

COUNTY: Delaware
SECTION 6, T 90 N, R 5 W
ALIQUOT PART: NE 1/4 - NE 1/4
CITY:
SURVEY: Parcel 2024-04
BLOCK: LOTS:
PROPRIETOR: Matthew D. Venteicher
Michelle L. Venteicher
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
FEB 01 2024

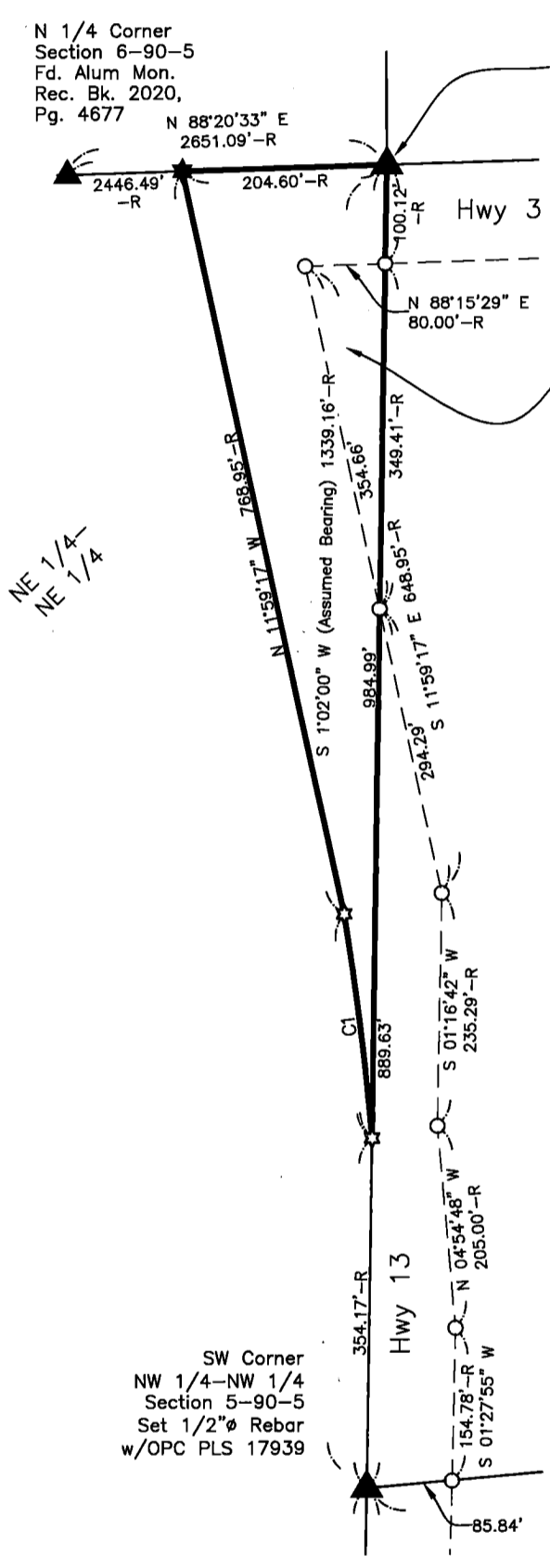
Book 2024 Page 259
Document 2024 259 Type 06 002 Pages 1
Date 2/01/2024 Time 4:01:12PM
Rec Amt \$7.00

FILED
Delaware Co. Auditor
FEB 01 2024

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2024-04; in the Northeast Quarter of the Northeast Quarter Section 6, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa



Parcel 2024-04
2.12 Acres
Including 1.80 Acres of
Iowa Highway 3 and 13
Right-of-Way

Parcel 2024-04; in the Northeast Quarter of the Northeast Quarter Section 6, 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 Section;
- Thence South 01°02'00" West (Assumed Bearing), 984.99 feet** along the East Line of said Section to the Center Line of Iowa Highway 13;
- Thence along a 2863.88 foot Radius curve concave Southwesterly 228.40 feet**, (said curve having a Long Chord of **North 06°48'02" West, 228.34 feet**) along said Center Line;
- Thence North 11°59'17" West, 768.95 feet** continuing along said Center Line to the North Line of said Section;
- Thence North 88°20'33" East, 204.60 feet** along said North Line to the Point of Beginning.

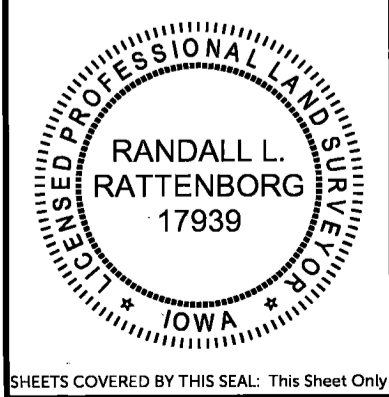
Containing **2.12 Acres**, including 1.80 Acres of Iowa Highway 3 and 13 Right-of-Way, Subject to Easements of Record.

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	228.40'	2863.88'	4°34'10"	228.34'	N 6°48'02" W



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

Q:\Civil3D_Survey\Edgewood\Edgewood Corridor 2015.dwg



PROPRIETORS: **Matthew D. Venteicher and Michelle L. Venteicher**

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 DATE 2/1/2024
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: January 18, 2024
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: Edgewood Cor
SHEET 1 OF 1

LEGEND

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

180 0 180
SCALE: 1" = 180'

SHEETS COVERED BY THIS SEAL: This Sheet Only