

COUNTY: DELAWARE
SECTION 14, T 89 N, R 4 W SECTION 15, T89N, R4W
ALIQUOT PART: SEC. 14, NW 1/4 - SW 1/4, SW 1/4 - SW 1/4
SEC. 15, NE 1/4 - SE 1/4, SE 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2023-44 THROUGH PARCEL 2023-48
BLOCK: LOTS:
PROPRIETOR: JOHN C. NEFZGER
REQUESTED BY: BRIAN NEFZGER
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor

AUG 25 2023



Book 2023 Page 2052

Document 2023 2052 Type 06 002 Pages 4
Date 8/25/2023 Time 8:26:07AM
Rec Amt \$22.00

FILED
Delaware Co. Auditor

AUG 25 2023

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY PARCEL 2023-44, PART OF THE NW 1/4 - SW 1/4, SEC. 14; PARCEL 2023-45, PART OF THE SW 1/4- SW 1/4, SEC. 14;
PARCEL 2023-46, PART OF THE NW 1/4 - SW 1/4 AND PART OF THE SW 1/4- SW 1/4, SEC. 14;
PARCEL 2023-47, PART OF THE NE 1/4 - SE 1/4 & PART OF THE SE 1/4 - SE 1/4, SEC. 15;
PARCEL 2023-48, PART OF THE SE 1/4- SE 1/4, SEC. 15, ALL IN T89N, R4W OF THE 5TH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2023-44, Part of the NW 1/4 of the SW 1/4 of Section 14, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 3.44 acres, including 0.17 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 14, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of said Section 14, also being the center line of 260th Avenue, South 02° 33' 23" East, (assumed bearing) 921.00 feet to the **POINT OF BEGINNING**;

THENCE South 88° 39' 40" East, 64.50 feet;

THENCE North 01° 20' 20" East, 32.50 feet;

THENCE South 89° 28' 39" East, 104.14 feet;

THENCE North 00° 12' 01" West, 44.61 feet;

THENCE South 88° 24' 43" East, 216.50 feet;

THENCE South 68° 50' 13" East, 244.50 feet;

THENCE South 01° 38' 34" East, 169.00 feet;

THENCE South 86° 47' 46" West, 374.00 feet;

THENCE South 86° 52' 46" West, 235.50 feet to the westerly line of the SW 1/4 of said Section 14;

THENCE North 02° 33' 23" West, 222.50 feet to the **POINT OF BEGINNING**;

LEGAL DESCRIPTION:

PARCEL 2023-45, Part of the SW 1/4 of the SW 1/4 of Section 14, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 33.32 acres, including 0.82 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 southwest corner of Section 14, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of said Section 14, also being the center line of 260th Avenue, North 02° 33' 23" West (assumed bearing), 1086.50 feet;

THENCE North 86° 55' 01" East, 1347.13 feet, to the easterly line of the SW 1/4 of the SW 1/4 of said Section 14;

THENCE along said easterly line, South 01° 24' 04" East, 1086.50 feet, to the southerly line of the SW 1/4 of the SW 1/4 of said Section 14;

THENCE along said southerly line, South 86° 53' 55" West, 1325.23 feet to the **POINT OF BEGINNING**;

SURVEYED ON: JULY 2023
SURVEY REQUESTED BY: BRIAN NEFZGER

Q:\Civil3D_Survey\GPS Box 19\GPS Box 19 2015.dwg

	PROPRIETORS: JOHN C. NEFZGER	
	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	DATE: 8/24/2023
	BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 23-080	SCALE: 1" = 300', 100'
DATE: JULY 28, 2023	DRAWN BY: RLR	
CHECKED BY: DDK	GPS BOX: 19	
SHEET 1 OF 4		

SHEETS COVERED BY THIS SEAL: SHEETS 1-4

PARCEL 2023-44, PART OF THE NW 1/4 - SW 1/4, SEC. 14; PARCEL 2023-45, PART OF THE SW 1/4 - SW 1/4, SEC. 14;
PARCEL 2023-46, PART OF THE NW 1/4 - SW 1/4 AND PART OF THE SW 1/4 - SW 1/4, SEC. 14;
PARCEL 2023-47, PART OF THE NE 1/4 - SE 1/4 & PART OF THE SE 1/4 - SE 1/4, SEC. 15;
PARCEL 2023-48, PART OF THE SE 1/4 - SE 1/4, SEC. 15, ALL IN T89N, R4W OF THE 5TH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2023-46, Part of the NW 1/4 of the SW 1/4 and part of the SW 1/4 of the SW 1/4 of Section 14, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 46.50 acres, including 1.02 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 14, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of the NW 1/4 of the SW 1/4 of said Section 14, North 84° 18' 59" East, 1381.96 feet, to the easterly line of the said NW 1/4 of the SW 1/4;

THENCE along the said easterly line of the said NW 1/4 of the SW 1/4 and easterly line of the SW 1/4 of the SW 1/4 of said Section 14, South 01° 24' 04" East, 1627.91 feet;

THENCE South 86° 55' 01" West, 1347.13 feet to the westerly line of the said SW 1/4 of the SW 1/4;

THENCE along the westerly line of the said SW 1/4 of the SW 1/4 and the westerly line of said NW 1/4 of the SW 1/4, North 02° 33' 23" West (assumed bearing), 421.06 feet;

THENCE North 86° 52' 46" East, 235.50 feet;

THENCE North 86° 47' 46" East, 374.00 feet;

THENCE North 01° 38' 34" West, 169.00 feet;

THENCE North 68° 50' 13" West, 244.50 feet;

THENCE North 88° 24' 43" West, 216.50 feet;

THENCE South 00° 12' 01" East, 44.61 feet;

THENCE North 89° 28' 39" West, 104.14 feet;

THENCE South 01° 20' 20" West, 32.50 feet;

THENCE North 88° 39' 40" West, 64.50 feet to the westerly line of said NW 1/4 of the SW 1/4;

THENCE along the westerly line of said NW 1/4 of the SW 1/4, North 02° 33' 23" West, 921.00 feet to the **POINT OF BEGINNING**;

LEGAL DESCRIPTION:

PARCEL 2023-47, Part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 15, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa containing 37.46 acres, including 0.85 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 east quarter corner of Section 15, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the easterly line of said SE 1/4, also being the center line of 260th Avenue, South 02° 33' 23" East, 333.61 feet to the northerly line of the former Chicago and Great Western Railroad, the **POINT OF BEGINNING**;

THENCE continuing along the easterly line of said SE 1/4, also being the center line of 260th Avenue, South 02° 33' 23" East (assumed bearing), 1108.30 feet;

THENCE North 89° 32' 09" West, 1351.55 feet, to the westerly line of the SE 1/4 of the SE 1/4 of said Section 15;

THENCE along the westerly line of the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4 of said Section 15, North 02° 19' 30" West, 1304.75 feet, to the northerly line of the former Chicago and Great Western Railroad;

THENCE along the northerly line of the former Chicago and Great Western Railroad, South 81° 47' 18" East, 850.72 feet;

THENCE continuing along the northerly line of the former Chicago and Great Western Railroad along a circular curve concave southerly having an arc length of 520.19 feet, a radius of 11509.19 feet, a central angle of 02° 35' 23", a chord length of 520.15 feet, and a chord bearing of South 80° 29' 36" East, to the **POINT OF BEGINNING**;

LEGAL DESCRIPTION:

PARCEL 2023-48, Part of the SE 1/4 of the SE 1/4 of Section 15, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 37.53 acres, including 0.92 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 southeast corner of Section 15, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the southerly line of the SE 1/4 of the SE 1/4 of said Section 15, North 89° 32' 09" West, 1356.44 feet, to the westerly line of the SE 1/4 of the SE 1/4 of said Section 15;

THENCE along the westerly line of the SE 1/4 of the SE 1/4 of said Section 15, North 02° 19' 30" West, 1208.91 feet;

THENCE South 89° 32' 09" East, 1351.55 feet to the easterly line of the SE 1/4 of the SE 1/4 of said Section 15, also being the center line of 260th Avenue;

THENCE along the easterly line of the SE 1/4 of the SE 1/4 of said Section 15, also being the center line of 260th Avenue, South 02° 33' 23" East (assumed bearing), 1209.15 feet to the **POINT OF BEGINNING**;

PARCEL 2023-44, PART OF THE NW 1/4 - SW 1/4, SEC. 14; PARCEL 2023-45, PART OF THE SW 1/4 - SW 1/4, SEC. 14;
 PARCEL 2023-46, PART OF THE NW 1/4 - SW 1/4 AND PART OF THE SW 1/4 - SW 1/4, SEC. 14;
 PARCEL 2023-47, PART OF THE NE 1/4 - SE 1/4 & PART OF THE SE 1/4 - SE 1/4, SEC. 15;
 PARCEL 2023-48, PART OF THE SE 1/4 - SE 1/4, SEC. 15, ALL IN T89N, R4W OF THE 5TH P.M., DELAWARE COUNTY, IOWA

E 1/4 CORNER
 SEC. 14, T89N, R4W
 FOUND CUT "X"
 BOOK 2022, PAGE 3074



