

COUNTY: Delaware
 SECTION 13, T 89 N, R 5 W
 ALIQUOT PART: NE 1/4-NW 1/4
 NW 1/4-NE 1/4
 CITY:
 SURVEY: Parcel 2023-82 & Parcel 2023-83
 BLOCK: LOTS:
 PROPRIETOR: JOHN E. KLUESNER AS TRUSTEE OF THE
 JOHN E. KLUESNER TRUST
 REQUESTED BY: Chad Funke
 SURVEYOR: Randy Rattenborg
 COMPANY: BURRINGTON, GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
 Delaware Co. Assessor
 SEP 01 2023



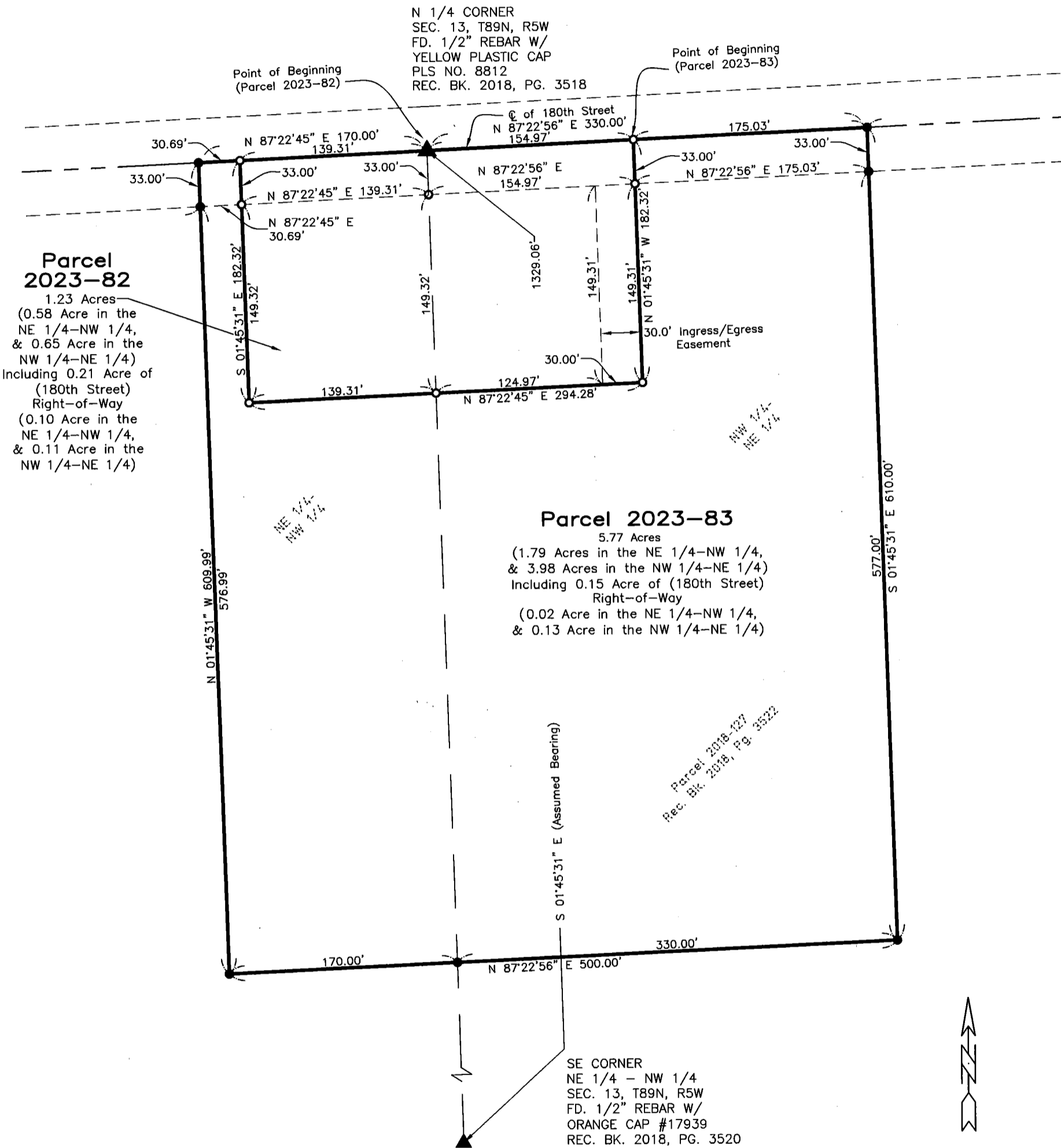
Book 2023 Page 2147
 Document 2023 2147 Type 06 002 Pages 2
 Date 9/01/2023 Time 3:44:11PM
 Rec Amt \$12.00

FILED
 Delaware Co. Auditor
 SEP 01 2023

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2023-82 and Parcel 2023-83; 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, Iowa



SURVEYED ON: August 24, 2023
 SURVEY REQUESTED BY: Chad Funke

Q:\Civil3D_Survey\GPS Box 21\GPS Box 21 2018.dwg

PROPRIETORS: JOHN E. KLUESNER AS TRUSTEE OF THE JOHN E. KLUESNER TRUST	
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. 23-057 SCALE: 1" = 80' DATE: August 24, 2023 DRAWN BY: dm CHECKED BY: ddk/rr GPS BOX: 21 SHEET 1 OF 2
RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023	DATE: 9/1/2023
BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FOUND 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP



SHEETS COVERED BY THIS SEAL: Shts 1 & 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, Iowa 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, Iowa 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, Iowa;

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**.



BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

Sheet 2

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