COUNTY: Delaware FILED SECTION 14, T 90 N, R 4 W Pelaware Co. Assessor ALIQUOT PART: NE 1/4-NW 1/4 AUG 2 4 2023 Document 2023 2047 Type 06 002 Pages 2 NW 1/4-NE 1/4 Date 8/24/2023 Time 4:09:09PM CITY: SURVEY: Parcel 2023-58 and Parcel 2023-59 Rec Amt \$12.00 BLOCK: LOTS: PROPRIETOR: Allen M. Kruse FILED Delaware Co. Auditor Daneen Schindler, RECORDER/REGISTRAR DELAWARE COUNTY IOWA **REQUESTED BY: Jim West** SURVEYOR: Randy Rattenborg AUG 24 2023 COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 Parcel 2023-58; in the Northeast Quarter of the Northwest Quarter and in the Northwest Quarter of the Northeast PLAT OF Quarter and Parcel 2023-59; in the Northeast Quarter of the Northwest Quarter, All in Section 14, Township 90 North, Range 4 **SURVEY** West of the 5th P.M., Delaware County, lowa N 1/4 Corner Section 14-90-4 Fd. 1/2"ø Rebar w/ YPC PLS 14417 Rec. Bk. 2003, Pg. 5669 Parcel 2023-59 2.50 Acresin the NE 1/4-NW 1/4 Including 0.35 Acre of County Road (Rainbow Road) Right-of-Way N 06'59'43" E N 77'28'30" E 18.68'-R Parcel 2023-58 S 83°44'49" E 456.85' 457.07'-R 191.83 -4.52 Acres Parcel A (1,87 Acres in the Rec. Bk. 2003, N 82'44'51 NE 1/4-NW 1/4, Pg. 3479 & 2.65 Acres in the NW 1/4-NE 1/4) 177.48'-R Including 0.46 Acre of County Road S 74.30'33" E 60,000 60,000 6000 N 20'59'53" E (Rainbow Road) Right-of-Way 86.46' 85.55'-F (0.19 Acre in the NE 1/4-NW 1/4, Bearing) & 0.27 Acre in the NW 1/4-NE 1/4) _N 59'28'14' 62.78 ۲_{60.}۲*0*. N 59'28'14" W 57.24'-R Access Easement 79°07′50" W 323.16' 323.16' 320.00'-R 66.0' R.O.W. Point of Beginning (Parcel 2023-59) NW Corner of the E 1/2SW 1/4-NE 1/4 Section 14-90-4 Fd. Stone Rec. Bk. 2005, S 32'35'53" Pg. 4281 22.83 266.13['] 199.61 218.79 SE Corner NE 1/4-NW 1/4 Section 14-90-4 Fd. 7"x16" Stone Rec. Bk. 2023, 199.05'-R 40.18 S 88'34'14" E 684.53 Pg. 1624 CURVE TABLE CHORD BEARING LENGTH **RADIUS** ∆ ANGLE CHORD Point of Beginning CURVE (Parcel 2023-58) 323.51 938.29 19'45'16" 321.91 S 69'20'42" E N 56'24'08" W 45'41'28" 341.93' C2 351.16 440.35 45*41'27" C3 377.48' 473.35 367.55 N 56'24'08" W 19'45'28" S 69'20'36" E 312.18' 905.29' 310.64 **LEGEND** SECTION CORNER RECORDED FOUND 1/2"ø REBAR w, YPC PLS 12642 FD. 1/2"ø REBAR w/ OPC PLS 8419 FD. 1/2"ø REBAR w/ SURVEYED ON: June 22, 2023 Q:\Civil3D_Survey\GPS Box 3\GPS Box 3 laRCS 2022.dwg SURVEY REQUESTED BY: Jim West YPC PLS 14417 SET 1/2" REBAR w/ ORANGE CAP PLS 17939 PROPRIETORS: Allen M. Kruse SSIONAL SECTION LINE I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 23-068 QUARTER LINE RANDALL L. RATTENBORG THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT QTR.-QTR. LINE FENCE LINE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1"= 150" SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. CENTER LINE DATE: June 29, 2023 EASEMENT OR ROW LINE PARCEL BOUNDARY 17939 DRAWN BY: dm OPC ORANGE PLASTIC CAP RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE YPC YELLOW PLASTIC CAP MYLICENSE RENEWAL DATE IS DECEMBER 31, 2023 CHECKED BY: ddk/rr 150 150 BURRINGTON GROUP, INC. IOWA MINING GPS BOX: 3 Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

SHEET 1 OF 2

SCALE: 1" = 150

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, lowa 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, lowa 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 Oorthwest 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, lowarmore 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, lowa:

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, lowa;

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 Oorthwest Quarter of the Northeast Quarter is assumed to bear North 01°20'21" East.

