

COUNTY: DELAWARE
SECTION 11, T 87 N, R 4 W
ALIQUOT PART: SE 1/4 - NW 1/4, NE 1/4 - SW 1/4
CITY:
SURVEY: PARCEL 2023-24
BLOCK: LOTS:
PROPRIETOR: 1/2 INTEREST - CAROL BEITZ
1/2 INTEREST - JOHN M. BEITZ FAMILY TRUST
REQUESTED BY: BRICE LUBBEN / CAROL BEITZ
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
MAY 01 2023



Book 2023 Page 936

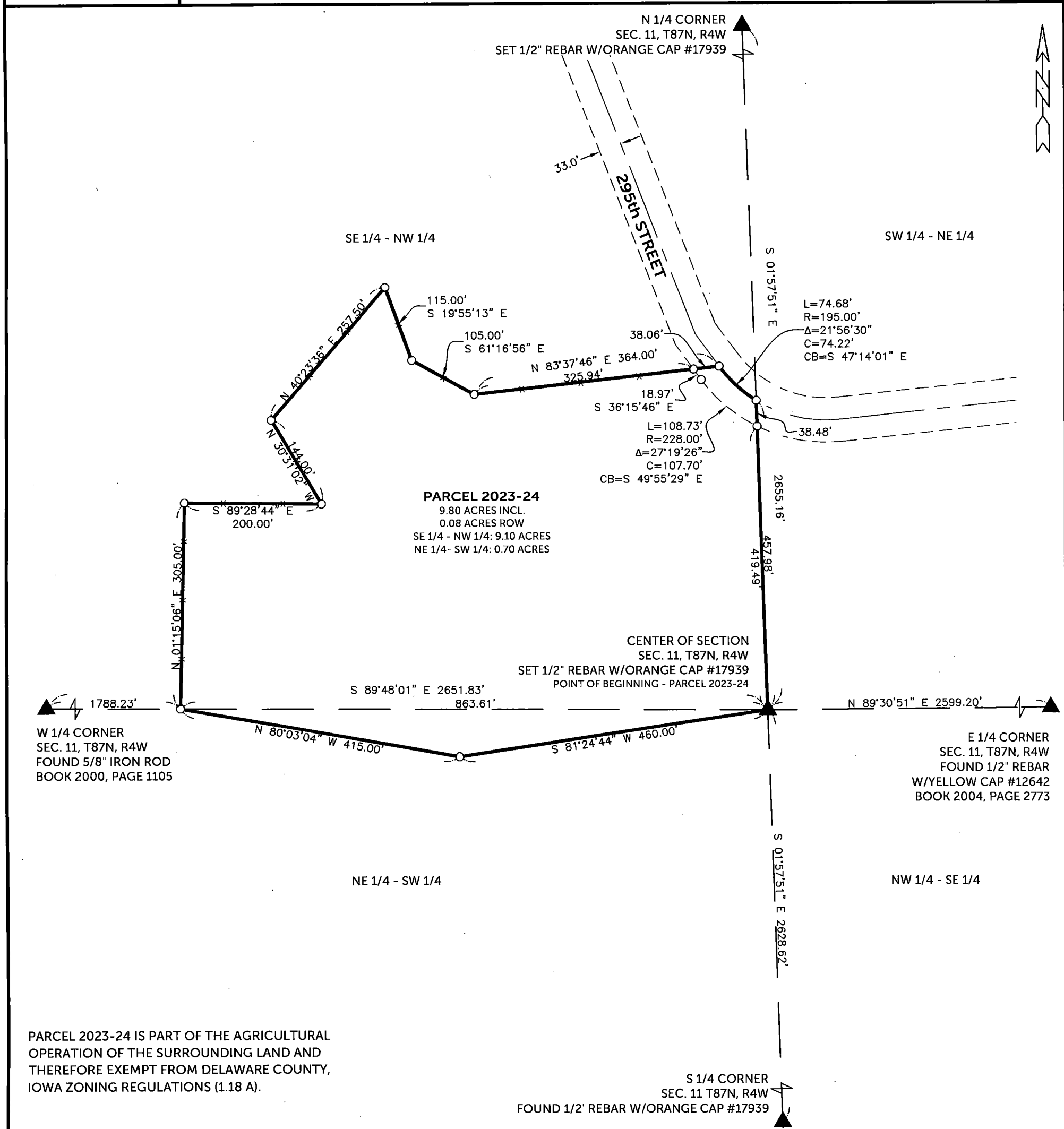
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Rec Amt \$12.00

FILED
Delaware Co. Auditor
MAY 01 2023

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

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



PARCEL 2023-24 IS PART OF THE AGRICULTURAL OPERATION OF THE SURROUNDING LAND AND THEREFORE EXEMPT FROM DELAWARE COUNTY, IOWA ZONING REGULATIONS (1.18 A).

SURVEYED ON: 3/20 & 4/26/2023
SURVEY REQUESTED BY: BRICE LUBBEN / CAROL BEITZ

Q:\Civil3D_Survey\GPS Box 50 - 51\GPS Box 50-51 2015.dwg

PROPRIETORS: 1/2 INTEREST - CAROL BEITZ
1/2 INTEREST - JOHN M. BEITZ FAMILY TRUST

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.

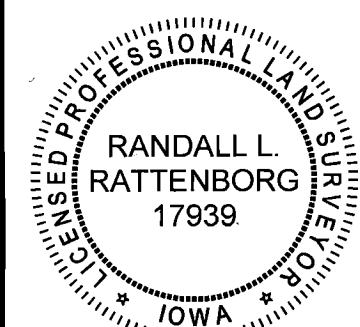
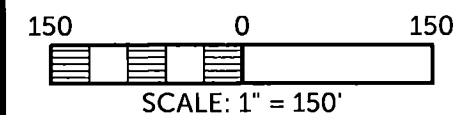
RANDALL L. RATTENBORG P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

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

PROJECT NO. 23-009
SCALE: 1" = 150'
DATE: 3/20/2023
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: 50-51
SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- x-x- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- R RECORDED



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, Iowa;

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.

