

COUNTY: DELAWARE

SECTION 8 , T 87 N, R 6 W

ALIQUOT PART: SE 1/4 - SE 1/4

CITY:

SURVEY: PARCEL 2024-19, PARCEL 2024-20

BLOCK: LOTS:

PROPRIETOR: JOYCE M. SCHLUETER

REQUESTED BY: JUSTIN WENGER

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 15 2024

FILED

Delaware Co. Auditor

APR 15 2024



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Document 2024 815 Type 06 002 Pages 2

Date 4/15/2024 Time 1:25:57PM

Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR

DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2024-19, PART OF THE SE 1/4 - SE 1/4
PARCEL 2024-20, PART OF THE SE 1/4 - SE 1/4
ALL IN SEC. 8, T87N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2024-19, Part of the SE 1/4 of the SE 1/4 of Section 8, T87N, R6W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.00 acre, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the southeast corner of Section 8, T87N, R6W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the southerly line of the SE 1/4 of the SE 1/4 of said Section 8, also being the southerly line of Parcel A, as recorded in Plat Book 7, Page 128, North 89° 57' 40" West (assumed bearing), 764.21 feet to the westerly boundary of said Parcel A;

THENCE along the westerly boundary of the said Parcel A, North 00° 33' 53" East, 202.83 feet to the **POINT OF BEGINNING**;

THENCE North 89° 39' 36" West, 20.00 feet;

THENCE North 00° 33' 53" East, 122.00 feet;

THENCE South 89° 26' 07" East, 45.82 feet;

THENCE North 60° 36' 54" East, 79.00 feet;

THENCE North 00° 44' 28" West, 40.81 feet, to a westerly extension of the northerly line of said Parcel A;

THENCE along said westerly extension, South 88° 23' 30" East, 235.13 feet to the westerly boundary of said Parcel A;

THENCE along said westerly boundary, South 53° 35' 02" West, 49.54 feet;

THENCE continuing along said westerly boundary, South 00° 02' 05" West, 110.61 feet;

THENCE continuing along said westerly boundary, North 89° 26' 42" West, 153.15 feet;

THENCE continuing along said westerly boundary, North 00° 54' 25" West, 15.59 feet;

THENCE continuing along said westerly boundary, South 89° 18' 50" West, 22.38 feet;

THENCE continuing along said westerly boundary, South 00° 33' 44" East, 53.39 feet;

THENCE continuing along said westerly boundary, North 88° 41' 02" West, 42.49 feet;

THENCE continuing along said westerly boundary, South 01° 48' 00" West, 19.43 feet;

THENCE continuing along said westerly boundary, North 89° 39' 36" West, 72.09 feet to the **POINT OF BEGINNING**;

LEGAL DESCRIPTION:

PARCEL 2024-20, Part of the SE 1/4 of the SE 1/4 of Section 8, T87N, R6W of the 5th Principal Meridian, Delaware County, Iowa, containing 12.00 acres, including 0.76 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 the SE 1/4 of the SE 1/4 of Section 8, T87N, R6W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SE 1/4 of the SE 1/4 of said Section 8, North 00° 19' 13" West, 599.96 feet;

THENCE South 89° 57' 40" East, 1336.89 feet, to the easterly line of the SE 1/4 of the SE 1/4 of said Section 8;

THENCE along the easterly line of the SE 1/4 of the SE 1/4 of said Section 8, South 00° 44' 28" East, 600.00 feet, to the southerly line of the SE 1/4 of the SE 1/4 of said Section 8;

THENCE along the southerly line of the SE 1/4 of the SE 1/4 of said Section 8, North 89° 57' 40" West, 10.94 feet to the easterly boundary of Parcel A, as recorded in Plat Book 7, Page 128;

THENCE along the easterly boundary of said Parcel A, North 00° 23' 36" East, 247.89 feet;

THENCE continuing along the easterly boundary of said Parcel A, North 61° 57' 52" West, 151.17 feet;

THENCE continuing along the easterly boundary of said Parcel A, North 01° 39' 00" West, 71.00 feet to the northerly boundary of the said Parcel A;

THENCE along the northerly boundary of said Parcel A and westerly extension thereof, North 88° 23' 30" West, 522.36 feet;

THENCE South 00° 44' 28" East, 40.81 feet;

THENCE South 60° 36' 54" West, 79.00 feet;

THENCE North 89° 26' 07" West, 45.82 feet;

THENCE South 00° 33' 53" West, 122.00 feet;

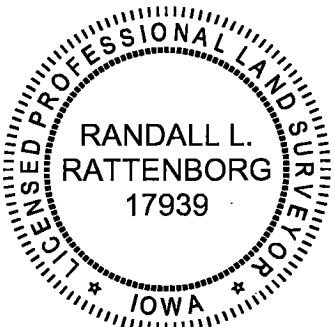
THENCE South 89° 39' 36" East, 20.00 feet to the westerly boundary of said Parcel A;

THENCE along the westerly boundary of said Parcel A, South 00° 33' 53" West, 202.83 feet, to the southerly line of the SE 1/4 of the SE 1/4 of said Section 8;

THENCE along the southerly line of the SE 1/4 of the SE 1/4 of said Section 8, North 89° 57' 40" West (assumed bearing), 577.08 feet to the **POINT OF BEGINNING**.

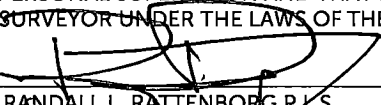
SURVEYED ON: 3/15 & 4/12/2024
SURVEY REQUESTED BY: JUSTIN WENGER

Q:\Civil3D_Survey\GPS Box 56\GPS Box 56 IaRCS 2024.dwg




PROPRIETORS: JOYCE M. SCHLUETER

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 4/15/2024

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

PROJECT NO. 23-161
SCALE: 1"= 150'
DATE: 4/15/2024
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: 56
SHEET 1 OF 2

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

NW CORNER SE 1/4 - SE 1/4
SEC. 8, T87N, R6W
SET 1/2" REBAR W/ORANGE CAP #17939

PARCEL 2024-19, PART OF THE SE 1/4 - SE 1/4
PARCEL 2024-20, PART OF THE SE 1/4 - SE 1/4
ALL IN SEC. 8, T87N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

E 1/4 CORNER
SEC. 8, T87N, R6W
FOUND 1/2" REBAR W/ORANGE CAP #8419
BOOK 2006, PAGE 3883

S 89°57'40" E 1336.89'

SE 1/4 - SE 1/4

LEGEND

- SECTION CORNER
- FOUND 1/2" REBAR w/
YELLOW CAP #8812
- SET 1/2" REBAR w/
ORANGE CAP #17939
- SET MAG NAIL w/SSW
#17939
- CALCULATED POSITION
- SECTION LINE
- QUARTER LINE
- QTR-QTR. LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
RECORDED

PARCEL 2024-20

12.00 ACRES INCL.
0.76 ACRES ROW

PARCEL 2024-19

1.00 ACRE

PARCELA
PLAT BK. 7, PG. 128

30' WIDE ACCESS
EASEMENT FOR:
PARCELA
PARCEL 2024-19
PARCEL 2024-20

POINT OF BEGINNING
PARCEL 2024-19

SW CORNER SE 1/4 - SE 1/4
SEC. 8, T87N, R6W
SET MAGNAIL W/STEEL CAP #17939
POINT OF BEGINNING
PARCEL 2024-20

SE CORNER
SEC. 8, T87N, R6W
FOUND MAGNAIL W/WASHER
BOOK 2018, PAGE 2975



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