

COUNTY: Delaware  
 SECTION 14, T 90 N, R 4 W  
 ALIQUOT PART: NE 1/4-NW 1/4  
 NW 1/4-NE 1/4  
 CITY:  
 SURVEY: Parcel 2023-58 and Parcel 2023-59  
 BLOCK: LOTS:  
 PROPRIETOR: Allen M. Kruse  
 REQUESTED BY: Jim West  
 SURVEYOR: Randy Rattenborg  
 COMPANY: BURRINGTON, GROUP, INC.  
 105 W. MAIN STREET, MANCHESTER, IA 52057  
 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
 Delaware Co. Assessor

AUG 24 2023

Book 2023 Page 2047

Document 2023 2047 Type 06 002 Pages 2  
 Date 8/24/2023 Time 4:09:09PM  
 Rec Amt \$12.00

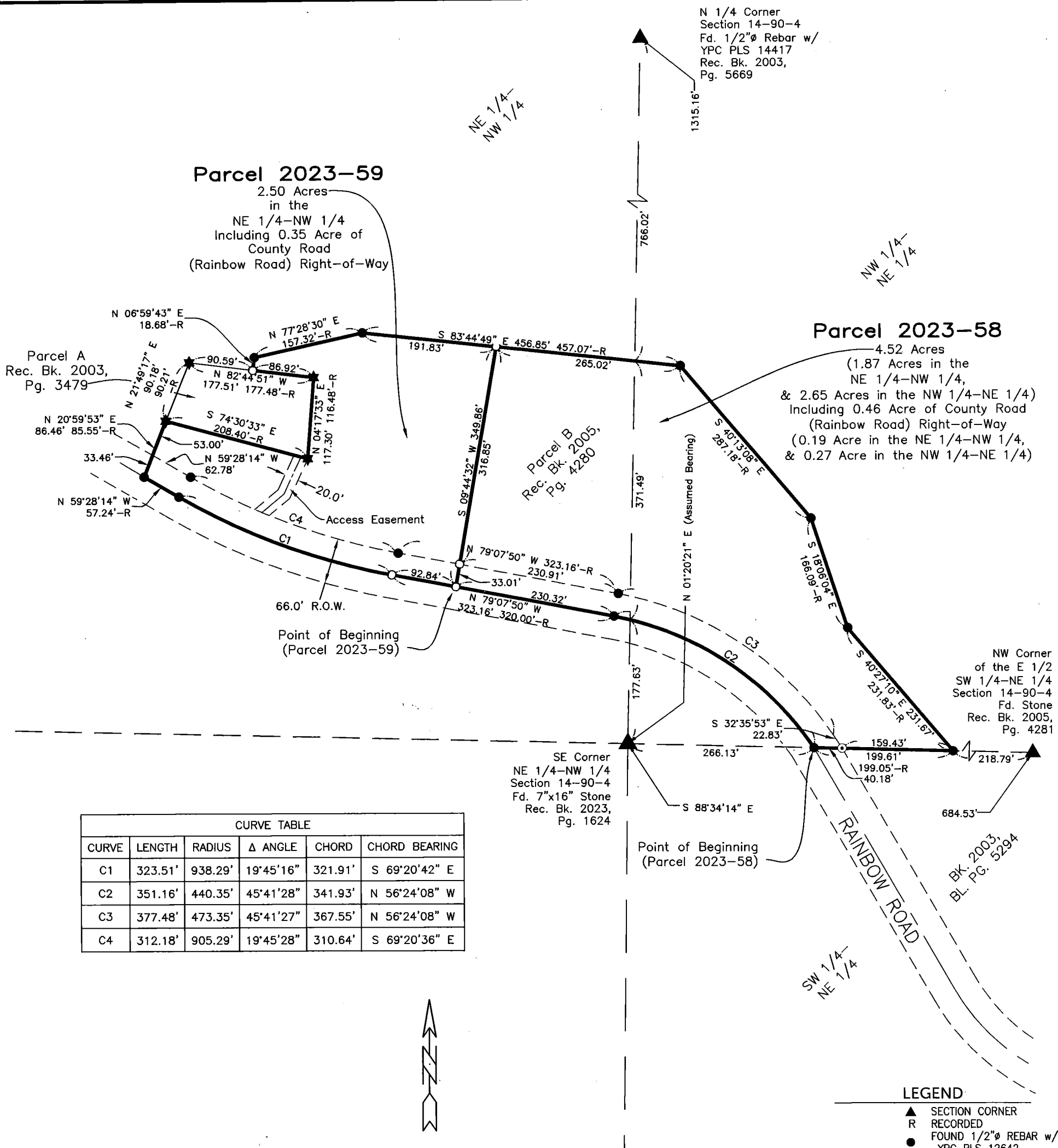
FILED  
 Delaware Co. Auditor

AUG 24 2023

Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

**PLAT OF SURVEY**

Parcel 2023-58; in the Northeast Quarter of the Northwest Quarter and in the Northwest Quarter of the Northeast Quarter and  
 Parcel 2023-59; in the Northeast Quarter of the Northwest Quarter, All in Section 14, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: June 22, 2023  
 SURVEY REQUESTED BY: Jim West

Q:\Civil3D\_Survey\GPS Box 3\GPS Box 3a\RCS 2022.dwg



PROPRIETORS: **Allen M. Kruse**

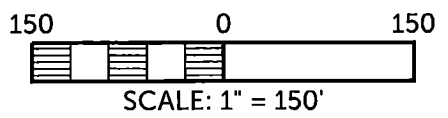
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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. 23-068  
 SCALE: 1" = 150'  
 DATE: June 29, 2023  
 DRAWN BY: dm  
 CHECKED BY: ddk/rr  
 GPS BOX: 3  
 SHEET 1 OF 2

8/24/2023  
 DATE



**Parcel 2023-58;** in the Northeast Quarter of the Northwest Quarter and in the Northwest Quarter of the Northeast Quarter Section 14, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section;

**Thence South 88°34'14" East, 266.13 feet** to the Center Line of Rainbow Road and to the Westerly Line of Parcel B, recorded in Book 2005, Page 4280 on file at the Delaware County Recorder's office in Manchester, Iowa the Point of Beginning;

**Thence along 440.35 foot radius curve concave Southwesterly 351.16 feet,** (said curve having a Long Chord of **North 56°24'08" West, 341.93 feet**) along said Center Line;

**Thence North 79°07'50" West, 230.32 feet** along said Center Line;

**Thence North 09°44'32" East, 349.86 feet** to the North Line of said Parcel B;

**Thence South 83°44'49" East, 265.02 feet;**

**Thence South 40°13'08" East, 287.18 feet;**

**Thence South 18°06'04" East, 166.09 feet;**

**Thence South 40°27'10" East, 231.67 feet** all along the Northerly Line of said Parcel B to the South of said Quarter-Quarter;

**Thence North 88°34'14" West, 199.05 feet** along said Line to the Point of Beginning.

Containing **4.52 Acres**, including 0.46 Acre of County Road (Rainbow Road) Right-of-Way, Subject to Easements of Record.

Note: the West Line of the of the Northwest Quarter of the Northeast Quarter is assumed to bear North 01°20'21" East.

AND

**Parcel 2023-59;** in the Northeast Quarter of the Northwest Quarter Section 14, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section;

**Thence South 88°34'14" East, 266.13 feet** to the Center Line of Rainbow Road and to the Westerly Line of Parcel B Recorded in Book 2005, Page 4280 on file at the Delaware County Recorder's office in Manchester, Iowa;

**Thence along 440.35 foot radius curve concave Southwesterly 351.16 feet,** (said curve having a Long Chord of **North 56°24'08" West, 341.93 feet**) along said Center Line;

**Thence North 79°07'50" West, 230.32 feet** along said Center Line to the Point of Beginning;

**Thence continuing North 79°07'50" West, 92.84 feet** along said Center Line;

**Thence continuing along said Center Line along a 938.29 foot radius curve concave Northeast 323.51 feet,** (said curve having a Long Chord of **North 69°20'42" West, 321.91 feet**);

**Thence North 59°28'14" West, 57.24 feet** all along said Center Line;

**Thence North 20°59'53" East, 86.46 feet** along the Westerly Line of said Parcel B to the South Line of Parcel A, recorded in Book 2003, Page 3479 on file at the Delaware County Recorder's office in Manchester, Iowa;

**Thence South 74°30'33" East, 208.40 feet** along said Line to the East Line of said Parcel A;

**Thence North 04°17'33" East, 117.30 feet** along said Line to the North Line of said Parcel A;

**Thence North 82°44'51" West, 86.92 feet** along said Line to the westerly Line of said Parcel B;

**Thence North 06°59'43" East, 18.68 feet** along said Line to the North Line of said Parcel B;

**Thence North 77°28'30" East, 157.32 feet**

**Thence South 83°44'49" East, 191.83 feet** all along the North Line of said Parcel B;

**Thence South 09°44'32" West, 349.86 feet** to the said Center Line and to the Point of Beginning.

Containing **2.50 Acres**, including 0.35 Acre of County Road (Rainbow Road) Right-of-Way, Subject to Easements of Record.

Note: The West Line of the of the Northwest Quarter of the Northeast Quarter is assumed to bear North 01°20'21" East.