COUNTY: DELAWARE
SECTION 21, T 87 N, R 4 W SECTION 16, T87N, R4W
ALIQUOT PART: SEC. 21: NW 1/4 - NW 1/4, NE 1/4 - NW 1/4
SEC. 16: SW 1/4 - SW 1/4, SE 1/4 - SW 1/4
CITY:
SURVEY: PARCELS 2024-07 THROUGH 2024-10
BLOCK: LOTS:
PROPRIETOR: MARVIN J. YODER & MARYANN YODER

REQUESTED BY: MARVIN J. YODER
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.

105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

HEETS COVERED BY THIS SEAL: SHEET 1 - 3

FILED Delaware Co. Assessor

FEB 2 3 2024

FILED Delaware Co. Auditor FEB 2 3 2024

Book 2024 Page 422

Document 2024 422 Type 06 002 Pages 3 Date 2/23/2024 Time 12:51:29PM Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR DELAWARE COUNTY IOWA

PARCEL 2024-07, PART OF THE NE 1/4-NW 1/4, SEC. 21 & PART OF SE 1/4-SW 1/4, SEC. 16; PLAT OF PARCEL 2024-08, PART OF THE NW 1/4-NW 1/4, PART OF THE NE 1/4-NW 1/4, SEC. 21 & PART OF THE SW 1/4-SW 1/4, & PART OF THE SE 1/4-SW 1/4, SEC. 16 PARCEL 2024-09, PART OF THE NW 1/4-NW 1/4, SEC. 21 & PART OF THE SW 1/4-SW 1/4, SEC. 16; **SURVEY** PARCEL 2024-10, PART OF THE SW 1/4-SW 1/4, SEC. 16; ALL IN T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA NW CORNER SW 1/4 - SW 1/4 SEC. 16, T87N, R4W FOUND LIMESTONE W/CUT "X" AND 5/8" REBAR W/ALUM CAP #19211 **NE CORNER SW 1/4 - SW 1/4** LIMESTONE IS THE CORNER SEC. 16, T87N, R4W **BOOK 2010, PAGE 1688** S 88'42'29" E 1317.77' (R-N 89'44'09" E) FOUND 5/8" REBAR W/ALUM CAP #19211 BOOK 2010, PAGE 1688 600.18' (R-600.28') <u>3</u>76<u>.29'</u> 178.88 POINT OF BEGINNING S 06'24'09" W PARCEL 2024-10 PARCEL C **BOOK 2010, PAGE 1185** 300 300 1315.58, SCALE: 1" = 300' **PARCEL 2024-10 10.23 ACRES** ≩ 01.08'10" FOUND 1.17' N. & 6.79' W. OF CORNER SW 1/4 - SW 1/4 ✓ POINT OF BEGINNING 8 SE 1/4 - SW 1/4 PARCEL 2024-08 SEC. 16, T87N, R4W 72.92 SEC. 16, T87N, R4W 978.84 468.32 553.10 425.74 894.06 205.32 N 89°45'02" E 1447.16' N 86'35'04" W 1315.70 **PARCEL 2024-08** N 1/4 CORNER 25.20 ACRES **NW CORNER** SEC. 21, T87N, R4W SEC. 21, T87N, R4W FOUND 5/8" REBAR W/ALUM CAP #19211 FOUND 5/8" REBAR W/ **BOOK 2010, PAGE 1690 ALUM CAP #19211** 180.22' -POINT OF BEGINNING BOOK 2010, PAGE 1691 PARCEL 2024-09 S 86'38'51" E 845.2 S 89'35'51" E 2636.79' 6.59 ACRES 71.98'-2 , 177<u>.4</u>4' 3<u>43</u>.99' 7.00 ACRES **7.30 ACRES** 1.82 ACRES 8.53 ACRES 176.03 13.30 ACRES 6.57 ACRES 4.33 ACRES POINT OF BEGINNING -N 51°03'36" E 22.08' PAGE 495 PARCEL 2024-07 PARCEL 2024-09 **PARCEL 2024-07** 15.12 ACRES BOOK 85, **15.12 ACRES** NE 1/4 - NW 1/4  $\Box$ 01-44'31" NW 1/4 - NW 1/4 PARCEL 2023-113 SEC. 21, T87N, R4W SEC. 21, T87N, R4W BOOK 2023-3242 30.0' ACCESS 180.07' 126.34 EASEMENT N 89'43'25" E S 00°16'35" E (R-N 561.50 00'10'29" \ 01'44'31' 1370.24 940.97 N 89'35'51" W 2311.21 1306.34 33.00 ₹ PARCEL 2023-115 PARCEL 2023-114 BOOK 2023-3242 BOOK 2023-3242 8 PARCEL 2013 BOOK 2013, PA( SE CORNER NE 1/4 - NW 1/4 SEC. 21, T87N, R4W PARCEL B FOUND 1/2" REBAR W/ORANGE CAP #17939 **BOOK 2010, PAGE 1184** BOOK 2023, PAGE 3227 | N 89'40'30" W 2639.08' 326.73' 700.77' (R-700.49') 1<u>611.5</u>8' (R-326.90') **SW CORNER NW 1/4 - NW 1/4** SEC. 21, T87N, R4W FOUND 5/8" REBAR W/ALUM CAP #19211 BOOK 2010, PAGE 1692 SURVEYED ON: 2/14/2024 **LEGEND** Q:\Civil3D\_Survey\GPS Box 61\GPS Box 61 laRCS 2024.dwg SURVEY REQUESTED BY: MARVIN J. YODER SECTION CORNER FOUND 5/8" REBAR w/ PROPRIETORS: MARVIN J. YODER & MARYANN YODER FOUND 5/8" REBAR W/
ORANGE CAP #19211
FOUND 1/2" REBAR W/
YELLOW CAP #12642
FOUND 1/2" REBAR W/
ORANGE CAP #17939
SET 1/2" REBAR W/
ORANGE CAP PLS 17939 SIONAL I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 24-013 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURV SCALE: 1" = 300' SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. RANDALL L. DATE: 2/15/2024 RATTENBORG SECTION LINE VEYUU QUARTER LINE 17939 DRAWN BY: RLR RANDALL L. RATTENBORG P.L.S. €2793 £. #لر QTR.-QTR. LINE MY LICENSE RENEWAL DATE IS DECEMBER 31. 2025 FENCE LINE **CHECKED BY: DDK** CENTER LINE EASEMENT OR ROW LINE BURRINGTON GROUP, INC. IN A TOWA GPS BOX: 61 PARCEL BOUNDARY Civil Engineering | Land Surveying BOUNDARY ESTABLISHED

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

SHEET 1 OF 3

R RECORDED

## **LEGAL DESCRIPTION:**

**PARCEL 2024-07**; Part of the NE 1/4 of the NW 1/4 of Section 21 and part of the SE 1/4 of the SW 1/4 of Section 16, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 15.12 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the north quarter corner of Section 21, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the northerly line of the NW 1/4 of said Section 21, North 89° 35′ 51″ West, 176.03 feet to the westerly line of a parcel recorded in land deed Book 85, Page 495, the **POINT OF BEGINNING**;

**THENCE** along said westerly line, 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 NE 1/4 of the NW 1/4 of said Section 21;

**THENCE** along the easterly line of the NE 1/4 of the NW 1/4, South 00° 16' 35" East, 126.34 feet, to the northerly line of Parcel 2023-115, as recorded in Book 2023, Page 3242;

**THENCE** along the northerly line of said Parcel 2023-115 and Parcel 2023-114, as recorded in Book 2023, Page 3242, North 89° 35' 51" West, 1028.50 feet;

**THENCE** North 00° 25' 03" East, 774.02 feet;

THENCE South 86° 38' 51" East, 845.28 feet, to the westerly line of previously mentioned parcel;

THENCE along the westerly line of said parcel, South 00° 09' 30" West, 71.98 feet to the POINT OF BEGINNING;

The northerly line of the NW 1/4 of Section 21, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 35′ 51″ West.

## **LEGAL DESCRIPTION:**

**PARCEL 2024-08**; Part of the NE 1/4 of the NW 1/4 and part of the NW 1/4 of the NW 1/4 of Section 21 and part of the SE 1/4 of the SW 1/4 and part of the SW 1/4 of Section 16, all in T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 25.20 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the northeast corner of the SW 1/4 of the SW 1/4 of Section 16, T87N, R4W of the 5th Principal Meridian, Delaware County, lowa;

THENCE along the easterly line of the SW 1/4 of the SW 1/4 of said Section 16, South 00° 05' 19" West, 579.66 feet to the POINT OF BEGINNING;

**THENCE** North 89° 45' 02" East, 468.32 feet;

**THENCE** South 00° 15' 12" East, 614.76 feet;

**THENCE** North 86° 38' 51" West, 180.22 feet;

THENCE South 00° 25' 03" West, 774.02 feet, to the northerly line of Parcel 2023-114, as recorded in Book 2023, Page 3242;

THENCE along the northerly line of Parcel 2023-114, North 89° 35′ 51" West, 721.21 feet;

**THENCE** North 00° 25' 03" East, 1369.29 feet;

THENCE North 89° 45' 02" East, 425.74 feet to the POINT OF BEGINNING;

## **LEGAL DESCRIPTION:**

**PARCEL 2024-09**; Part of the NW 1/4 of the NW 1/4 of Section 21 and part of the SW 1/4 of the SW 1/4 of Section 16, all in T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 15.12 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 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the northerly line of the NW 1/4 of the NW 1/4 of said Section 21, South 89° 35′ 51″ East, 349.99 feet, to the northerly line of Parcel 2023-113, as recorded in Book 2023, Page 3242, the **POINT OF BEGINNING**;

**THENCE** along the northerly line of the NW 1/4 of the NW 1/4 of said Section 21, and northerly line of said Parcel 2023-113, South 89° 35' East, 177.44 feet, to the westerly line of Parcel C, as recorded in Book 2010, Page 1185;

THENCE along the westerly line of said Parcel C, North 03° 10' 14" East, 537.87 feet;

THENCE continuing along the westerly line of said Parcel C, North 86° 35' 04" W, 205.32 feet;

THENCE continuing along the westerly line of said Parcel C, North 00° 19' 53" East, 156.42 feet;

THENCE North 89° 45' 02" East, 553.10 feet;

THENCE South 00° 25' 03" West, 1369.29 feet, to the southerly line of said Parcel 2023-113;

THENCE along the southerly line of said Parcel 2023-113, North 89° 35' 51" West, 561.50 feet, to the westerly line of said Parcel 2023-113;

THENCE along the westerly line of said Parcel 2023-113, North 00° 10' 23" West, 644.58 feet;

THENCE continuing along the westerly line of Parcel 2023-113, North 51° 03' 36" East, 22.08 feet to the POINT OF BEGINNING;

The northerly line of the NW 1/4 of Section 21, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 35′ 51″ West.

## **LEGAL DESCRIPTION:**

**PARCEL 2024-10**, Part of the SW 1/4 of the SW 1/4 of Section 16, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 10.23 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the northwest corner of the SW 1/4 of the SW 1/4 of Section 16, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the northerly line of the SW 1/4 of the SW 1/4 of said Section 16, South 88° 42' 29" East, 341.30 feet, to the Northwest corner of Parcel C, as recorded in Book 2010, Page 1185, the **POINT OF BEGINNING**;

**THENCE** along the northerly line of the SW 1/4 of the SW 1/4 of said Section 16 and northerly line of said Parcel C, South 88° 42' 29" East, 600.18 feet, to the easterly line of said Parcel C;

THENCE along the easterly line of said Parcel C, South 06° 24' 09" West, 178.88 feet;

**THENCE** continuing along the easterly line of said Parcel C, South 49° 31' 15" East, 519.83 feet, to the easterly line of the SW 1/4 of the SW 1/4 of said Section 16;

**THENCE** continuing along the easterly line of the SW 1/4 of the SW 1/4 of said Section 16 and easterly line of said Parcel C, South 00° 05' 19" West, 72.92 feet;

THENCE South 89° 45' 02" West, 978.84 feet, to the westerly line of said Parcel C;

THENCE along the westerly line of said Parcel C, North 00° 19' 53" East, 605.95 feet to the POINT OF BEGINNING;

The northerly line of the NW 1/4 of Section 21, T87N, R4W of the 5th Principal Meridian, Delaware County, lowa is assumed to bear North 89° 35′ 51″ West.