COUNTY: DELAWARE SECTION 21, T 89 N, R 3 W FILED Delaware Co. Assessor ALIQUOT PART: NW 1/4 - SW 1/4 Book 2023 Page 2046 AUG 2 4 2023 Document 2023 2046 Type 06 002 Pages 2 SURVEY: PARCEL 2023-72 & PARCEL 2023-73 Date 8/24/2023 Time 4:08:10PM LOTS: BLOCK: Rec Amt \$12.00 PROPRIETOR: FLOYD'S FEED STORE, INC. FILED Delaware Co. Auditor REQUESTED BY: BARRY KLOSTERMANN Daneen Schindler, RECORDER/REGISTRAR SURVEYOR: RANDALL L. RATTENBORG AUG 24 2023 DELAWARE COUNTY IOWA COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 PARCEL 2023-72, PART OF LOT 1 IN THE NW 1/4 - SW 1/4; PLAT OF PARCEL 2023-73, PART OF LOT 1 IN THE NW 1/4 - SW 1/4 **SURVEY** SEC. 21, T89N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA W 1/4 CORNER SEC. 21, T89N, R3W FOUND CUT "X" W/MAGNAIL BOOK 2018, PAGE 2901 PARCEL 2017-70 BOOK 2017, PAGE 2471 NW 1/4 - SW 1/4 S 87'22'30" W 410.56' (R-N 88'56'37" W 410.44') ROW POINT FALLS IN POWER POLE 370.55 2649.11") PARCEL 2013-53 BK. 2013, PG. 1796 ₹ ASSUMED BEARING 2649.06' (R-N 00'11'52" PARCEL B BK. 2006, PG. 2591 79°13'35" E 559.68" (R-249.89') LOT 1 PLAT BK. 5, PG. 112 **PARCEL 2023-72** 2.10 ACRES INCL. POINT OF BEGINNING 0.09 ACRES ROW PARCEL 2023-72 01.44'53" LOT 2 PLAT BK. 5, PG. 112 25' ACCESS / UTILITY EASEMEN EASEMENT A 87'55'08" W 315.79' (R-N 89'39'43" E 315.77') 30' ACCESS / UTILITY EASEMENT EASEMENT B 300th AVENUE PARCEL A BK. 2004, PG. 4283 15' WATER LINE COUNTY ROAD X-47 J **EASEMENT** 31.15 322.60' S 79'14'55" W 353.75' S (R-S 80'59'30" W) POINT OF BEGINNING PARCEL 2023-73 **PARCEL 2023-73 1.39 ACRES** -40.53 40.0' ROW 80 **SW CORNER** SEC. 21, T89N, R3W FOUND MAGNAIL W/WASHER SCALE: 1" = 80° **BOOK 2018, PAGE 2901** SURVEYED ON: 8/11/2023 Q:\Civil3D_Survey\GPS Box 31\GPS Box 31 2017.dwg LEGEND SURVEY REQUESTED BY: BARRY KLOSTERMANN SECTION CORNER lackPROPRIETORS: FLOYD'S FEED STORE, INC. FOUND 1/2"Ø REBAR w/ ALUM CAP #5227 FOUND 1/2"Ø REBAR w/ SSIONA I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 23-100 YELLOW CAP #12642 1080 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND FOUND MAGNAIL SCALE: 1" = 80' SET 1/2" REBAR w/ ORANGE CAP PLS 17939 RANDALL L. SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. DATE: 8/14/2023 RATTENBORG 7 SET MAGNAIL w/SSW PLS 17939 IEVO" 17939 DRAWN BY: RLR RANDALL L. RATTENBORG P.L. LIC. #17939 SECTION LINE EASEMENT OR ROW LINE MYLICENSE RENEWAL DATE IS DECEMBER 31, 2023 CHECKED BY: DDK/DM PARCEL BOUNDARY TOWA BOUNDARY ESTABLISHED BURRINGTON GROUP, INC. GPS BOX: 31 RECORDED Civil Engineering | Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com SHEET 1 OF 2 SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PARCEL 2023-72, PART OF LOT 1 IN THE NW 1/4 - SW 1/4; PARCEL 2023-73, PART OF LOT 1 IN THE NW 1/4 - SW 1/4 SEC. 21, T89N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2023-72, PART OF LOT 1 IN THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T89N, R3W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 2.10 acres, including 0.09 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the West Quarter Corner of Section 21, T89N, R3W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of said Section 21, South 01° 44′ 53″ East (assumed bearing), 696.13 feet to the southwest corner of Parcel B, as recorded in Book 2006, Page 2591, also being the northwest corner of Lot 1, as recorded in Plat Book 5, Page 112, **POINT OF BEGINNING**:

THENCE along the northerly line of said Lot 1, also being the southerly line of said Parcel B and the southerly line of Parcel 2013-53, as recorded in Book 2013, page 1796, North 79° 13' 35" East, 559.68 feet, to the easterly line of said Lot 1;

THENCE along the easterly line of said Lot 1, South 32° 41' 13" East, 101.54 feet;

THENCE continuing along the easterly line of said Lot 1, South 49° 02' 55" West, 120.00 feet;

THENCE South 47° 42' 40" West, 213.92 feet, to the Southerly Line of said Lot 1;

THENCE along the southerly line of said Lot 1, South 79° 14' 55" West, 31.15 feet, to the easterly line of Parcel A, as recorded in Book 2004, Page 4283;

THENCE continuing along the southerly line of said Lot 1 and easterly line of said Parcel A, North 03° 04' 52" West, 122.14 feet, to the northerly line of said Parcel A;

THENCE continuing along the southerly line of said Lot 1 and northerly line of said Parcel A, South 87° 55' 08" West, 315.79 feet, to the westerly line of the said Southwest Quarter (SW 1/4) and westerly line of said Lot 1;

THENCE along the westerly line of the said Southwest Quarter (SW 1/4) and westerly line of said Lot 1, North 01° 44' 53" West, 98.80 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2023-73, PART OF LOT 1 IN THE NW 1/4 OF THE SW 1/4 OF SECTION 21, T89N, R3W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 1.39 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of Section 21, T89N, R3W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of said Section 21, North 01° 44′ 53" West (assumed bearing), 1683.37 feet to the southwest corner of Parcel A, as recorded in Book 2004, Page 4283;

THENCE along the southerly line of said Parcel A and southerly line of Lot 1, as recorded in Plat Book 5, Page 112, North 79° 14' 55" East, 353.75 feet, the **POINT OF BEGINNING**;

THENCE North 47° 42' 40" East, 213.92 feet, to the easterly line of said Lot 1;

THENCE along the easterly line of said Lot 1, South 40° 57' 05" East, 125.00 feet;

THENCE continuing along the easterly line of said Lot 1, North 49° 02' 55" East, 91.88 feet;

THENCE continuing along the easterly line of said Lot 1, South 13° 31′ 15″ East, 172.31 feet, to the southerly line of said Lot 1;

THENCE along the southerly line of said Lot 1, South 62° 14' 15" West, 227.38 feet;

THENCE continuing along the southerly line of said Lot 1, North 42° 14' 35" West, 221.12 feet to the POINT OF BEGINNING.