

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: BURREINGTON, GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURREINGTONGROUP.COM 563-927-2434

FILED
 Delaware Co. Assessor

FEB 23 2024

FILED
 Delaware Co. Auditor

FEB 23 2024

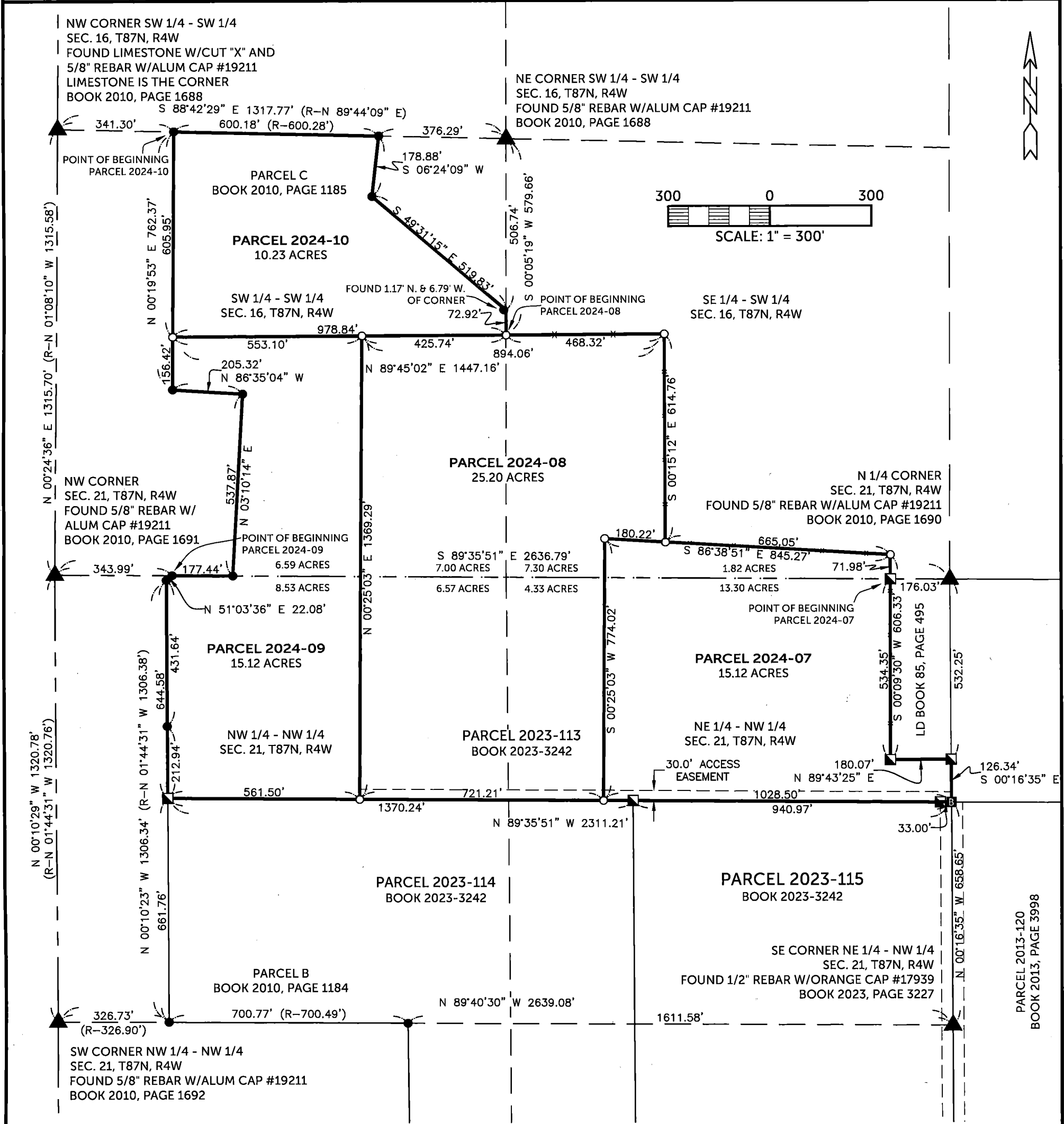
Book 2024 Page 422

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

PLAT OF SURVEY

PARCEL 2024-07, PART OF THE NE 1/4-NW 1/4, SEC. 21 & PART OF SE 1/4-SW 1/4, SEC. 16;
 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;
 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

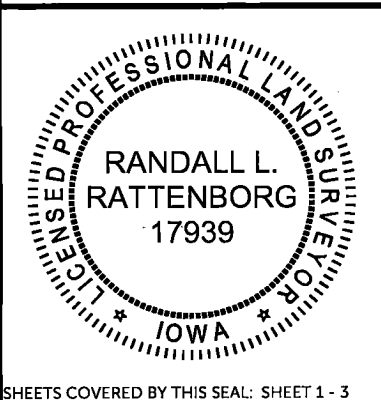


SURVEYED ON: 2/14/2024
 SURVEY REQUESTED BY: MARVIN J. YODER

Q:\Civil3D_Survey\GPS Box 61\GPS Box 61 IaRCS 2024.dwg

LEGEND

- ▲ SECTION CORNER
- 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
- SECTION LINE
- QUARTER LINE
- QTR-QTR. LINE
- x-x- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED RECORDED



PROPRIETORS: **MARVIN J. YODER & MARYANN YODER**

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 2/22/2024
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

BURREINGTON GROUP, INC.
 Civil Engineering | Land Surveying
 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 24-013
SCALE: 1" = 300'
DATE: 2/15/2024
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: 61
SHEET 1 OF 3

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 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, Iowa;

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' 51" 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, Iowa is assumed to bear North 89° 35' 51" West.

