

COUNTY: DELAWARE
 SECTION 21, T 89 N, R 3 W
 ALIQUOT PART: NW 1/4 - SW 1/4
 CITY:
 SURVEY: PARCEL 2023-72 & PARCEL 2023-73
 BLOCK: LOTS:
 PROPRIETOR: FLOYD'S FEED STORE, INC.
 REQUESTED BY: BARRY KLOSTERMANN
 SURVEYOR: RANDALL L. RATTENBORG
 COMPANY: BURREINGTON, GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURREINGTONGROUP.COM 563-927-2434

FILED
 Delaware Co. Assessor

AUG 24 2023



Book 2023 Page 2046

Document 2023 2046 Type 06 002 Pages 2
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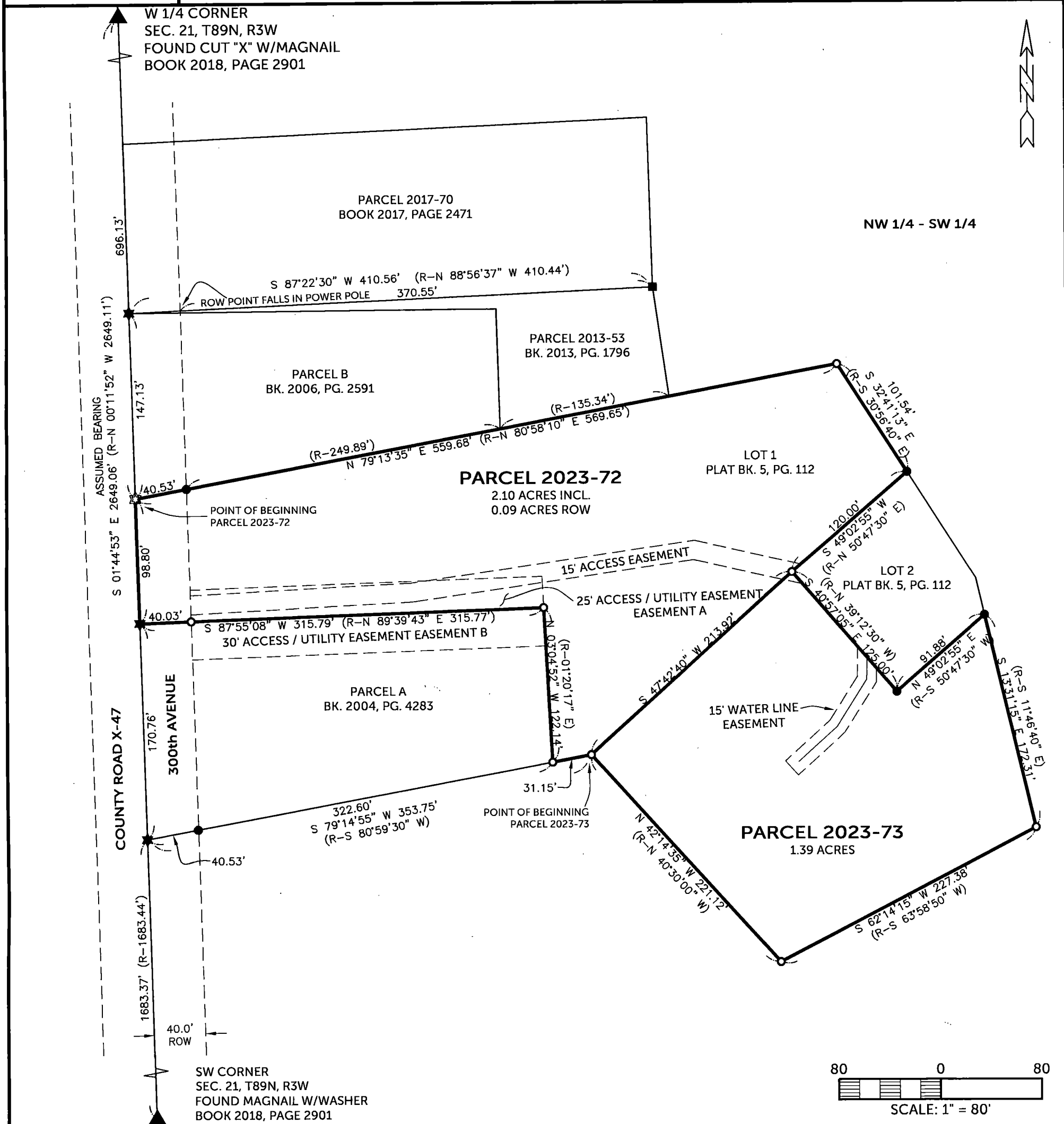
FILED
 Delaware Co. Auditor

AUG 24 2023

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

PLAT OF SURVEY

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



SURVEYED ON: 8/11/2023
 SURVEY REQUESTED BY: BARRY KLOSTERMANN

Q:\Civil3D_Survey\GPS Box 31\GPS Box 31 2017.dwg

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/ ALUM CAP #5227
- FOUND 1/2" REBAR w/ YELLOW CAP #12642
- ★ FOUND MAGNAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ☆ SET MAGNAIL w/SSW PLS 17939
- SECTION LINE
- - - EASEMENT OR ROW LINE
- _____ PARCEL BOUNDARY
- _____ BOUNDARY ESTABLISHED
- R RECORDED

PROPRIETORS: FLOYD'S FEED STORE, INC.

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.

PROJECT NO. 23-100

SCALE: 1" = 80'

DATE: 8/14/2023

DRAWN BY: RLR

CHECKED BY: DDK/DM

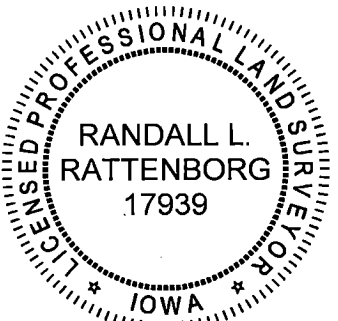
GPS BOX: 31

SHEET 1 OF 2

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

8/24/2023
 DATE

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



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**.

