

COUNTY: Delaware
 SECTION 4, T 90 N, R 3 W
 ALIQUOT PART: SW 1/4 - SE 1/4
 SE 1/4-SW 1/4
 CITY:
 SURVEY: Parcel 2023-28, Parcel 2023-29
 BLOCK: LOTS:
 PROPRIETOR: Perry F. Sampson
 Elaine M. Sampson
 REQUESTED BY: Perry F. Sampson
 SURVEYOR: Randy Rattenborg
 COMPANY: BURLINGTON GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURLINGTONGROUP.COM 563-927-2434

FILED
 Delaware Co. Assessor

JUN 08 2023

FILED
 Delaware Co. Auditor

JUN 08 2023



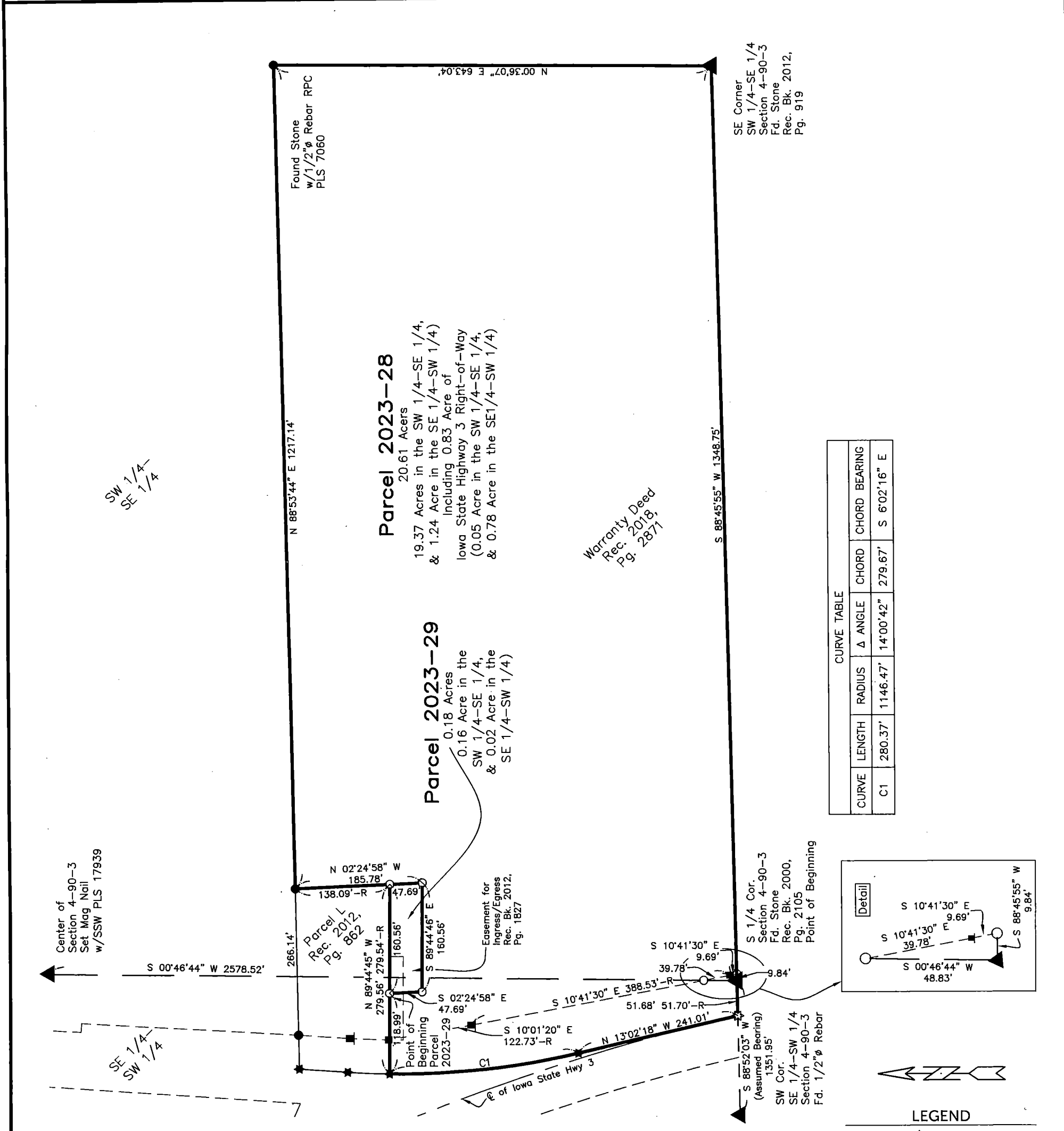
Book 2023 Page 1290

Document 2023 1290 Type 06 002 Pages 2
 Date 6/08/2023 Time 10:06:32AM
 Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2023-28 and Parcel 2023-29; in the Southwest Quarter of the Southeast Quarter and in the Southeast Quarter of the Southwest Quarter Section 4, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: April 27, 2023
 SURVEY REQUESTED BY: Perry F. Sampson

Q:\Civil3D_Survey\GPS Box 2\GPS Box 2 2022.dwg

RANDALL L. RATTENBORG
 17939
 LICENSED PROFESSIONAL LAND SURVEYOR
 IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

PROPRIETORS: **Perry F. Sampson and Elaine M. Sampson**

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.

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

DATE: 6/7/2023

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

PROJECT NO. 23-038

SCALE: 1" = 150'

DATE: May 3, 2023

DRAWN BY: dm

CHECKED BY: ddk/rr

GPS BOX: GPS Box 2

SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FOUND 1/2" Ø REBAR w/ RPC PLS 7060
- FOUND ROW RAIL
- ★ FOUND P.K. NAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP

150 0 150
 SCALE: 1" = 150'

Parcel 2023-28; in the Southwest Quarter of the Southeast Quarter and in the Southeast Quarter of the Southwest Quarter Section 4, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the South Quarter corner of said Section;

Thence South 88°52'03" West (Assumed Bearing), 51.68 feet to the Center Line of Iowa Highway 3;

Thence North 13°02'18" West, 241.01 feet along said Center Line;

Thence along 1146.47 foot, Radius curve concave Northeasterly 280.37 feet, (said curve having a Long Chord of **North 06°02'16" West, 279.67 feet**) along said Line to the South Line of Parcel L recorded in Book 2012, Page 862 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 89°44'45" East, 118.99 feet along said Line;

Thence South 02°24'58" East, 47.69 feet;

Thence South 89°44'46" East, 160.56 feet; to a Southerly Extension of the East Line of said Parcel L;

Thence North 02°24'58" West, 185.78 feet along said East Line to the North Line of a Warranty Deed recorded in Book 2018, Page 2871 on file at the Delaware County Recorder's office in Manchester, Iowa

Thence North 88°53'44" East, 1217.14 feet along said North Line to the East Line of said Deed;

Thence South 00°36'07" West, 643.04 feet along said Line to the South Line of said Deed;

Thence South 88°45'55" West, 1348.75 feet along said Line to the Point of Beginning.

Containing **20.61 Acres**, including 0.83 Acre of County Road (Iowa Highway 3) Right-of-Way,
Subject to Easements of Record.

AND

Parcel 2023-29; in the Southwest Quarter of the Southeast Quarter and in the Southeast Quarter of the Southwest Section 4, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the South Quarter corner of said Section;

Thence South 88°52'03" West (Assumed Bearing), 51.68 feet to the Center Line of Iowa Highway 3;

Thence North 13°02'18" West, 241.01 feet along said Center Line;

Thence along 1146.47 foot, Radius curve concave Northeasterly 280.37 feet, (said curve having a Long Chord of **North 06°02'16" West, 279.67 feet**) along said Line to the South Line of Parcel L, recorded in Book 2012, Page 862 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 89°44'45" East, 118.99 feet along said South Line to the Point of Beginning;

Thence South 02°24'58" East, 47.69 feet;

Thence South 89°44'46" East, 160.56 feet;

Thence North 02°24'58" West, 47.69 feet to the South Line of said Parcel L;

Thence North 89°44'45" West, 160.56 feet along said Line to the Point of Beginning.

Containing **0.18 Acres**,
Subject to Easements of Record.

