COUNTY: DELAWARE SECTION 1, T87 N, R4W FILED ALIQUOT PART: NW 1/4 - SW 1/4 Delaware Co. Assessor Book 2023 Page 1951 AUG 1 8 2023 Document 2023 1951 Type 06 002 Pages 2 Date 8/18/2023 Time 2:30:56PM CITY: SURVEY: PARCEL 2023-76, PARCEL 2023-77 Rec Amt \$12.00 BLOCK: LOTS: PROPRIETOR: AMOS C. CHRISTNER & FANNIE D. CHRISTNER FILED Delaware Co. Auditor Daneen Schindler, RECORDER/REGISTRAR REQUESTED BY: AMOS C. CHRISTNER DELAWARE COUNTY IOWA SURVEYOR: RANDALL L. RATTENBORG AUG 18 2023 COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 W 1/4 CORNER
SEC. 1, T87N, R4W
FOUND MAGNAIL W/CAP #17939
BOOK 2022, PAGE 3437 N 02.22,24" W 1331.83' SURVEY Z6:708 COVERED BY THIS SEAL: RATTENBORG 17939 275.00° TOWA MILLION RANDALL 82# YWH AWO! SIONAL M 01.44.10 N ,Z6,T0a SW CORNER NW 1/4 -SW 1/4 SEC. 1, T87N, R4W FOUND CUT "X" - BOOK 2007, PAGE 2005 1/23/2022 QF 240.00 POINT OF BEGINNING PARCEL 2023-76 -S 77.58'18" E POINT OF BEGINNING PARCEL 2023-77 SHEET 1 & 2 SURVEY PROPRIETORS: AMOS C. RANDALL L. RATTEMBORG HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDI THE STATE OF IOVERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOVERSIONAL LAND SURVEYOR UNDER THE LAND SURVEY OF THE STATE OF IOVERSIONAL LAND SURVEY OF THE LAND SURVEY OF THE STATE OF IOVERSURE OF THE SURVEY OF T BURRINGTON GROUP, Civil Engineering | Land Surveying 105 W. Main Street Manchester, lowa 520 SOUTH 2 RODS - SW 1/4 - NW 1/4 PARCEL B - BOOK 1999, PAGE 2963 87.32,42, 30.0' INGRESS / EGRESS
EASEMENT 592.00' **CHRISTNER &** S 87°32'42" W 941.98' PARCEL 2023-77 3.74 ACRES INCL. 0.39 ACRES ROW #17939 lowa 52057 **PARCEL 2023-76 FANNIE** 9.23 ACRES INCL. 0.50 ACRES ROW NO. (R-S 89°02'42" burringtongroup.com Ō 87.31,29 CHRISTNER SEC. 1, T87N, R4W OF THE 5TH P.M., DELAWARE COUNTY, IOW PARCEL **PARCEL** ≨ / 941.98') m 1341.96 2 05.55,24" E 275.00° 89.38'07" 2023-77, PART OF THE NW 1/4 - SW 1/4 2023-76, (R-N 89°02'42" E MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 410.00' PARCEL 2022-136 BOOK 2022, PAGE 3438 PARCEL 2013-82 BOOK 2013, PAGE 3038 8/11/2023 02"22'54" **PART OF THE NW 1/4 - SW 1/4** E 80.00' N15.00 100.00 ₽₩ 2 05.55,24" E 608.25' (R-S 00.52'54" E 607.92') 528 25 50 - 51\GPS Box 50-51 2015.dwg SCALE: 1" = 100' PROJECT NO. 22-127 CHECKED BY: DM/DDK DRAWN BY: RLR SHEET 1 OF 2 GPS BOX: 50-51 DATE: 11/2/2022 NW 1/4 - SW 1/4 PARCEL 2022-135
BOOK 2022, PAGE 3438 NE CORNER NW 1/4 -SW 1/4 SEC. 1, T87N, R4W FOUND 1/2" REBAR W/YELLOW CAP #12642 (R-399.94') SCALE: 1" = 100"YELLOW CAP PLS 1264
FOUND MAGNAIL
FENCE CORNER POST
SET MAGNAIL W/
STEEL CAP #17939
SET 1/2" REBAR W/
ORANGE CAP #17939
- QUARTER LINE FOUND 1/: ORANGE FOUND 1/ BOUNDARY ESTABLISHED RECORDED

PARCEL 2023-76, PART OF THE NW 1/4 - SW 1/4 PARCEL 2023-77, PART OF THE NW 1/4 - SW 1/4 SEC. 1, T87N, R4W OF THE 5TH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2023-76, Part of the NW 1/4 of the SW 1/4 of Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, containing 9.23 acres, including 0.50 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 West quarter corner of Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, also being the northwest corner of Parcel 2022-136, as recorded in Book 2022, Page 3438;

THENCE along the northerly line of the NW 1/4 of the SW 1/4 of said Section 1 and the northerly line of Parcel 2022-136, North 87° 31' 29" East, 941.98 feet, to the easterly line of said Parcel 2022-136;

THENCE along the easterly line of said Parcel 2022-136, South 02° 22' 54" East, 528.25 feet, to the Northerly Line of Parcel 2022-135, as recorded in Book 2022, Page 3438;

THENCE along the Northerly Line of said Parcel 2022-135, South 87° 32' 42" West, 100.00 feet to the Westerly Line of said Parcel 2022-135;

THENCE along the Westerly Line of said Parcel 2022-135, South 02° 22' 54" East, 80.00 feet to the southerly line of said Parcel 2022-135;

THENCE along the southerly line of said Parcel 2022-135, South 87° 32' 42" West, 249.98 feet;

THENCE North 02° 22' 54" West, 275.00 feet;

THENCE South 87° 32' 42" West, 592.00 feet to the westerly line of said Parcel 2022-136, also being the westerly line of the NW 1/4 of the SW 1/4 of said Section 1;

THENCE along the westerly line of said Parcel 2022-136 and westerly line of the NW 1/4 of the SW 1/4 of said Section 1, North 02° 22' 54" West, 332.92 feet to the **POINT OF BEGINNING**;

The westerly line of the NW 1/4 of the SW 1/4 of said Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 22' 54" West.

LEGAL DESCRIPTION:

PARCEL 2023-77, Part of the NW 1/4 of the SW 1/4 of Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, containing 3.74 acres, including 0.39 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMENCING at the Southwest corner of the NW ¼ of the SW ¼ of Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the NW 1/4 of the SW 1/4 of said Section 1, North 02° 22' 54" West, 723.91 feet to the Southerly Line of Parcel 2022-136, as recorded in Book 2022, Page 3438, the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the NW 1/4 of the SW 1/4 of said Section 1 and the Westerly Line of said Parcel 2022-136, North 02° 22' 54" West, 275.00 feet;

THENCE North 87° 32' 42" East, 592.00 feet;

THENCE South 02° 22' 54" East, 275.00 feet to the Southerly Line of said Parcel 2022-136;

THENCE along the Southerly Line of said Parcel 2022-136, South 87° 32' 42" West, 592.00 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of the SW 1/4 of said Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 22' 54" West.