

COUNTY: DELAWARE  
SECTION 21, T 87 N, R 4 W  
ALIQUOT PART: NW 1/4 - NW 1/4, NE 1/4 - NW 1/4  
SW 1/4 - NW 1/4, SE 1/4 - NW 1/4  
CITY:  
SURVEY: PARCEL 2023-113, PARCEL 2023-114, PARCEL 2023-115  
BLOCK: LOTS:  
PROPRIETOR: KENNETH T. REUTER & LOIS G. REUTER  
  
REQUESTED BY: JIM SHOVER  
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

DEC 27 2023

FILED  
Delaware Co. Auditor

DEC 27 2023



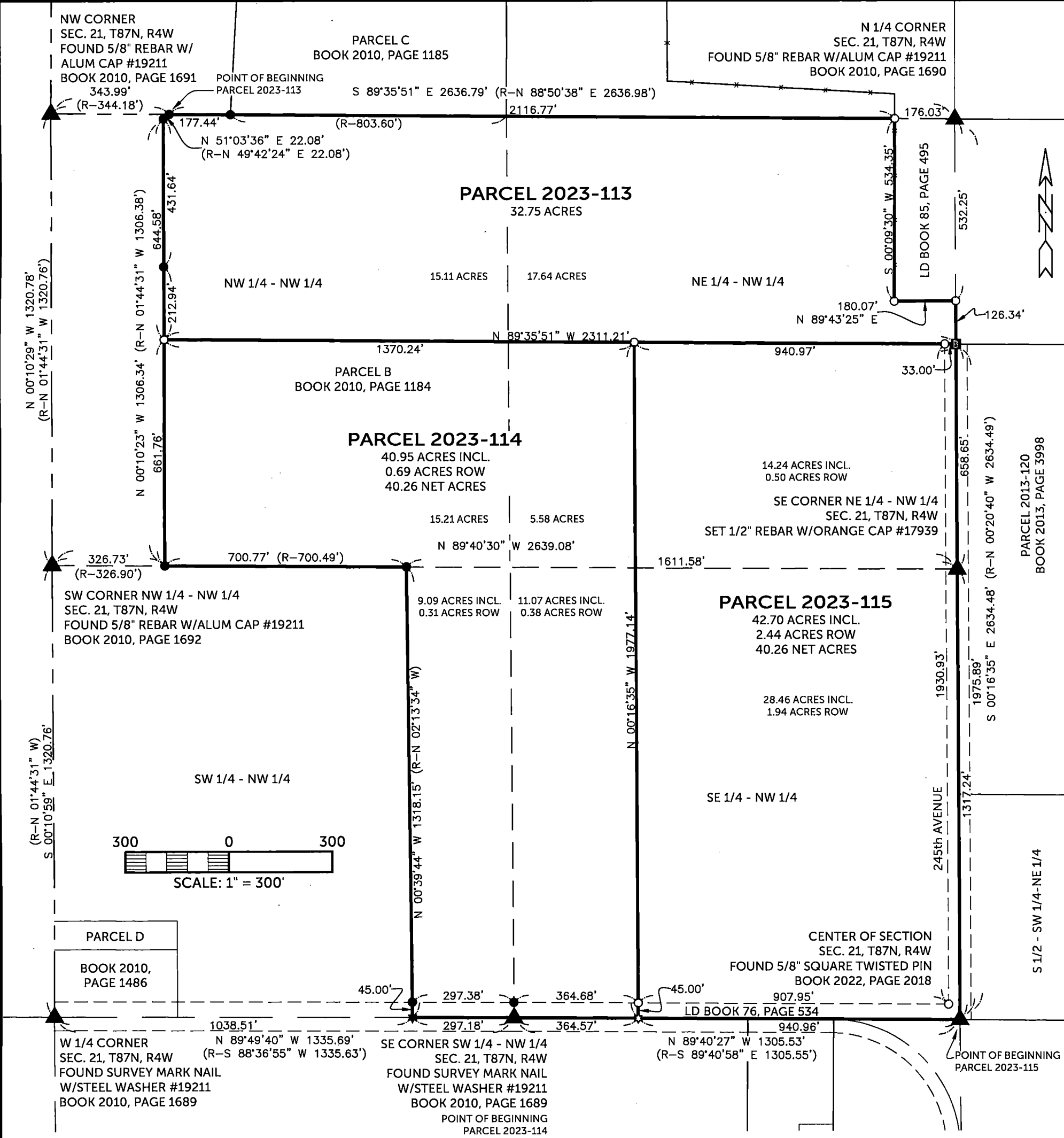
Book 2023 Page 3242

Document 2023 3242 Type 06 002 Pages 2  
Date 12/28/2023 Time 8:13:33AM  
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

## PLAT OF SURVEY

PARCEL 2023-113, PART OF THE NW 1/4-NW 1/4 & PART OF THE NE 1/4-NW 1/4;  
PARCEL 2023-114, PART OF THE NW 1/4-NW 1/4, PART OF THE NE 1/4-NW 1/4, PART OF THE SW 1/4-NW 1/4, & PART OF THE SE 1/4-NW 1/4,  
PARCEL 2023-115, PART OF THE NE 1/4-NW 1/4 & PART OF THE SE 1/4-NW 1/4;  
ALL IN SECTION 21, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 12/15 & 12/19/2023  
SURVEY REQUESTED BY: JIM SHOVER

Q:\Civil3D\_Survey\GPS Box 61\GPS Box 61 laRCS 2024.dwg

PROPRIETORS: KENNETH T. REUTER & LOIS G. REUTER

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, 2025



BURRINGTON GROUP, INC.

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

PROJECT NO. 23-157

SCALE: 1" = 300'

DATE: 12/19/2023

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: 61

SHEET 1 OF 2

### LEGEND

- ▲ SECTION CORNER
- FOUND 5/8" REBAR w/  
ORANGE CAP #19211
- ⊠ FOUND 1/2" REBAR w/  
YELLOW CAP #12642
- ★ FOUND MAGNAIL
- SET 1/2" REBAR w/  
ORANGE CAP PLS 17939
- ☆ SET MAGNAIL
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED  
RECORDED



SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

PARCEL 2023-113, PART OF THE NW 1/4-NW 1/4 & PART OF THE NE 1/4-NW 1/4;  
PARCEL 2023-114, PART OF THE NW 1/4-NW 1/4, PART OF THE NE 1/4-NW 1/4, PART OF THE SW 1/4-NW 1/4, & PART OF THE SE 1/4-NW 1/4,  
PARCEL 2023-115, PART OF THE NE 1/4-NW 1/4 & PART OF THE SE 1/4-NW 1/4;  
ALL IN SECTION 21, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

**PARCEL 2023-113**, Part of the NW 1/4 of the NW 1/4 and part of the NE 1/4 of the NW 1/4 of Section 21, T87N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 32.75 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the Northwest Corner of Section 21, T87N, R4W of the Fifth Principal Meridian, Delaware County, Iowa;

**THENCE** along the northerly line of the NW 1/4 of said Section 21, South 89° 35' 51" East, 343.99 feet, to the northwesterly most corner of Parcel B, as recorded in Book 2010, Page 1184, the **POINT OF BEGINNING**;

**THENCE** continuing along the northerly line of the NW 1/4 of said Section 21 and the northerly line of said Parcel B, South 89° 35' 51" East, 2116.77 feet, to the Westerly Line of a parcel recorded in Land Deed Book 85, Page 495;

**THENCE** along the Westerly Line of said parcel, South 00° 09' 30" West, 534.35 feet, to the southerly line of said parcel;

**THENCE** along the southerly line of said parcel, North 89° 43' 25" East, 180.07 feet, to the Easterly Line of the NW 1/4 of said Section 21;

**THENCE** along the Easterly Line of the NW 1/4 of said Section 21, South 00° 16' 35" East, 126.34 feet, to the northwest corner of Parcel 2013-120, as recorded in Book 2013, Page 3998;

**THENCE** along a line parallel with the north line of the NW 1/4 of said Section 21, North 89° 35' 51" West, 2311.21 feet, to the Westerly Line of said Parcel B;

**THENCE** along the westerly line of said Parcel B, North 00° 10' 23" West, 644.58 feet;

**THENCE** continuing along the westerly line of said Parcel B, North 51° 11' 46" East, 22.04 feet, to the **POINT OF BEGINNING**;

The northerly line of the NW 1/4 of Section 21, T87N, R4W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 35' 51" East.

LEGAL DESCRIPTION:

**PARCEL 2023-114**, Part of the NW 1/4 of the NW 1/4, part of the NE 1/4 of the NW 1/4, part of the SW 1/4 of the NW 1/4, and part of the SE 1/4 of the NW 1/4 of Section 21, T87N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 40.95 acres, including 0.69 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 the SW 1/4 of the NW 1/4 of Section 21, T87N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, being the southeast corner of Parcel B, as recorded in Book 2010, Page 1184;

**THENCE** along the southerly line of the SW 1/4 of the SW 1/4 of said Section 21 and southerly line of said Parcel B, North 89° 49' 40" West, 297.18 feet, to the westerly line of said Parcel B;

**THENCE** along the westerly line of said Parcel B, North 00° 39' 44" West, 1318.15 feet, to the southerly line of the NW 1/4 of the NW 1/4 of said Section 21;

**THENCE** continuing along the westerly line of said Parcel B and the southerly line of the NW 1/4 of the NW 1/4 of said Section 21, North 89° 40' 30" West, 700.77 feet;

**THENCE** continuing along the westerly line of said Parcel B, North 00° 10' 23" West, 661.76 feet;

**THENCE** South 89° 35' 51" East, 1370.24 feet;

**THENCE** South 00° 16' 35" East, 1977.14 feet, to the southerly line of the SE 1/4 of the NW 1/4 of said Section 21;

**THENCE** along the southerly line of the SE 1/4 of the NW 1/4 of said Section 21, North 89° 40' 27" West, 364.57 feet the **POINT OF BEGINNING**;

The northerly line of the NW 1/4 of Section 21, T87N, R4W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 35' 51" East.

LEGAL DESCRIPTION:

**PARCEL 2023-115**, Part of the NE 1/4 of the NW 1/4 and part of the SE 1/4 of the NW 1/4 of Section 21, T87N, R4W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 42.75 acres, including 2.44 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 Center of Section 21, T87N, R4W of the Fifth Principal Meridian, Delaware County, Iowa;

**THENCE** along the southerly line of the SE 1/4 of the NW 1/4 of said Section 21, North 89° 40' 27" West, 940.96 feet;

**THENCE** North 00° 16' 35" West, 1977.14 feet;

**THENCE** South 89° 35' 51" East, 940.97 feet, to the Easterly Line of the NW 1/4 of said Section 21 and Westerly Line of Parcel 2013-120, as recorded in Book 2013, Page 3998;

**THENCE** along the Easterly Line of the NW 1/4 of said Section 21 and westerly line of said Parcel 2013-120, South 00° 16' 35" East, 1975.89 feet, to the **POINT OF BEGINNING**;

The northerly line of the NW 1/4 of Section 21, T87N, R4W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 35' 51" East.



**BURRINGTON GROUP, INC.**  
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