

COUNTY: DELAWARE  
SECTION 14, T 89 N, R 4 W  
ALIQUOT PART: SW 1/4 - SW 1/4  
CITY:  
SURVEY: PARCEL 2024-21, PARCEL 2024-22  
BLOCK: LOTS:  
PROPRIETOR: RODNEY J. NEFZGER & CONNIE M. NEFZGER  
REQUESTED BY: RODNEY J. NEFZGER  
SURVEYOR: RANDALL L. RATTENBORG  
COMPANY: BURRINGTON GROUP, INC.  
105 W. MAIN STREET, MANCHESTER, IA 52057  
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
Delaware Co. Assessor

APR 12 2024

FILED  
Delaware Co. Auditor

APR 12 2024



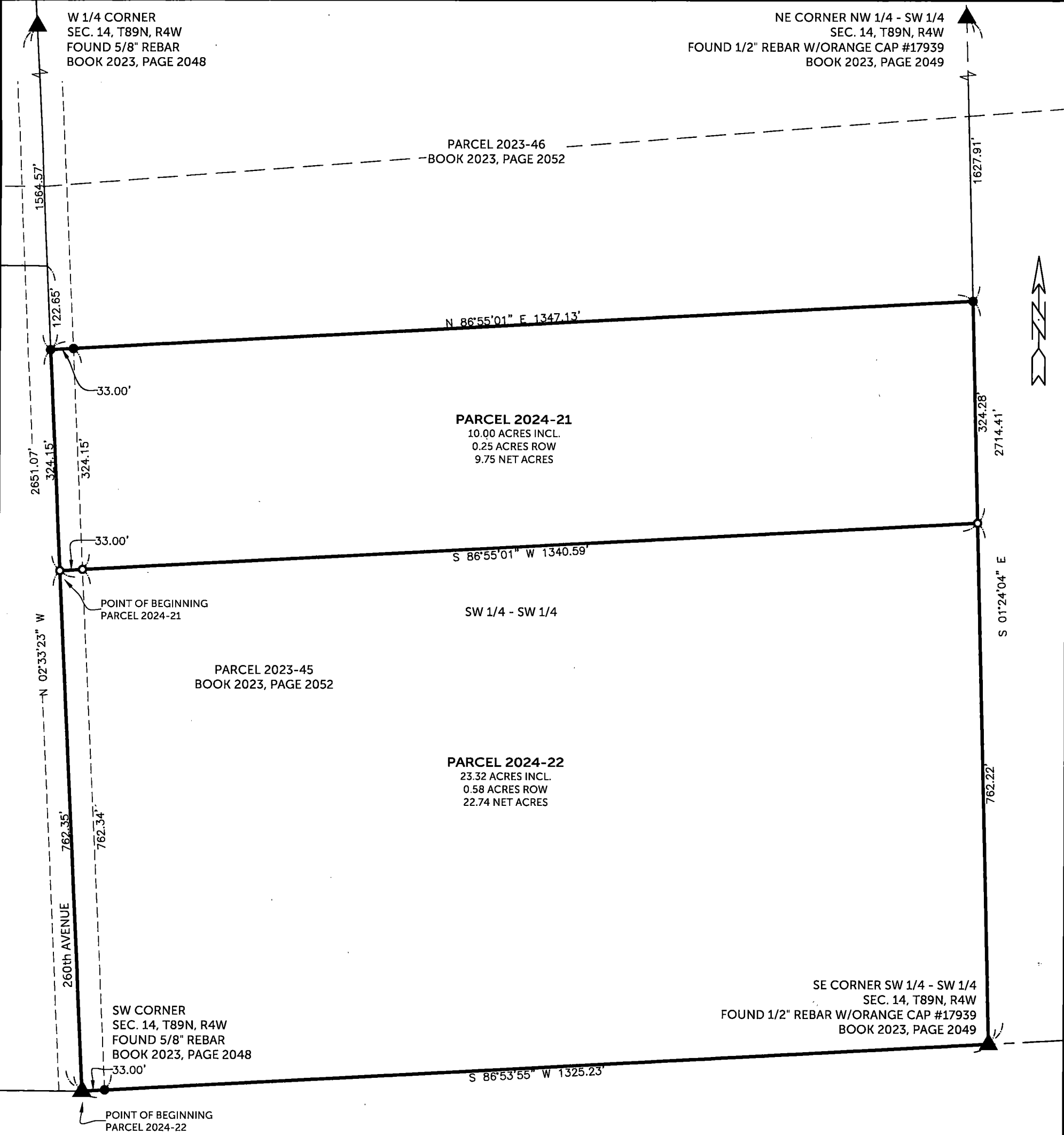
Book 2024 Page 792

Document 2024 792 Type 06 002 Pages 2  
Date 4/12/2024 Time 11:44:34AM  
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

## PLAT OF SURVEY

PARCEL 2024-21, PART OF PARCEL 2023-45 IN THE SW 1/4 - SW 1/4;  
PARCEL 2024-22, PART OF PARCEL 2023-45 IN THE SW 1/4 - SW 1/4;  
SECTION 14, T89N, R4W OF THE 5th P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 3/25/2024  
SURVEY REQUESTED BY: RODNEY J. NEFZGER

Q:\Civil3D\_Survey\GPS Box 19\GPS Box 19 2015.dwg

PROPRIETORS: RODNEY J. NEFZGER & CONNIE M. NEFZGER

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

DATE

4/12/2024



**BURRINGTON GROUP, INC.**

Civil Engineering | Land Surveying

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

PROJECT NO. 24-045

SCALE: 1" = 150'

DATE: MARCH 20, 2024

DRAWN BY: RLR

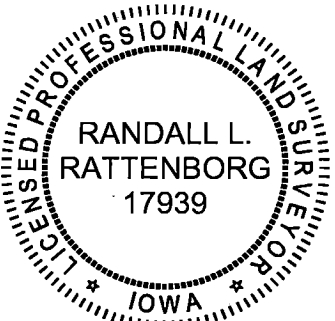
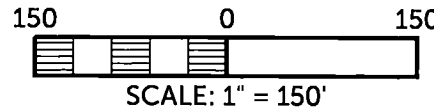
CHECKED BY: DDK

GPS BOX: 19

SHEET 1 OF 2

### LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/  
ORANGE CAP #17939
- SET 1/2" REBAR w/  
ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED  
RECORDED



SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

**LEGAL DESCRIPTION:**

**PARCEL 2024-21**, Part of Parcel 2023-45 in the SW 1/4 of the SW 1/4 of Section 14, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 10.00 acres, including 0.25 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the southwest corner of Section 14, T89N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, being the southwest corner of Parcel 2023-45, as recorded in Book 2023 Page 2052;

**THENCE** along the westerly line of the SW 1/4 of said Section 14 and westerly line of said Parcel 2023-45, North 02° 33' 23" West, 762.35 feet to the **POINT OF BEGINNING**;

**THENCE** continuing along the westerly line of the SW 1/4 of said Section 14, North 02° 33' 23" West, 324.15 feet, to the northerly line of said Parcel 2023-45;

**THENCE** along the northerly line of said Parcel 2023-45, North 86° 55' 01" East, 1347.13 feet, to the easterly line the SW 1/4 of the SW 1/4 of said Section 14 and the easterly line of said Parcel 2023-45;

**THENCE** along the easterly line the SW 1/4 of the SW 1/4 of said Section 14 and the easterly line of said Parcel 2023-45, South 01° 24' 04" East, 324.28 feet;

**THENCE** South 86° 55' 01" West, 1340.59 feet to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of Section 14, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 33' 23" West.

**LEGAL DESCRIPTION:**

**PARCEL 2024-22**, Part of Parcel 2023-45 in the SW 1/4 of the SW 1/4 of Section 14, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 23.32 acres, including 0.58 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**BEGINNING** at the southwest corner of Section 14, T89N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, being the southwest corner of Parcel 2023-45, as recorded in Book 2023 Page 2052;

**THENCE** along the westerly line of the SW 1/4 of said Section 14 and westerly line of said Parcel 2023-45, North 02° 33' 23" West, 762.35 feet;

**THENCE** North 86° 55' 01" East, 1340.59 feet, to the easterly line the SW 1/4 of the SW 1/4 of said Section 14 and easterly line of said Parcel 2023-45;

**THENCE** along the easterly line of the SW 1/4 of the SW 1/4 of said Section 14 and easterly line of said Parcel 2023-45, South 01° 24' 04" East, 762.22 feet, to the southerly line of the SW 1/4 of the SW 1/4 of said Section 14 and southerly line of said Parcel 2023-45;

**THENCE** along the southerly line of the SW 1/4 of the SW 1/4 of said Section 14 and the southerly line of said Parcel 2023-45, South 86° 53' 55" West, 1325.23 feet to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of Section 14, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 33' 23" West.