


COUNTY: DELAWARE
 SECTION 31, T 88 N, R 5 W
 ALIQUOT PART: NW 1/4 - SW 1/4

CITY:
 SURVEY: PARCEL 2024-81
 BLOCK: LOTS:
 PROPRIETOR: LISA J. MONAGHAN

REQUESTED BY: LISA J. MONAGHAN
 SURVEYOR: RANDALL L. RATTENBORG
 COMPANY: BURLINGTON GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURLINGTONGROUP.COM 563-927-2434

FILED
 Delaware Co. Assessor
 OCT 15 2024


 Book 2024 Page 2597
 Document 2024 2597 Type 06 002 Pages 1
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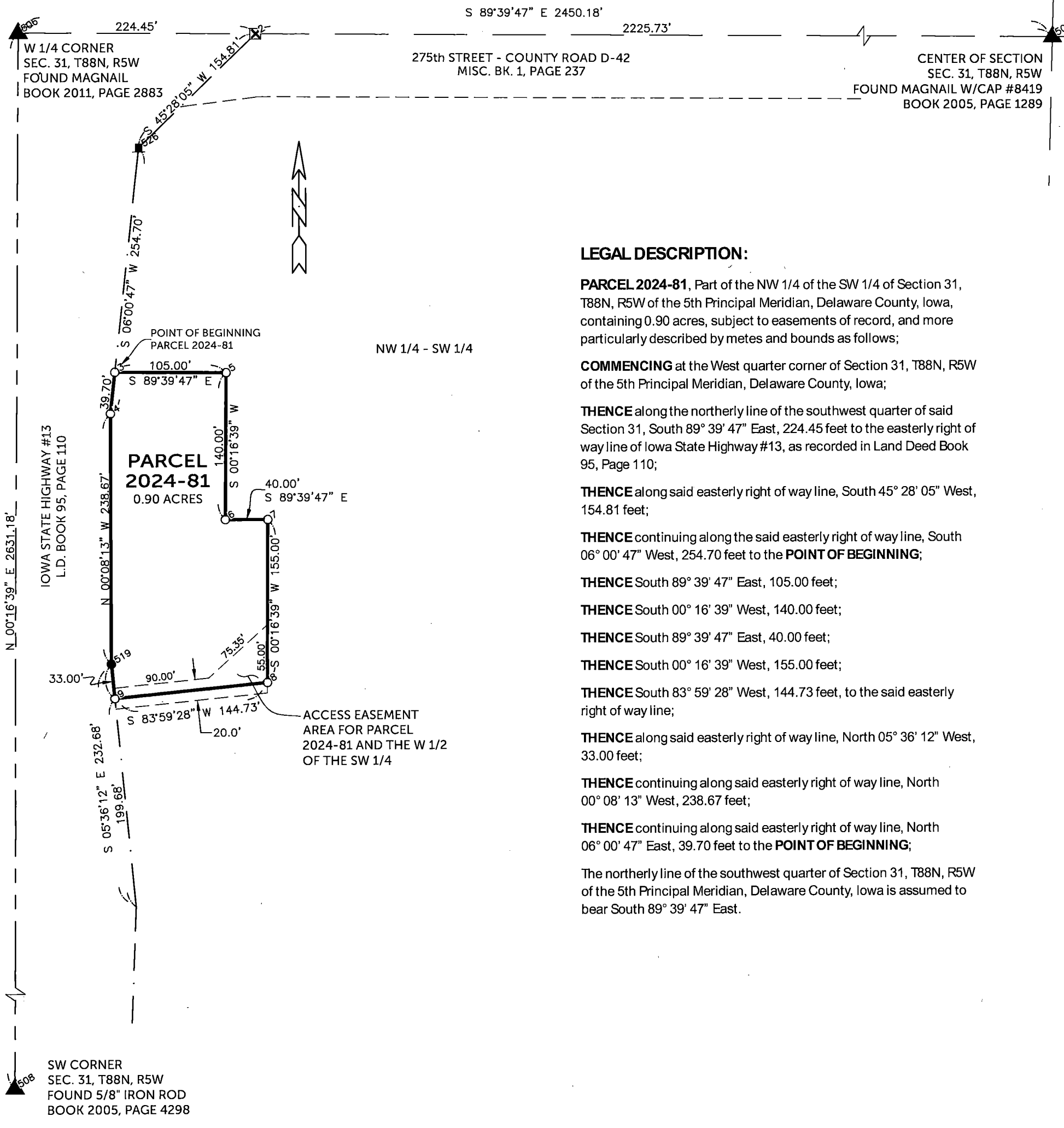
FILED
 Delaware Co. Auditor
 OCT 15 2024

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2024-81

PART OF THE NW 1/4 - SW 1/4, SEC. 31, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

PARCEL 2024-81, Part of the NW 1/4 of the SW 1/4 of Section 31, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.90 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the West quarter corner of Section 31, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of the southwest quarter of said Section 31, South 89° 39' 47" East, 224.45 feet to the easterly right of way line of Iowa State Highway #13, as recorded in Land Deed Book 95, Page 110;

THENCE along said easterly right of way line, South 45° 28' 05" West, 154.81 feet;

THENCE continuing along the said easterly right of way line, South 06° 00' 47" West, 254.70 feet to the **POINT OF BEGINNING**;

THENCE South 89° 39' 47" East, 105.00 feet;

THENCE South 00° 16' 39" West, 140.00 feet;

THENCE South 89° 39' 47" East, 40.00 feet;

THENCE South 00° 16' 39" West, 155.00 feet;

THENCE South 83° 59' 28" West, 144.73 feet, to the said easterly right of way line;

THENCE along said easterly right of way line, North 05° 36' 12" West, 33.00 feet;

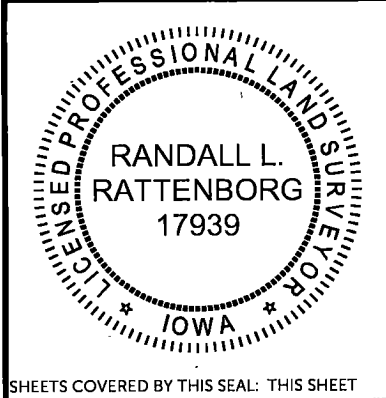
THENCE continuing along said easterly right of way line, North 00° 08' 13" West, 238.67 feet;

THENCE continuing along said easterly right of way line, North 06° 00' 47" East, 39.70 feet to the **POINT OF BEGINNING**;

The northerly line of the southwest quarter of Section 31, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 39' 47" East.


SURVEYED ON: 8/30 & 10/8/2024
 SURVEY REQUESTED BY: LISA J. MONAGHAN

Q:\Civil3D_Survey\GPS Box 43\GPS Box 43 IARCS 2024.dwg



PROPRIETORS: **LISA J. MONAGHAN**

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 10/15/2024
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

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

PROJECT NO. 21-115
 SCALE: 1" = 100'
 DATE: 9/3/2024
 DRAWN BY: RLR
 CHECKED BY: DDK
 GPS BOX: 43
 SHEET 1 OF 1

LEGEND

- ▲ SECTION CORNER
- FOUND ROW RAIL
- FOUND 1/2" IRON ROD
- ⊗ FD. CUT 'X'
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- ROAD EASEMENT LINE
- ROAD ROW LINE
- BOUNDARY ESTABLISHED RECORDED

