

COUNTY: DELAWARE
SECTION 22, T 90 N, R 6 W
ALIQUOT PART: NE 1/4 - SW 1/4, SE 1/4 - SW 1/4
CITY:
SURVEY: PARCEL 2023-99
BLOCK: LOTS:
PROPRIETOR: THOMAS A. FANGMAN & TONETTA J. FANGMAN
REQUESTED BY: SAMANTHA FANGMAN
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURLINGTON GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURLINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor

DEC 07 2023

FILED
Delaware Co. Auditor

DEC 07 2023



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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

**PARCEL 2023-99, PART OF THE NE 1/4- SW 1/4 & PART OF THE SE 1/4- SW 1/4;
SECTION 22, T90N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA**

LEGAL DESCRIPTION:

PARCEL 2023-99, Part of the NE 1/4 of the SW 1/4 and part of the SE 1/4 of the SW 1/4 of Section 22, T90N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, containing 1.00 acre, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Southeast Corner of the NE 1/4 of the SW 1/4 of Section 22, T90N, R6W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the easterly line of the SE 1/4 of the SW 1/4 of said Section 22, South 01° 06' 12" West, 43.70 feet;

THENCE South 89° 44' 58" West, 208.71 feet;

THENCE North 01° 06' 12" East, 43.70 feet, to the Southerly Line of the NE 1/4 of the SW 1/4 of said Section 22;

THENCE North 00° 31' 54" East, 165.02 feet, to the Northerly Line of the South 5 acres of the NE 1/4 of the SW 1/4 of said Section 22;

THENCE along the Northerly Line of the South 5 acres of the NE 1/4 of the SW 1/4 of said Section 22, North 89° 44' 58" East, 208.71 feet, to the Easterly Line of the NE 1/4 of the SW 1/4 of said Section 22;

THENCE along the Easterly Line of the NE 1/4 of the SW 1/4 of said Section 22, South 00° 31' 54" West, 165.02 feet to the **POINT OF BEGINNING**;

The easterly line of the SE 1/4 of the SW 1/4 of Section 22, T90N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 06' 12" West.

SURVEYED ON: 11/13 & 11/17/2023
SURVEY REQUESTED BY: SAMANTHA FANGMAN

Q:\Civil3D_Survey\GPS Box 10\GPS Box 10 IaRCS 2022.dwg



PROPRIETORS: **THOMAS A. FANGMAN & TONETTA J. FANGMAN**

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.

[Signature]
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 12/7/2023
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

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

PROJECT NO. 23-085

SCALE: 1" = 100'

DATE: 11-15-2023

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: 10

SHEET 1 OF 2

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

CENTER OF SECTION
SEC. 22, T90N, R6W
SET 1/2" REBAR W/ORANGE CAP #17939

1156.90'

N 89°44'58" E 208.71'

PARCEL 2023-99
1.00 ACRE

S 00°31'54" W 1321.92'

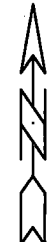
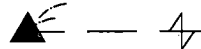
SOUTH 5 ACRES NE 1/4- SW 1/4

SW CORNER NE 1/4 - SW 1/4
SEC. 22, T90N, R6W
SET 1/2" REBAR W/ORANGE
CAP #17939

N 89°44'58" E 1325.05'

0.79 ACRES

SE CORNER NE 1/4 - SW 1/4
SEC. 22, T90N, R6W
SET 1/2" REBAR W/ORANGE
CAP #17939
POINT OF BEGINNING
PARCEL 2023-99



208.71'

0.21 ACRES

N 01°06'12" E

43.70'

25.0'
ACCESS
EASEMENT

S 89°44'58" W 208.71'

43.70'

80.00'

NORTH 1/4 SE 1/4- SW 1/4

58.00'

S 26°34'15" E

275.00'

THIS PARCEL HAS AN EXISTING DRIVEWAY
FOR ACCESS TO PARCEL 2023-99 AND THE
NORTH 1/4 OF THE SE 1/4 - SW 1/4

**PARCEL 2023-99, PART OF THE NE 1/4- SW 1/4 & PART OF THE SE 1/4- SW 1/4;
SECTION 22, T90N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA**

S 01°06'12" W 1323.17'

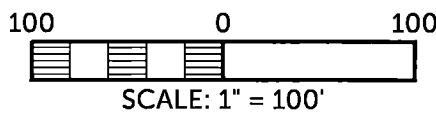
WEST 4 RODS - SOUTH 64 RODS SW 1/4- SE 1/4

LEGEND

- SECTION CORNER
- SET 1/2" REBAR w/
ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
RECORDED

BASIS OF BEARINGS:

IOWA REGIONAL COORDINATE SYSTEM
NAD 83(2011) EPOCH 2010.00
ZONE 3: ELKADER



S 1/4 CORNER
SEC. 22, T90N, R6W
FOUND CUT "X"
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