

COUNTY: DELAWARE
SECTION 22, T 89 N, R 6 W SECTION 23, T89N, R6W
ALIQUOT PART: SE 1/4 - SE 1/4 - SEC. 22
SW 1/4 - SW 1/4 - SEC. 23
CITY:
SURVEY: PARCEL 2023-94, PARCEL 2023-95, PARCEL 2023-96
BLOCK: LOTS:
PROPRIETOR: TRUST AGREEMENT OF CRAIG & DIANE FRANCOIS
CRAIG W. FRANCOIS & DIANE M. FRANCOIS, TRUSTEES
REQUESTED BY: RANDALL FIDDELKE, TRUSTEE OF BAKER CEMETERY
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

NOV 08 2023

FILED
Delaware Co. Auditor

NOV 08 2023

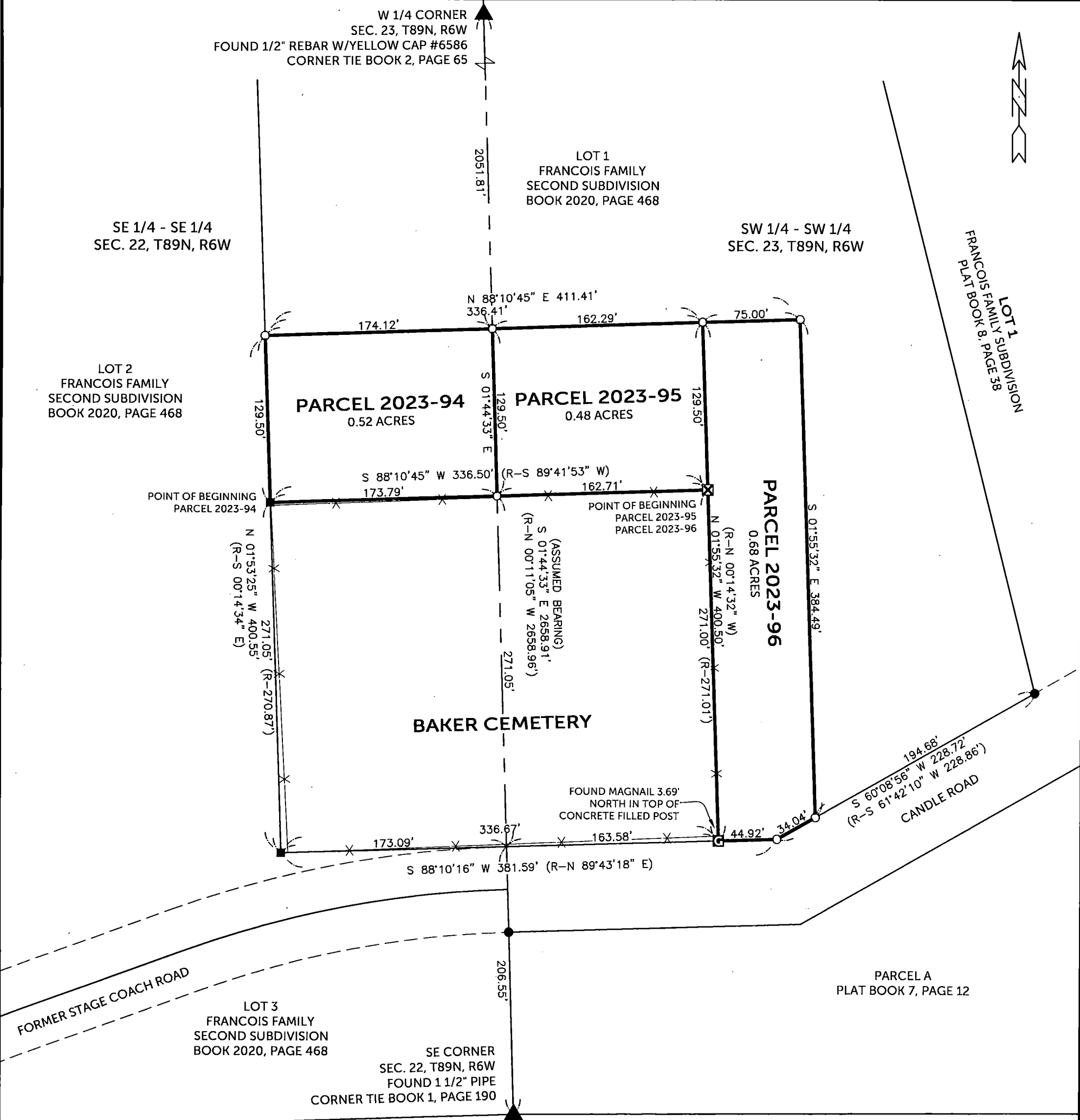
Book 2023 Page 2819

Document 2023 2819 Type 06 002 Pages 2
Date 11/08/2023 Time 9:33:25AM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

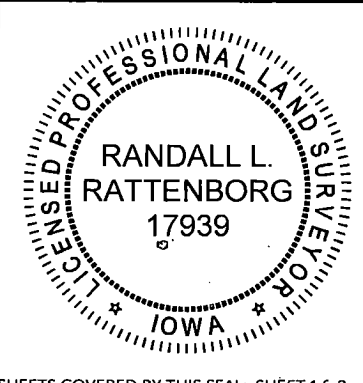
PLAT OF SURVEY

PARCEL 2023-94, PART OF THE SE 1/4 - SE 1/4 OF SEC. 22;
PARCEL 2023-95, PART OF THE SW 1/4 - SW 1/4 OF SEC. 23; PARCEL 2023-96, PART OF THE SW 1/4 - SW 1/4 OF SEC. 23
ALL IN LOT 1 OF FRANCOIS FAMILY SECOND SUBDIVISION IN T89N, R6W OF THE 5th P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 10/25/2023
SURVEY REQUESTED BY: RANDALL FIDDELKE, TRUSTEE OF BAKER CEMETERY

Q:\Civil3D_Survey\GPS Box 26\GPS Box 26 2015.dwg



PROPRIETORS: TRUST AGREEMENT OF CRAIG & DIANE FRANCOIS
CRAIG W. FRANCOIS & DIANE M. FRANCOIS, TRUSTEES

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.

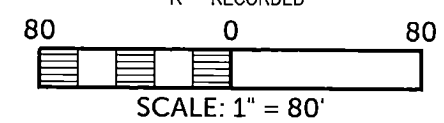
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 11/7/2023
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 23-114
SCALE: 1" = 80'
DATE: 10/25/2023
DRAWN BY: RLR
CHECKED BY: JDG
GPS BOX: 26
SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/ YELLOW CAP #6586
- ⊠ FOUND 1/2" REBAR w/ ORANGE CAP #8419
- ⊞ FOUND CUT 'X'
- FOUND 1/2" REBAR SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- FENCE LINE
- - - EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED BY RECORDED



LEGAL DESCRIPTION:

PARCEL 2023-94, Part of Lot 1 of Francois Family Second Subdivision in the SE 1/4 of the SE 1/4 of Section 22, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.52 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southwesterly most corner of Lot 1 of Francios Family Second Subdivision, as recorded in Book 2020, Page 468, being the northwest corner of Baker Cemetery in Section 22, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of said Lot 1, North 01° 53' 25" West, 129.50 feet;

THENCE North 88° 10' 45" East, 174.12 feet to the easterly line of the SE 1/4 of said Section 22;

THENCE along the Easterly Line of the SE 1/4 of said Section 22, South 01° 44' 33" East (assumed bearing), 129.50 feet to the southerly line of said Lot 1, being the northerly line of said Baker Cemetery;

THENCE along the southerly line of said Lot 1, being the northerly line of said Baker Cemetery, South 88° 10' 45" West, 173.79 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2023-95, Part of Lot 1 of Francois Family Second Subdivision in the SW 1/4 of the SW 1/4 of Section 23, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.48 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at a corner on the south line of Lot 1 of Francios Family Second Subdivision, as recorded in Book 2020, Page 468, being the northeast corner of Baker Cemetery in Section 23, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the southerly line of said Lot 1, being the northerly line of said Baker Cemetery, South 88° 10' 45" West, 162.71 feet, to the westerly line of the SW 1/4 of said Section 23;

THENCE along the westerly line of the SW 1/4 of said Section 23, North 01° 44' 33" West (assumed bearing), 129.50 feet;

THENCE North 88° 10' 45" East, 162.29 feet;

THENCE South 01° 55' 32" East, 129.50 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2023-96, Part of Lot 1 of Francois Family Second Subdivision in the SW 1/4 of the SW 1/4 of Section 23, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.68 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at a corner on the south line of Lot 1 of Francios Family Second Subdivision, as recorded in Book 2020, Page 468, being the northeast corner of Baker Cemetery in Section 23, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE North 01° 55' 32" West, 129.50 feet;

THENCE North 88° 10' 45" East, 75.00 feet;

THENCE South 01° 55' 32" East, 384.49 feet to the southerly line of said Lot 1, being the northerly line of Candle Road;

THENCE along the southerly line of said Lot 1, being the northerly line of Candle Road, South 60° 08' 26" West, 34.04 feet;

THENCE continuing along the southerly line of said Lot 1, being the northerly line of Candle Road, South 88° 10' 16" West, 44.92 feet to a corner of the southerly line of said Lot 1, being the southeast corner of said Baker Cemetery;

THENCE along the southerly line of said Lot 1, being the easterly line of said Baker Cemetery, North 01° 55' 32" West, 271.00 feet to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of Section 23, T89N, R6W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01° 44' 33" West.