

COUNTY: Delaware  
 SECTION 3, T 90 N, R 5 W  
 ALIQUOT PART: NW 1/4-NE 1/4, NE 1/4-NE 1/4  
 CITY: Edgewood  
 SURVEY: Marjie P's Subdivision  
 BLOCK: LOTS: 1-5  
 PROPRIETOR: Marjorie M. Perrinjaquet  
 REQUESTED BY: Kevin Perrinjaquet  
 SURVEYOR: Randy Rattenborg  
 COMPANY: BURRINGTON, GROUP, INC.  
 105 W. MAIN STREET, MANCHESTER, IA 52057  
 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
 Delaware Co. Assessor

AUG 2 2024

FILED  
 Delaware Co. Auditor

AUG 02 2024



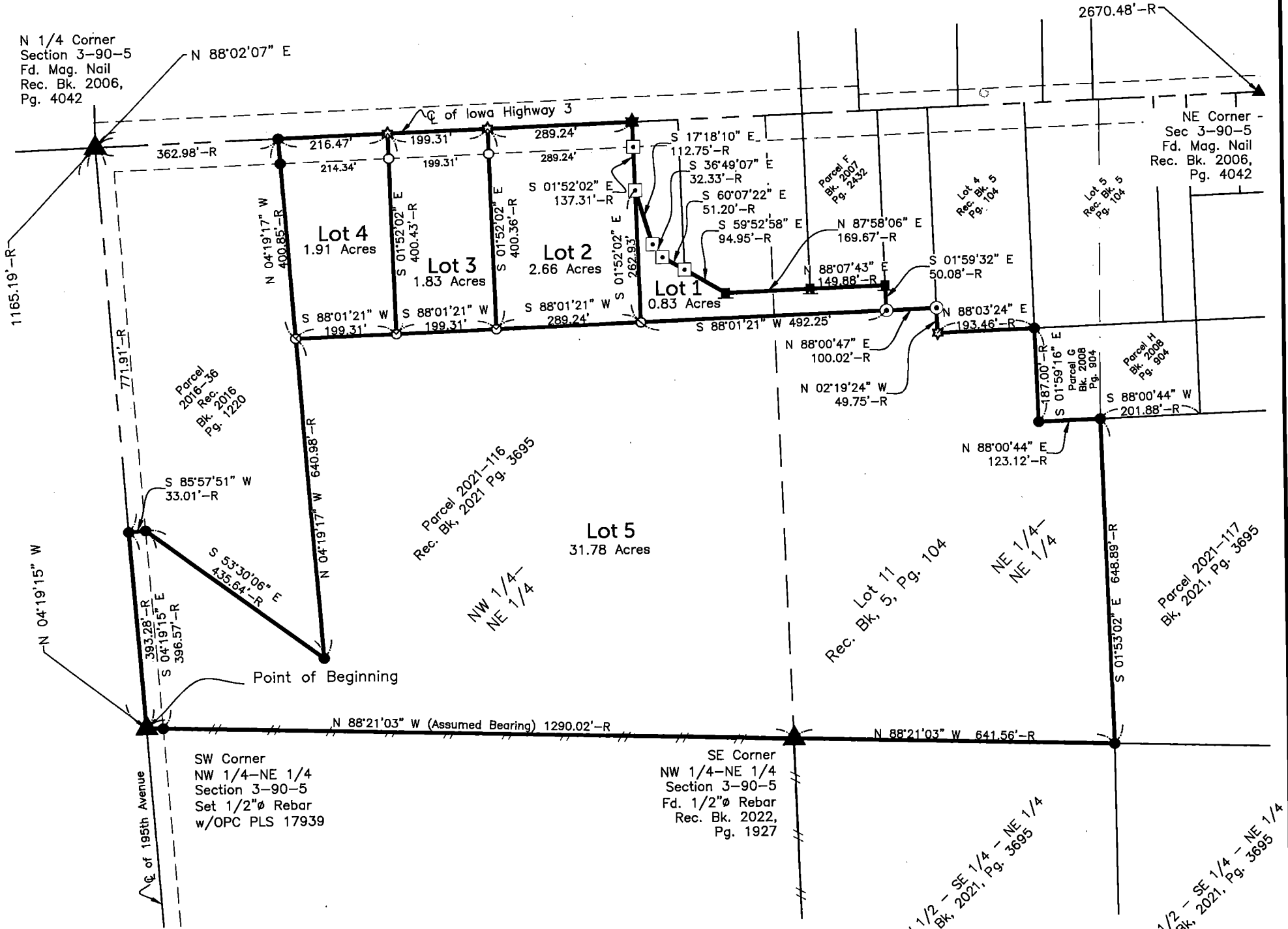
Book 2024 Page 1862

Document 2024 1862 Type 06 002 Pages 5  
 Date 8/02/2024 Time 11:11:23AM  
 Rec Amt \$27.00

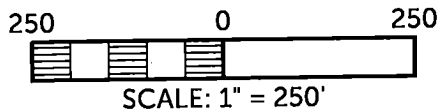
Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

**PLAT OF SURVEY**

**Marjie P's Subdivision**; A Subdivision of Parcel 2021-116 in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northeast Quarter in Section 3, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa



|       | ROW  | Acres |       | Total |
|-------|------|-------|-------|-------|
|       |      | NW-NE | NE-NE |       |
| Lot 1 | -    | 0.58  | 0.25  | 0.83  |
| Lot 2 | 0.33 | 2.66  | -     | 2.66  |
| Lot 3 | 0.22 | 1.83  | -     | 1.83  |
| Lot 4 | 0.24 | 1.91  | -     | 1.91  |
| Lot 5 | 0.30 | 19.94 | 11.84 | 31.78 |
|       | 1.09 | 26.92 | 12.09 | 39.01 |



**LEGEND**

- ▲ SECTION CORNER
- R RECORDED
- FD. 1/2" Ø REBAR w/ OPC PLS 17939
- FD. 5/8" REBAR w/ RPC PLS 12631
- FD. 1/2" Ø REBAR w/ OPC PLS 8419
- ★ FD. P.K. NAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ☆ FD. 1/2" Ø IRON ROD AC PLS 5227
- FD. 1/2" Ø REBAR w/ RPC PLS 7060
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- RPC RED PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- AC ALUMINUM CAP

SURVEYED ON: March 15, 2024  
 SURVEY REQUESTED BY: Kevin Perrinjaquet

Q:\Civil3D\_Survey\Edgewood\Edgewood Corridor 2015.dwg

PROPRIETORS: **Marjorie M. Perrinjaquet**

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.

PROJECT NO. 24-043

SCALE: 1" = 250'

DATE: March 14, 2024

DRAWN BY: dm

CHECKED BY: ddk/rr

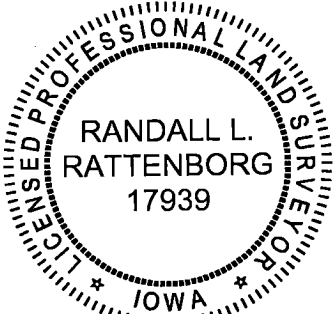
GPS BOX: Edgewood Corridor

SHEET 1 OF 2

RANDALL L. RATTENBORG, P.L.S. LIC. #17939  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

3/14/2024  
 DATE

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



SHEETS COVERED BY THIS SEAL: Shts. 1 thru 2

**Marjie P's Subdivision;** A Subdivision of Parcel 2021-116 in the Northwest Quarter of the Northeast Quarter and in the Northeast Quarter of the Northeast Quarter Section 3, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of the NW 1/4 of the NE 1/4 of said Section;

**Thence North 04°19'15" West, 393.28 feet** along the West Line of said Quarter-Quarter Section; and the Center Line of 195th Avenue to the South Line of Parcel 2016-36, Recorded in Book 2016, Page 1220 on file at the Delaware County Recorder's office in Manchester Iowa;

**Thence North 85°57'51" East, 33.01 feet** along said South Line;

**Thence continuing South 53°30'06" East, 435.64 feet** along said South Line to the East Line of said Parcel;

**Thence North 04°19'17" West, 1041.83 feet** along said East Line to the North Line of said Section and the Center Line of Iowa Highway 3 (Union Street)

**Thence North 88°02'07" East, 705.02 feet** along said Line to the West Line of Parcel 2013-89, recorded in Book 2013, Page 3425 on file at the Delaware County Recorder's office in Manchester, Iowa;

**Thence South 01°52'02" East, 137.31 feet** along said West Line;

**Thence South 17°18'10" East, 112.75 feet** along said West Line;

**Thence South 36°49'07" East, 32.33 feet** along said West Line;

**Thence South 60°07'22" East, 51.20 feet** along said West Line to the Southerly Line of Parcel E, recorded in Book 2007, Page 2432 on file at the Delaware County Recorder's office in Manchester, Iowa;

**Thence South 59°52'58" East, 94.95 feet** along said South Line;

**Thence North 87°58'06" East, 169.67 feet** to the South Line of Parcel F, recorded in Book 2007, Page 2432 on file at the Delaware County Recorder's office in Manchester, Iowa;

**Thence North 88°07'43" East, 149.88 feet** along said Line to the West Line of Parcel B, recorded in Book 1999, Page 2949 on file at the Delaware County Recorder's office in Manchester, Iowa;

**Thence South 01°59'32" East, 50.08 feet** along said West Line to the South Line of said Parcel B;

**Thence North 88°00'47" East, 100.02 feet** along said Line to the West Line of Lot 4 of a Subdivision Recorded in Book 5, Page 104 on file at the Delaware County Recorder's office in Manchester, Iowa

**Thence South 02°19'24" East, 49.75 feet** along said Line to the South Line of said Lot 4;

**Thence North 88°03'24" East, 193.46 feet** along said Line to the West Line of Parcel G, recorded in Book 2008, Page 904 on file at the Delaware County Recorder's office in Manchester, Iowa;

**Thence South 01°59'16" East, 187.00 feet** along said Line to the South Line of said Parcel G;

**Thence North 88°00'44" East, 123.12 feet** along said Line to the West Line of Parcel 2021-117, recorded in Book 2021, Page 3695;

**Thence South 01°53'02" East, 648.89 feet** along said West Line to the South Line of the Northeast Quarter of the Northeast Quarter;

**Thence North 88°21'03" West, 641.56 feet** along said Line to the South Line of the Northwest Quarter of the Northeast Quarter;

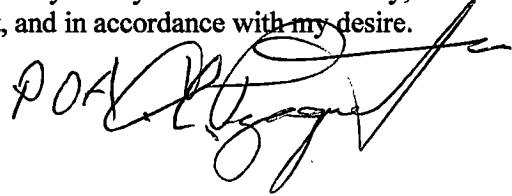
**Thence North 88°21'03" West (Assumed Bearing), 1290.02 feet** along said Line to the Point of Beginning.

Containing **39.01 Acres**, including 1.09 Acre of County Road (195th Avenue & Iowa State Highway (Union Street)) Right-of-Way,  
Subject to Easements of Record.

**OWNER'S ACKNOWLEDGMENT**

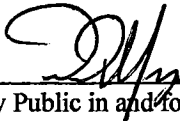
I Marjorie M. Perrinjaquet of DELAWARE County,  
State of IOWA, do hereby certify that the above survey, as shown by  
the attached Plat, is made with my free consent, and in accordance with my desire.

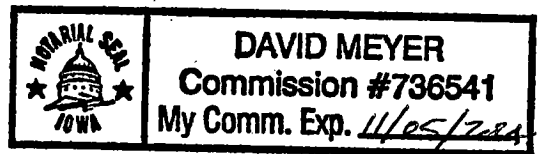
Craig L. Perrinjaquet, mo  
Marjorie M. Perrinjaquet



State of Iowa )  
County of DELAWARE ) ss:

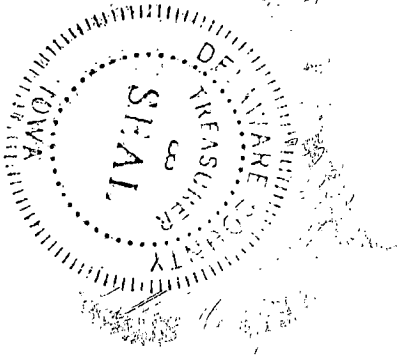
On this 27th day of JULY, 2024, before me a Notary Public in and for  
said County, personally appeared CRIG L. PERRINJAQUET to me known to be the  
person named and who executed the foregoing instrument, and acknowledged that they executed  
the same as their voluntary act and deed.

  
Notary Public in and for said State



## CERTIFICATE OF TREASURER

I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **Marjie P'S Subdivision**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 7.26.24  
Jenny Eschen Date  
Delaware County Treasurer

## APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **Marjie P'S Subdivision**, a subdivision in Delaware County, Iowa.



Carla K. Becker 8-2-24  
Carla K. Becker Date  
Delaware County Auditor

## DELAWARE COUNTY E-911 BOARD

The foregoing plat of **Marjie P'S Subdivision**, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996

Michael Corkery 7-26-24  
Michael Corkery - Coordinator Date  
Delaware County E-911 Board

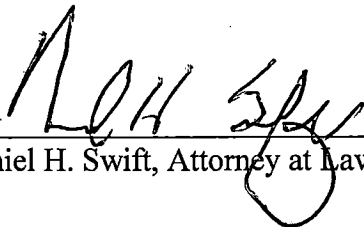
ATTORNEY'S OPINION

I, Daniel H. Swift, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Marjie P's Subdivision, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated March 14, 2024.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified by said company on the 27th day of March, A.D., 2024, at the hour of 8:00 A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in Marjorie M. Perrinjaquet, a single person.

Dated at Manchester, Delaware County, Iowa, this 9 day of April, 2024.

  
\_\_\_\_\_  
Daniel H. Swift, Attorney at Law