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

**BURRINGTON GROUP, INC.**  
Civil Engineering | Land Surveying  
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 22-186

SCALE: 1" = 150'

DATE: January 10, 2023

DRAWN BY: dm

CHECKED BY: ddk/rr

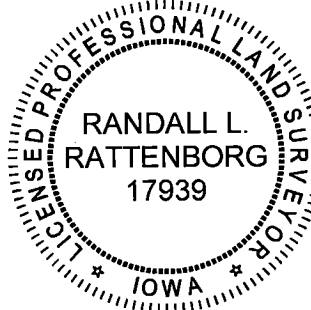
GPS BOX: 1

SHEET 1 OF 2

### LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FOUND 1/2" REBAR w/  
ORANGE CAP PLS 17939
- SET 1/2" REBAR w/  
ORANGE CAP PLS 17939
- SECTION LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- ORANGE PLASTIC CAP

150 0 150  
SCALE: 1" = 150'



SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

**Parcel 2023-03**; in the Northeast Quarter of the Northwest Quarter Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the North Quarter corner of said Section;

**Thence South 89°05'21" West (Assumed Bearing), 422.12 feet** along the North Line North Line of said Section and the Center Line of County Road (120th Street) also being the North Line of Parcel 2013-31 Recorded in Book 2013, Page 1436 on file at the Delaware County Recorder's office in Manchester, Iowa to the Point of Beginning;

**Thence South 00°54'39" East, 198.00 feet;**

**Thence South 89°05'24" West, 245.09 feet** to the West Line of said Parcel;

**Thence North 00°48'09" West, 198.00 feet** along said Line to said North Line;

**Thence North 89°05'21" East, 244.72 feet** along said Line to the Point of Beginning.

Containing **1.11 Acres**, including 0.11 Acre of County Road County Road (120th Street) Right-of-Way,  
Subject to Easements of Record.

AND

**Parcel 2023-04**; in the Northeast Quarter of the Northwest Quarter Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the North Quarter Corner of said Section;

**Thence South 89°05'21" West (Assumed Bearing), 263.50 feet** along the North Line of said Section and the Center Line of County Road (120th Street) to the Northeast Corner of Parcel 2013-31 Recorded in Book 2013, Page 1436 on file at the Delaware County Recorder's office in Manchester, Iowa, the Point of Beginning;

**Thence South 00°40'39" East, 1321.85 feet** along the East Line of said Parcel to the South Line of said Parcel and the South Line of said Quarter-Quarter;

**Thence South 89°22'14" West, 400.45 feet** along said South Lines to the West Line of said Parcel;

**Thence North 00°48'09" West, 1121.88 feet** along said Line

**Thence North 89°05'24" East, 245.09 feet;**

**Thence North 00°54'39" West, 198.00 feet** to the North Line of said Section and Center Line of County Road (120th Street) and the North Line of said Parcel;

**Thence North 89°05'21" East, 158.62 feet** along said Lines to the Point of Beginning.

Containing **11.07 Acres**, including 0.07 Acre of County Road County Road (120th Street) Right-of-Way,  
Subject to Easements of Record.

