

COUNTY: Delaware  
SECTION 13, T 90 N, R 3 W  
ALIQUOT PART: SE 1/4-NE 1/4, NE 1/4-SE 1/4  
CITY:  
SURVEY: Parcel 2023-18  
BLOCK: LOTS:  
PROPRIETOR: Barbara J. Gaul  
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  
MAR 09 2023

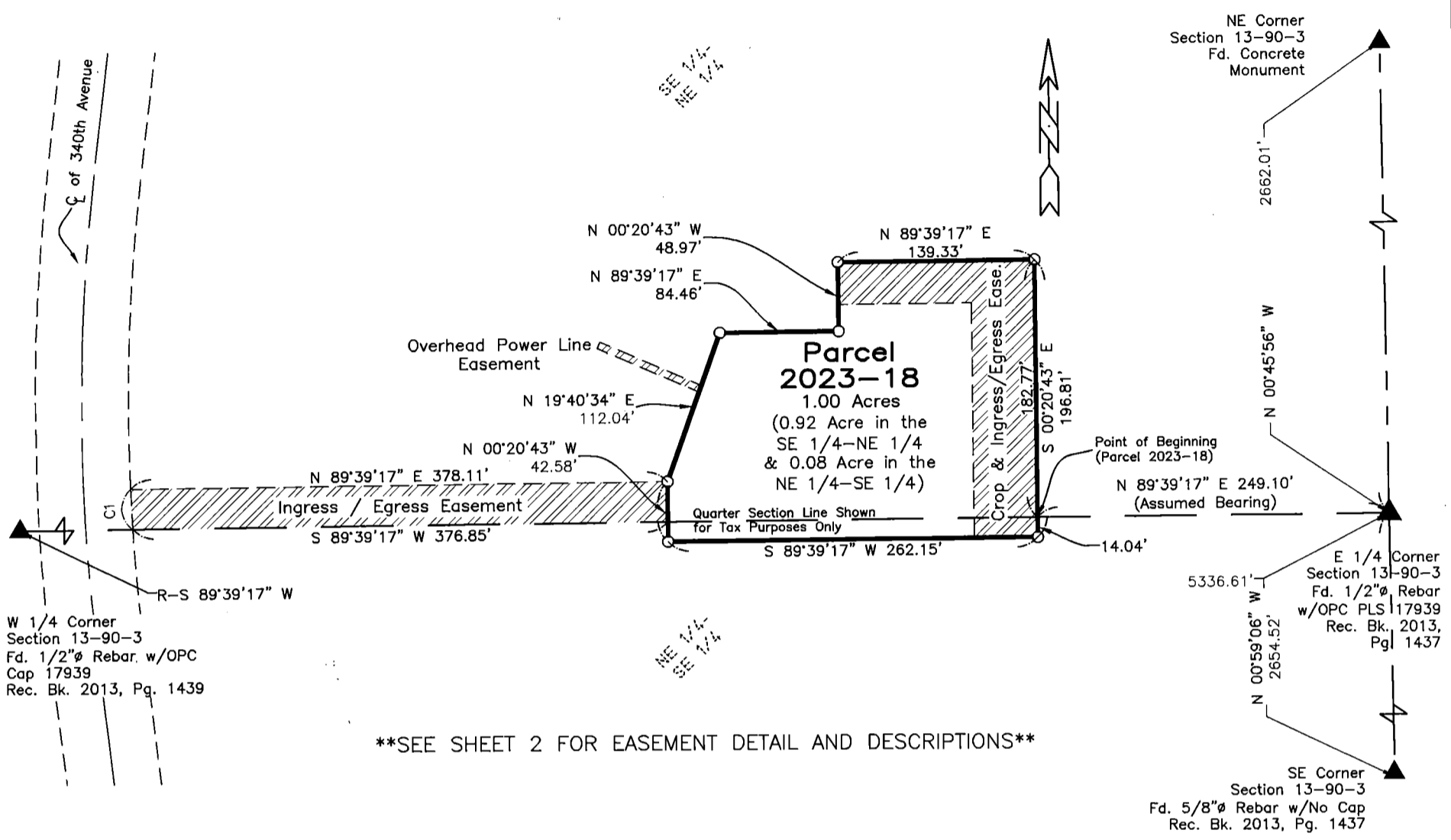
Book 2023 Page 526  
Document 2023 526 Type 06 002 Pages 2  
Date 3/09/2023 Time 9:16:36AM  
Rec Amt \$12.00

FILED  
Delaware Co. Auditor  
MAR 08 2023

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**PLAT OF SURVEY**

**Parcel 2023-18**; in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa



**\*\*SEE SHEET 2 FOR EASEMENT DETAIL AND DESCRIPTIONS\*\***

**Parcel 2023-18**; in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter of Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

- Commencing at the East Quarter Corner of said Section;
- Thence **South 89°39'17" West (Assumed Bearing), 249.10 feet** to the Point of Beginning;
- Thence **South 00°20'43" East, 14.04 feet**;
- Thence **South 89°39'17" West, 262.15 feet**;
- Thence **North 00°20'43" West, 42.58 feet**;
- Thence **North 19°40'34" East, 112.04 feet**;
- Thence **North 89°39'17" East, 84.46 feet**;
- Thence **North 00°20'43" West, 48.97 feet**;
- Thence **North 89°39'17" East, 139.33 feet**;
- Thence **South 00°20'43" East, 182.77 feet** to the Point of Beginning.

Containing **1.00 Acres**,  
Subject to Easements of Record.

SURVEYED ON: February 8, 2023  
SURVEY REQUESTED BY: Jason Gaul

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

SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

PROPRIETORS: <b>Barbara J. Gaul</b>	
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: <b>3/8/2023</b>
<b>BURRINGTON GROUP, INC.</b> Civil Engineering   Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
PROJECT NO. 23-005	SCALE: 1" = 100'
DATE: February 10, 2023	DRAWN BY: dm
CHECKED BY: ddk/rr	GPS BOX: Box 1
SHEET 1 OF 2	

**LEGEND**

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

SCALE: 1" = 100'

**28.53 foot Wide Ingress/Egress Easement;** in the Southeast Quarter of the Northeast 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 Southwest Corner of Parcel 2023-18;

**Thence North 00°20'43" West, 14.04 feet** along the West Line of said Parcel to the Point of Beginning;

**Thence South 89°39'17" West, 376.85 feet** to the East Right-of-Way Line of 340th Avenue;

**Thence along 1399.39 foot, Radius curve concave Northeasterly 28.56 feet,** (said curve having a Long Chord of **North 02°52'14" West, 28.56 feet**) along said Right-of-Way Line;

**Thence North 89°39'17" East, 378.11 feet** to the West Line of said Parcel;

**Thence South 00°20'43" East, 28.53 feet** along said Line to the Point of Beginning

Containing **0.25 Acre** and subject to other Easements of Record.

Note: The Ingress/Egress Easement intent is to follow the center line of existing traveled way.

AND

**5.00 foot Wide Overhead Power Line Easement;** in the Southeast Quarter of the Northeast 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 Northwestern most Corner of Parcel 2023-18;

**Thence South 19°40'34" West, 39.60 feet** along the West Line of said Parcel to the Point of Beginning;

**Thence continuing South 19°40'34" West, 5.00 feet** along said Line

**Thence North 66°26'28" West, 78.52 feet;**

**Thence North 23°33'32" East, 5.00 feet;**

**Thence South 66°25'58" East, 78.18 feet** to the Point of Beginning;

Containing **392 SqFt.** and subject to other Easements of Record.

Note: The intent of 5.00 Foot wide Overhead Power Line Easement is to be 2.50 feet either side of existing overhead power Line from existing overhead power utility pole to the the west line of said Parcel 2023-18.

AND

**Crop and Ingress/Egress Easement;** in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter of Section 13, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of Parcel 2023-18;

**Thence South 89°39'17" West, 45.00 feet** along the South Line of said Parcel;

**Thence North 00°20'43" West, 166.81 feet;**

**Thence South 89°39'17" West, 94.33 feet** to the Westerly Line of said Parcel;

**Thence North 00°20'43" West, 30.00 feet** along said Line to the North Line of said Parcel;

**Thence North 89°39'17" East, 139.33 feet** along said Line to the East Line of said Parcel;

**Thence South 00°20'43" East, 196.81 feet** along said Line and to the Point of Beginning.

Containing **0.27 Acres** and subject to Easements of Record.

Note: The intent of Crop and Ingress/Egress Easement is to plant and maintain crops along the edge of the existing field/tillage line and allow machinery to travel and access machine storage to the existing shed doorway along the North and East side of Parcel 2023-18.

