

COUNTY: Delaware  
SECTION 5, T 90 N, R 5 W  
ALIQUOT PART: NE 1/4 - NE 1/4  
CITY:  
SURVEY: Parcel 2023-108, Parcel 2023-109 and Parcel 2023-110  
BLOCK: LOTS:  
PROPRIETOR: Joseph C. Kintzle Revocable Trust  
REQUESTED BY: Jody M. Kerns  
SURVEYOR: Randy Rattenborg  
COMPANY: BURRINGTON, GROUP, INC.  
105 W. MAIN STREET, MANCHESTER, IA 52057  
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
Delaware Co. Assessor  
DEC 28 2023

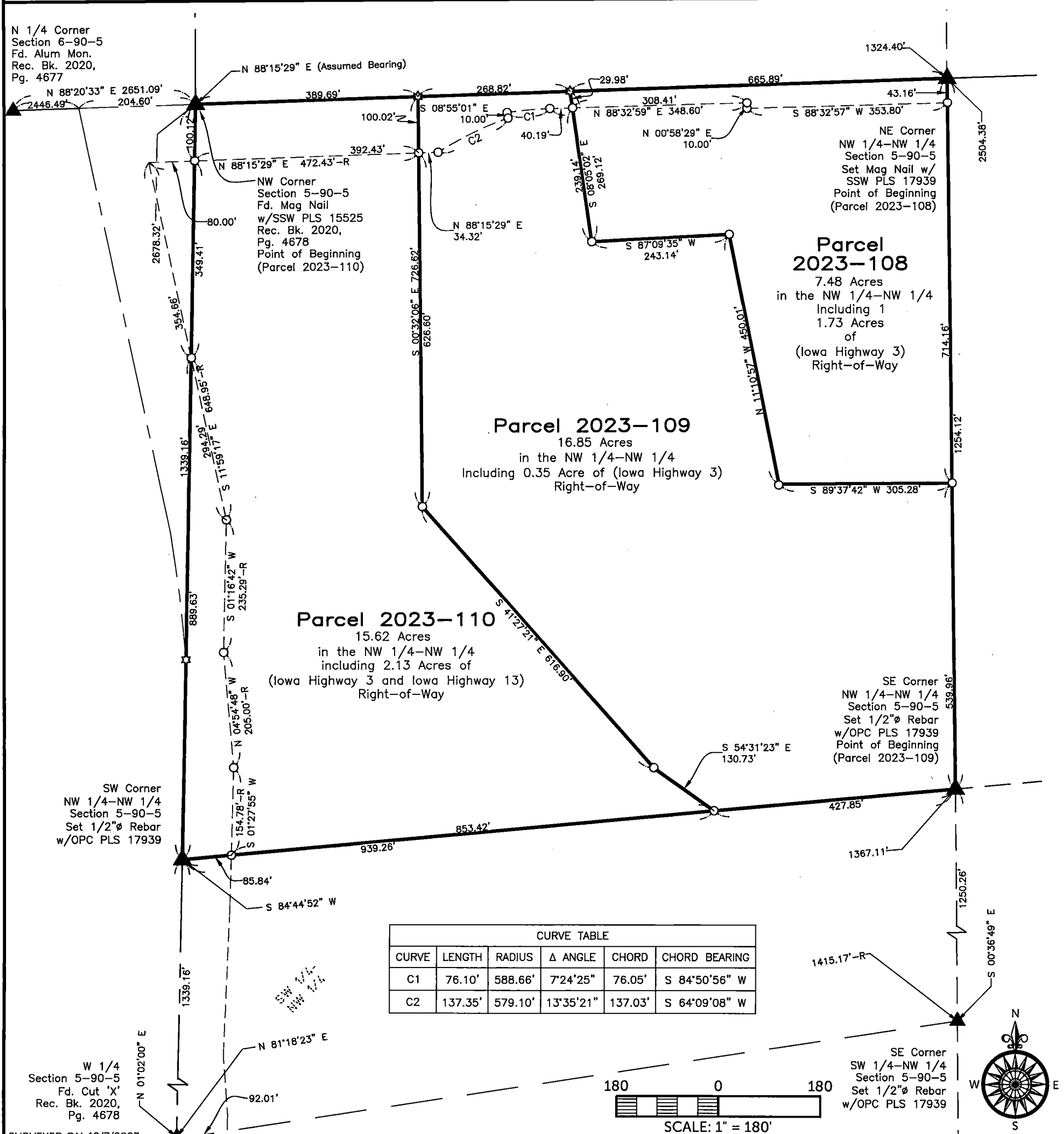
Book 2023 Page 3264  
Document 2023 3264 Type 06 002 Pages 2  
Date 12/28/2023 Time 3:40:47PM  
Rec Amt \$12.00

FILED  
Delaware Co. Auditor  
DEC 28 2023

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

## PLAT OF SURVEY

Parcel 2023-108, Parcel 2023-109 and Parcel 2023-110; in the Northwest Quarter of the Northwest Quarter Section 5, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: 12/7/2023  
SURVEY REQUESTED BY: Jody M. Kerns

Q:\Civil3D\_Survey\Edgewood\Edgewood Corridor 2015.dwg

PROPRIETORS: Joseph C. Kintzle Revocable 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.

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. 23-151

SCALE: 1" = 180'

DATE: Dec. 21, 2023

DRAWN BY: dm

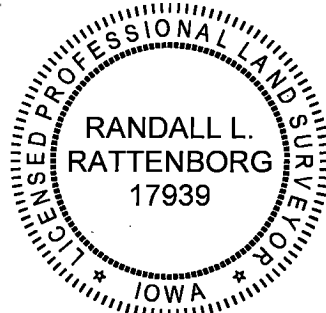
CHECKED BY: ddk/rr

GPS BOX: Edgewood Cor

SHEET 1 OF 2

### LEGEND

- ▲ SECTION CORNER
- R RECORDED
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ☆ SET MAG NAIL w/SSW PLS 17939
- ✕ SET CUT 'X'
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP



SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

**Parcel 2023-108;** in the Northwest Quarter of the Northwest Quarter Section 5, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of said Quarter-Quarter Section;  
**Thence South 00°36'49" East, 714.16 feet** along the East Line of said Quarter-Quarter Section  
**Thence South 89°37'42" West, 305.28 feet;**  
**Thence North 11°10'57" West, 450.01 feet;**  
**Thence South 87°09'35" West, 243.14 feet;**  
**Thence North 08°05'02" West, 269.12 feet** to the North Line of said Section;  
**Thence North 88°15'29" East (Assumed Bearing), 665.89 feet** along said Line to the Point of Beginning.

Containing **7.48 Acres**, including 1.73 Acre of Iowa Highway 3 Right-of-Way,  
Subject to Easements of Record.

AND

**Parcel 2023-109;** in the Northwest Quarter of the Northwest Quarter Section 5, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of said Quarter-Quarter Section;  
**Thence South 84°44'52" West, 427.85 feet** along the South Line of said Quarter-Quarter Section;  
**Thence North 54°31'23" West, 130.73 feet;**  
**Thence North 41°27'21" West, 616.90 feet;**  
**Thence North 00°32'06" West, 726.62 feet** to the North Line of said Quarter-Quarter Section;  
**Thence North 88°15'29" East (Assumed Bearing), 268.82 feet** along said North Line;  
**Thence South 08°05'02" East, 269.12 feet;**  
**Thence North 87°09'35" East, 243.14 feet;**  
**Thence South 11°10'57" East, 450.01 feet;**  
**Thence North 89°37'42" East, 305.28 feet;** to the East Line of said Quarter-Quarter Section  
**Thence South 00°36'49" East, 539.96 feet** along said Line to the Point of Beginning.

Containing **16.85 Acres**, including 0.35 Acre of Iowa Highway 3 Right-of-Way,  
Subject to Easements of Record.

AND

**Parcel 2023-110;** in the Northwest Quarter of the Northwest Quarter Section 5, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of said Section 5;  
**Thence North 88°15'29" East (Assumed Bearing), 389.69 feet** along the North Line of said Section;  
**Thence South 00°32'06" East, 726.62 feet;**  
**Thence South 41°27'21" East, 616.90 feet;**  
**Thence South 54°31'23" East, 130.73 feet** to the South Line of said Quarter-Quarter Section;  
**Thence South 84°44'52" West, 939.26 feet** along said Line to the West Line of said Section;  
**Thence North 01°02'00" East, 1339.16 feet** along said Line to the Point of Beginning;

Containing **15.62 Acres**, including 2.13 Acre of County Road (Iowa Highway 3 and Iowa Highway 13) Right-of-Way,  
Subject to Easements of Record.