

COUNTY: DELAWARE
 SECTION 11, T 87 N, R 5 W SECTION 12, T 87 N, R 5 W
 ALIQUOT PART: SEC. 11: SE 1/4 - NE 1/4
 SEC. 12: SW 1/4 - NW 1/4
 CITY:
 SURVEY: PARCEL 2024-57 & PARCEL 2024-58
 BLOCK: LOTS:
 PROPRIETOR: BRIAN J. WEGMANN
 REQUESTED BY: BRIAN J. WEGMANN
 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

AUG 23 2024

FILED
 Delaware Co. Auditor

AUG 23 2024



Book 2024 Page 2060

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 Date 8/23/2024 Time 3:12:45PM
 Rec Amt \$7.00

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2024-57, PART OF THE SE 1/4 - NE 1/4, SECTION 11, T87N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA
 PARCEL 2024-58, PART OF THE SW 1/4 - NW 1/4, SECTION 12, T87N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2024-57, Part of the SE 1/4 of the NE 1/4 of Section 11, T87N, R5W of the Fifth Principal, Meridian, Delaware County, Iowa, containing a total of 2.57 acres, including 0.24 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 East Quarter Corner of Section 11, T87N, R5W of the Fifth Principal, Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the NE 1/4 of said Section 11, South 88° 33' 05" West, 320.00 feet;

THENCE North 01° 22' 10" West, 350.00 feet;

THENCE North 88° 33' 05" East, 320.00 feet, to the easterly line of the said NE 1/4;

THENCE along the said easterly line, South 01° 22' 10" East (assumed bearing), 350.00 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2024-58, Part of the SW 1/4 of the NW 1/4 of Section 12, T87N, R5W of the Fifth Principal, Meridian, Delaware County, Iowa, containing a total of 2.41 acres, including 0.21 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

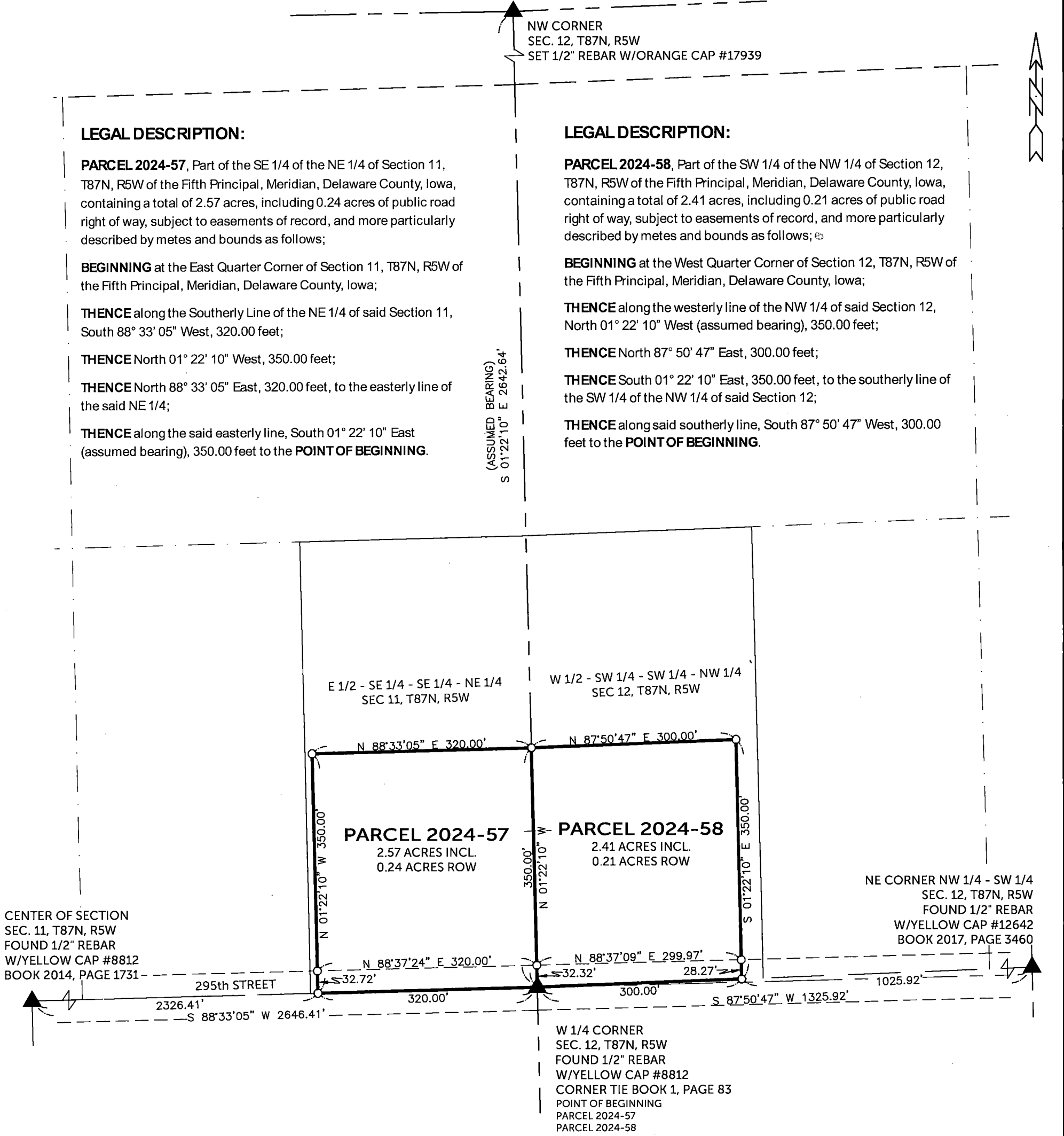
BEGINNING at the West Quarter Corner of Section 12, T87N, R5W of the Fifth Principal, Meridian, Delaware County, Iowa;

THENCE along the westerly line of the NW 1/4 of said Section 12, North 01° 22' 10" West (assumed bearing), 350.00 feet;

THENCE North 87° 50' 47" East, 300.00 feet;

THENCE South 01° 22' 10" East, 350.00 feet, to the southerly line of the SW 1/4 of the NW 1/4 of said Section 12;

THENCE along said southerly line, South 87° 50' 47" West, 300.00 feet to the **POINT OF BEGINNING**.



SURVEYED ON: 8/1/2024
 SURVEY REQUESTED BY: BRIAN J. WEGMANN

Q:\Civil3D_Survey\GPS Box 53\GPS Box 53 2020.dwg



PROPRIETORS: **BRIAN J. WEGMANN**

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.

[Signature]
 RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 8/22/2024
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

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

PROJECT NO. 24-093
 SCALE: 1" = 150'
 DATE: 8/1/2024
 DRAWN BY: RLR
 CHECKED BY: DDK
 GPS BOX: 53
 SHEET 1 OF 1

LEGEND

- ▲ SECTION CORNER SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION CORNER SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR-QTR-QTR LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- R RECORDED

