COUNTY: DELAWARE SECTION 11, T 87 N, R 4 W FILED ALIQUOT PART: SE 1/4 - NW 1/4, NE 1/4 - SW 1/4 Delaware Co. Assessor Book 2023 Page 936 MAY 01 2023 Document 2023 936 Type 06 002 Pages 2 SURVEY: PARCEL 2023-24 Date 5/01/2023 Time 2:47:19PM LOTS: BLOCK: Rec Amt \$12.00 PROPRIETOR: 1/2 INTEREST - CAROL BEITZ 1/2 INTEREST - JOHN M. BEITZ FAMILY TRUST FILED Delaware Co. Auditor REQUESTED BY: BRICE LUBBEN / CAROL BEITZ Daneen Schindler, RECORDER/REGISTRAR SURVEYOR: RANDALL L. RATTENBORG MAY 0 1 2023 DELAWARE COUNTY IOWA COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 PLAT OF PARCEL 2023-24, PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 - SW 1/4 ALL IN SEC. 11, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA **SURVEY** N 1/4 CORNER SEC. 11, T87N, R4W SET 1/2" REBAR W/QRANGE CAP #17939 SW 1/4 - NE 1/4 SE 1/4 - NW 1/4 2 1.57.51" 115.00 L=74.68' 19°55'13" E R=195.00' ·∆=21°56'30" 105.00' 38.06 C=74.22'S 61'16'56" E N 83'37'46" E 364.00' CB=S 47'14'01" E 18.97 S 36°15'46" E L=108.73 -38.48' R=228.00' Δ=27'19'26"--C=107.70' 2655.16 CB=S 49'55'29" E **PARCEL 2023-24** 9.80 ACRES INCL. `89'28'44 0.08 ACRES ROW 200.00 SE 1/4 - NW 1/4: 9.10 ACRES NE 1/4- SW 1/4: 0.70 ACRES **CENTER OF SECTION** SEC. 11, T87N, R4W SET 1/2" REBAR W/ORANGE CAP #17939 POINT OF BEGINNING - PARCEL 2023-24 S 89'48'01" E 2651.83' N <u>89</u>°30'5<u>1" E 25</u>99.2<u>0</u>° <u>86</u>3.61 S 81'24'44" W 460.00 N 80°03'04 W 1/4 CORNER E 1/4 CORNER SEC. 11, T87N, R4W SEC. 11, T87N, R4W FOUND 5/8" IRON ROD FOUND 1/2" REBAR **BOOK 2000, PAGE 1105 W/YELLOW CAP #12642** BOOK 2004, PAGE 2773 NW 1/4 - SE 1/4 NE 1/4 - SW 1/4 PARCEL 2023-24 IS PART OF THE AGRICULTURAL OPERATION OF THE SURROUNDING LAND AND THEREFORE EXEMPT FROM DELAWARE COUNTY, S 1/4 CORNER IOWA ZONING REGULATIONS (1.18 A). SEC. 11 T87N, R4W FOUND 1/2' REBAR W/ORANGE CAP #17939 SURVEYED ON: 3/20 & 4/26/2023 Q:\Civil3D_Survey\GPS Box 50 - 51\GPS Box 50-51 2015.dwg **LEGEND** SURVEY REQUESTED BY: BRICE LUBBEN / CAROL BEITZ 1/2 INTEREST - CAROL BEITZ SECTION CORNER SET 1/2" REBAR w/ ORANGE CAP PLS 17939 PROPRIETORS: SSIONAL <u> 1/2 INTEREST - JOHN M. BEITZ FAMILY TRUST</u> SECTION LINE I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 23-009 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT QUARTER LINE RANDALL L. RATTENBORG 7 - QTR.--QTR. LINE - FENCE LINE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1" = 150' SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. ENSED CENTER LINE DATE: 3/20/2023 EASEMENT OR ROW LINE 5/1/2023 BOUNDARY ESTABLISHED 17939 DRAWN BY: RLR R RECORDED RANDALL L. RATTENBORG PT LIC. #17939 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 CHECKED BY: DDK 150 150 BURRINGTON GROUP, INC. //////OWA GPS BOX: 50-51 Civil Engineering | Land Surveying SCALE: 1" = 150 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com SHEET 1 OF 2

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

LEGAL DESCRIPTION:

PARCEL 2023-24, Part of the SE 1/4 of the NW 1/4, part of the NE 1/4 of the SW 1/4 of Section 11, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 9.80 acres including 0.08 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 Center of Section 11, T87N, R4W of the 5th Principal Meridian, Delaware County, lowa;

THENCE South 81° 24' 44" West, 460.00 feet;

THENCE North 80° 03' 04" West, 415.00 feet to the southerly line of the NW 1/4 of said Section 11;

THENCE North 01° 15' 06" East, 305.00 feet;

THENCE South 89° 28' 44" East, 200.00 feet;

THENCE North 30° 31' 02" West, 144.00 feet;

THENCE North 40° 23' 36" East, 257.50 feet;

THENCE South 19° 55' 13" East, 115.00 feet;

THENCE South 61° 16' 56" East, 105.00 feet;

THENCE North 83° 37' 46" East, 364.00 feet to the center line of 295th Street;

THENCE along the center line of 295th Street along a circular curve concave northeasterly and having an arc length of 74.68 feet, a radius of 195.00 feet, a central angle of 21° 56′ 30″, a chord length of 74.22 feet, and a chord bearing of South 47° 14′ 01″ East to the easterly line of the NW 1/4 of said Section 11;

THENCE along said easterly line, South 01° 57' 51" East, 457.98 feet to the POINT OF BEGINNING;

The Easterly line of the NW 1/4 of Section 11, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 57' 51" East.