FILED Delaware Co. Assessor COUNTY: Delaware SECTION 13, T 89 N, R 5 W Book 2023 Page 2147 ALIQUOT PART: NE 1/4-NW 1/4 SEP 0 1 2023 NW 1/4-NE 1/4 Document 2023 2147 Type 06 002 Pages 2 Date 9/01/2023 Time 3:44:11PM CITY: SURVEY: Parcel 2023-82 & Parcel 2023-83 Rec Amt \$12.00 BLOCK: LOTS: FILED Delaware Co. Auditor PROPRIETOR: JOHN E. KLUESNER AS TRUSTEE OF THE Daneen Schindler, RECORDER/REGISTRAR JOHN E. KLUESNER TRUST SEP 01 2023 REQUESTED BY: Chad Funke DELAWARE COUNTY IOWA SURVEYOR: Randy Rattenborg COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 Parcel 2023-82 and Parcel 2023-83; in the Northwest Quarter of the Northeast Quarter PLAT OF and in the Northeast Quarter of the Northwest Quarter Section 13, Township 89 North, **SURVEY** Range 5 West of the 5th P.M., Delaware County, Iowa N 1/4 CORNER SEC. 13, T89N, R5W FD. 1/2" REBAR W/ Point of Beginning YELLOW PLASTIC CAP (Parcel 2023-83) Point of Beginning PLS NO. 8812 (Parcel 2023-82) REC. BK. 2018, PG. 3518 © of 180th Street N 87'22'56" E 330.00' 154.97' N 87'22'45" E 170.00' 30.69 -33.00' N 87'22'56" E 175.03' N 87°22'56" E -33.00' 33.00 154.<u>97</u>′ N 87'22'45" E 139.31 N 87'22'45" E 30.69 Parcel 2023-82 1.23 Acres-(0.58 Acre in the 30.0' Ingress/Egress NE 1/4-NW 1/4, & 0.65 Acre in the Easement NW 1/4-NE 1/4) 30.00 Including 0.21 Acre of 124.97 (180th Street) N 87'22'45" E 294.28 Right-of-Way (0.10 Acre in the NE 1/4-NW 1/4. & 0.11 Acre in the NW 1/4-NE 1/4) Parcel 2023-83 5.77 Acres (1.79 Acres in the NE 1/4-NW 1/4,& 3.98 Acres in the NW 1/4-NE 1/4) Including 0.15 Acre of (180th Street) Right-of-Way (0.02 Acre in the NE 1/4-NW 1/4, & 0.13 Acre in the NW 1/4-NE 1/4) **Bearing**) ш 01.45'31" 330.00 170.00 N 87'22'56" E 500.00' SE CORNER NE 1/4 - NW 1/4SEC. 13, T89N, R5W FD. 1/2" REBAR W/ ORANGE CAP #17939 REC. BK. 2018, PG. 3520 SURVEYED ON: August 24, 2023 **LEGEND** Q:\Civil3D\_Survey\GPS Box 21\GPS Box 21 2018.dwg SURVEY REQUESTED BY: Chad Funke PROPRIETORS: JOHN E. KLUESNER AS TRUSTEE OF THE SECTION CORNER FECUNIC CONNER
RECORDED
FOUND 1/2"Ø REBAR W/
ORANGE CAP PLS 17939
SET 1/2" REBAR W/
ORANGE CAP PLS 17939
SECTION LINE SIONAL JÖHN E. KLUESNER TRUST I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND **PROJECT NO. 23-057** THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT RANDALL L. RATTENBORG PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1" = 80' QUARTER LINE SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. CENTER LINE EASEMENT OR ROW LINE DATE: August 24, 2023 IN THE SE 1/2023 PARCEL BOUNDARY 17939 DRAWN BY: dm RANDALL L. RATTENBORG P.L.S. BOUNDARY ESTABLISHED LIC. #17939 DATE OPC ORANGE PLASTIC CAP MY LICENSE RENEWAL DATE SOECEMBER 31, 2023 CHECKED BY: ddk/rr

TOWA

SHEETS COVERED BY THIS SEAL: Shts 1 & 2

BURRINGTON GROUP, INC.

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

Civil Engineering | Land Surveying

GPS BOX: 21

SHEET 1 OF 2

**Parcel 2023-82**; in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northwest Quarter Section 13, Township 89 North, Range 5 West of the 5th P.M., Delaware County, lowa more particularly described as follows:

Beginning at the North Quarter Corner of said Section;

Thence North 87°22'56" East, 154.97 feet along the North Line of said Section and the Center Line of 180th Street;

Thence South 01°45'31" East, 182.32 feet;

Thence South 87°22'45" West, 294.28 feet;

Thence North 01°45'31" West, 182.32 feet to the North Line of said Section;

Thence North 87°22'45" East, 139.31 feet along said Line to the Point of Beginning.

Containing **1.23 Acres**, including 0.21 Acre of County Road (180th Street) Right—of—Way, Subject to Easements of Record.

Note: the West Line of the Northwest Quarter of the Northeast Quarter is Assumed to Bear **South 01°45'31" East.** 

AND

**Parcel 2023-83**; in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northwest Quarter in Section 13, Township 89 North, Range 5 West of the 5th P.M., Delaware County, lowa more particularly described as follows:

Commencing at the North Quarter Corner of said Section;

Thence North 87°22'56" East, 154.97 feet along the North Line of said Section and the Center Line of 180th Street to the Point of Beginning;

Thence continuing North 87°22'56" East, 175.03 feet along said Line to the East Line of Parcel 2018—127 Recorded in Book 2018, Page 3522 on File at the Delaware County Recorder's office in Manchester, lowa;

Thence South 01°45'31" East, 610.00 feet along said East Line to the South Line of Parcel 2018-127;

Thence South 87°22'56" West, 500.00 feet along said Line to the West Line of said Parcel;

Thence North 01°45'31" West, 609.99 feet along said Line to the North Line of said Section;

Thence North 87°22'45" East, 30.69 feet along said Line;

Thence South 01°45'31" East, 182.32 feet;

Thence North 87°22'45" East, 294.28 feet;

Thence North 01°45'31" West, 182.32 feet to the Point of Beginning.

Containing **5.77 Acres**, including 0.15 Acre of County Road (180th Street) Right—of—Way, Subject to Easements of Record.

Note: The East 30.00 feet of Parcel 2023—82 is to be reserved for an Ingress/Egress Easement for access of Parcel's 2023—82 and 2023—83 for both farm and personal use.

Note: the West Line of the Northwest Quarter of the Northeast Quarter is Assumed to Bear **South 01°45'31" East.**