COUNTY: Delaware FILED SECTION 5, T 90 N, R 5 W Delaware Co. Assessor Book 2023 Page 3264 ALIQUOT PART: NE 1/4 - NE 1/4 Document 2023 3264 Type 06 002 Pages 2 Date 12/28/2023 Time 3:40:47PM DEC 28 2023 SURVEY: Parcel 2023-108, Parcel 2023-109 and Parcel 2023-110 Rec Amt \$12.00 LOTS: BLOCK: PROPRIETOR: Joseph C. Kintzle Revocable Trust **FILED** Delaware Co. Auditor Daneen Schindler, RECORDER/REGISTRAR REQUESTED BY: Jody M. Kerns DELAWARE COUNTY IOWA DEC 28 2023 SURVEYOR: Randy Rattenborg COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 Parcel 2023-108, Parcel 2023-109 and Parcel 2023-110; in the Northwest Quarter of PLAT OF the Northwest Quarter Section 5, Township 90 North, Range 5 West of the 5th P.M., **SURVEY** Delaware County, lowa N 1/4 Corner Section 6–90–5 Fd. Alum Mon. Rec. Bk. 2020, Pg. 4677 1324.40 \_N 88°15'29" E (Assumed Bearing) 665.89 -29.98 N 88'20'33" E 2651.09' 389.69 2446.49 308.41' \_\_\_\_\_ N 88'32'59" E 348.60' \_20<u>4.6</u>0′ 08°55'01" E -c1-Ω S 88'32'57" W 353.80' 10.00 **NE Corner** N 00'58'29" E 40.19 62 NW 1/4-NW 1/4 Section 5-90-5 10.00 N 88'15'29" E 472.43'-R Set Mag Nail w/ SSW PLS 17939 -NW Corner Section 5-90-5 Fd. Mag Nail w/SSW PLS 15525 Point of Beginning (Parcel 2023-108) N 88'15'29" E Rec. Bk. 2020, Pg. 4678 34.32 Parcel Point of Beginning 243.14 2023-108 (Parcel 2023-110) 7.48 Acres in the NW 1/4-NW 1/4Including 1 1.73 Acres of (lowa Highway 3) Right-of-Way Parcel 2023-109 16.85 Acres in the NW 1/4-NW 1/4 Including 0.35 Acre of (lowa Highway 3) Right—of—Way W 305.28 S 89'37'42" 01.16'42" \ 235.29'-R Parcel 2023-110 15.62 Acres in the NW 1/4-NW 1/4 including 2.13 Acres of (lowa Highway 3 and lowa Highway 13) SE Corner % NW 1/4-NW 1/4 g Right-of-Way Section 5-90-5 Set 1/2"ø Rebar w/OPC PLS 17939 Point of Beginning S 54'31'23" E (Parcel 2023-109) SW Corner 154.78'-R 01'27'55" I NW 1/4-NW 1/4 Section 5-90-5 427.85 Set 1/2"ø Rebar w/OPC PLS 17939 939.26 1367.11 <del>\--85.8</del>4' -- S 84'44'52" W CURVE TABLE CURVE | LENGTH | RADIUS CHORD CHORD BEARING MAL 10 76.10 588.66' 7'24'25" 76.05 S 84'50'56" W 137.35 579.10 13'35'21" 137.03' S 64'09'08" W N 81°18'23" E SE Corner SW 1/4-NW 1/4 Section 5-90-5 Section 5-90-5 180 180 Set 1/2"ø Rebar Fd. Cut 'X' Rec. Bk. 2020, w/OPC PLS 17939 Pg. 4678 SCALE: 1'' = 180'SURVEYED ON: 12/7/2023 SURVEY REQUESTED BY: Jody M. Kerns Q:\Civil3D\_Survey\Edgewood\Edgewood Corridor 2015.dwg **LEGEND** SECTION CORNER SSIONA PROPRIETORS: Joseph C. Kintzle Revocable Trust **▲** R RECORDED
SET 1/2" REBAR w/
ORANGE CAP PLS 17939
SET MAG NAIL w/SSW
PLS 17939 0 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 23-151 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1" = 180' RANDALL L. SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. SET CUT 'X' SECTION LINE **RATTENBORG** DATE: Dec. 21, 2023 QUARTER LINE QTR.-QTR. LINE 17939 DRAWN BY: dm RANDALL L. RATTENBORG PLS. /LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 CENTER LINE EASEMENT OR ROW LINE CHECKED BY: ddk/rr BURRINGTON GROUP, INC. Man JOWA PARCEL BOUNDARY
OPC ORANGE PLASTIC CAP GPS BOX: Edgewood Cor

Civil Engineering | Land Surveying

SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

SHEET 1 OF 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, lowarmore 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 lowa 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, lowarmore 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, lowa 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  $41^{\circ}27'21"$  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 (lowa Highway 3 and lowa Highway 13) Right—of—Way, Subject to Easements of Record.