COUNTY: DELAWARE SECTION 21, T 87 N, R 4 W ALIQUOT PART: NW 1/4 - NW 1/4, NE 1/4 - NW 1/4 FILED SW 1/4 - NW 1/4, SE 1/4 - NW 1/4 Delaware Co. Assessor Book 2023 Page 3242 CITY: DEC 2 7 2023 SURVEY: PARCEL 2023-113, PARCEL 2023-114, PARCEL 2023-115 Document 2023 3242 Type 06 002 Pages 2 Date 12/28/2023 Time 8:13:33AM BLOCK: LOTS: Rec Amt \$12.00 PROPRIETOR: KENNETH T. REUTER & LOIS G. REUTER FILED Delaware Co. Auditor REQUESTED BY: JIM SHOVER Daneen Schindler, RECORDER/REGISTRAR SURVEYOR: RANDALL L. RATTENBORG DEC 27 2023 DELAWARE COUNTY IOWA COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 PARCEL 2023-113, PART OF THE NW 1/4-NW 1/4 & PART OF THE NE 1/4-NW 1/4; PLAT OF 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; **SURVEY** ALL IN SECTION 21, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA **NW CORNER** N 1/4 CORNER SEC. 21, T87N, R4W PARCEL C SEC. 21, T87N, R4W FOUND 5/8" REBAR W/ BOOK 2010, PAGE 1185 FOUND 5/8" REBAR W/ALUM CAP #19211 **ALUM CAP #19211 BOOK 2010, PAGE 1690** POINT OF BEGINNING PARCEL 2023-113 BOOK 2010, PAGE 1691 343.99' S 89'35'51" E 2636.79' (R-N 88'50'38" E 2636.98') (R-344.18') <u>21</u>16.77' 17<u>6.03</u>° (R-803.60') N 51°03'36" E 22.08' (R-N 49'42'24" E 22.08') PAGE PARCEL 2023-113 1306.38") 85, **32.75 ACRES** BOOK ₹ 01.44'31" **15.11 ACRES** 17.64 ACRES NE 1/4 - NW 1/4 NW 1/4 - NW 1/4 180.07 -126.34' N 89'43'25" E (R-N 00'10'29" W 89°35'51" W 2311.21' 1370.24 940.97 1306.34 33.00 PARCEL B **BOOK 2010, PAGE 1184** ₹ W 2634.49") 00.10,23" **PARCEL 2023-114** PARCEL 2013-120 BOOK 2013, PAGE 3998 40.95 ACRES INCL. 14.24 ACRES INCL. 0.69 ACRES ROW 0.50 ACRES ROW **40.26 NET ACRES** Z 00.20'40" SE CORNER NE 1/4 - NW 1/4 SEC. 21, T87N, R4W 15.21 ACRES **5.58 ACRES** SET 1/2" REBAR W/ORANGE CAP #17939 N 89'40'30" W 2639.08 (R-N 700.77' (R-700.49') <u>326.</u>73' 1611.58 (R-326.90') 2634.48 **SW CORNER NW 1/4 - NW 1/4** 9.09 ACRES INCL. 11.07 ACRES INCL. **PARCEL 2023-115** SEC. 21, T87N, R4W 0.31 ACRES ROW 0.38 ACRES ROW 42.70 ACRES INCL. FOUND 5/8" REBAR W/ALUM CAP #19211 2.44 ACRES ROW **BOOK 2010, PAGE 1692 40.26 NET ACRES** 1<u>97</u>5.89' 00'16'35" 1930.93 28.46 ACRES INCL. 1.94 ACRES ROW SW 1/4 - NW 1/4 AVENUE SE 1/4 - NW 1/4 (R-N 00\*10 300 300 SW 1/4-NE 1/4 SCALE: 1" = 300 **CENTER OF SECTION** PARCEL D SEC. 21, T87N, R4W FOUND 5/8" SQUARE TWISTED PIN S 1 BOOK 2010, **PAGE 1486 BOOK 2022, PAGE 2018** 45.00 45.00 <u>297.38'</u> <u> 364.68'</u> 907.9<u>5</u>′ LD BOOK 76, PAGE 534 1038.51 <u>297.18</u> 940.96 N 89°49'40" W 1335.69' N 89'40'27" W 1305.53' W 1/4 CORNER **SE CORNER SW 1/4 - NW 1/4** (R-S 88'36'55" W 1335.63') (R-S 89'40'58" E 1305.55') LPOINT OF BEGINNING SEC. 21, T87N, R4W SEC. 21, T87N, R4W PARCEL 2023-115 FOUND SURVEY MARK NAIL FOUND SURVEY MARK NAIL W/STEEL WASHER #19211 W/STEEL WASHER #19211 **BOOK 2010, PAGE 1689 BOOK 2010, PAGE 1689** POINT OF BEGINNING PARCEL 2023-114 SURVEYED ON: 12/15 & 12/19/2023 **LEGEND** RANDALL L. RATTENBORG 17939 Q:\Civil3D\_Survey\GPS Box 61\GPS Box 61 laRCS 2024.dwg SURVEY REQUESTED BY: JIM SHOVER SECTION CORNER FOUND 5/8" REBAR W/
ORANGE CAP #19211
FOUND 1/2" REBAR W/
YELLOW CAP #12642
FOUND MAGNAIL PROPRIETORS: KENNETH T. REUTER & LOIS G. REUTER I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 23-157 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SET 1/2" REBAR W/ ORANGE CAP PLS 17939 PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1" = 300' SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. SET MAGNAIL DATE: 12/19/2023 SECTION LINE QUARTER LINE DRAWN BY: RLR RANDALE L. RATTENBORG P.L.S. LIC. #17939 QTR.-QTR. LINE MY LICENSE RENEWAL DATE S DECEMBER 31, 2025 FENCE LINE CHECKED BY: DDK CENTER LINE EASEMENT OR ROW LINE PARCEL BOUNDARY BURRINGTON GROUP, INC. MAN TOWN GPS BOX: 61 Civil Engineering | Land Surveying BOUNDARY ESTABLISHED 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com SHEET 1 OF 2 RECORDED

HEETS 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, PA

## **LEGAL DESCRIPTION:**

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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, lowa, 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 Parcle 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.



SHEET 2