

COUNTY: DELAWARE  
SECTION 35, T 88 N, R 4 W  
ALIQUOT PART: SE 1/4 - SE 1/4, SW 1/4 - SE 1/4  
CITY:  
SURVEY: PARCEL 2024-89 & PARCEL 2024-90  
BLOCK: LOTS:  
PROPRIETOR: SEE BELOW  
REQUESTED BY: TROY LOUWAGIE, HERTZ FARM MANAGEMENT  
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  
NOV 13 2024



Book 2024 Page 2858  
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Delaware Co. Auditor  
NOV 13 2024

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**PLAT OF SURVEY**

PARCEL 2024-89, PART OF THE SW 1/4 - SE 1/4 AND PART OF THE SE 1/4 - SE 1/4;  
PARCEL 2024-90, PART OF THE SE 1/4 - SE 1/4;  
ALL IN SECTION 35, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

**LEGAL DESCRIPTION:**

**PARCEL 2024-89**, Part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 35, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing a total of 37.44 acres, including 4.58 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 South quarter corner of Section 35, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the westerly line of the SW 1/4 of the SE 1/4 of said Section 35, North 01° 47' 12" West, 988.81 feet, to the southerly line of Parcel H, as recorded in Book 2001, Page 1220;

**THENCE** along the southerly line of said Parcel H, North 88° 37' 53" East, 538.03 feet, to the easterly line of said Parcel H;

**THENCE** along the easterly line of said Parcel H, North 01° 47' 24" West, 321.07 feet to the center line of Iowa State Highway #38;

**THENCE** along the center line of Iowa State Highway #38, South 54° 04' 36" East, 1817.31 feet;

**THENCE** continuing along the center line of Iowa State Highway #38, South 53° 46' 17" East, 117.19 feet to the northerly line of Parcel I, as recorded in Book 2002, Page 1529;

**THENCE** along the northerly line of said Parcel I, South 36° 53' 16" West, 89.39 feet, to the southerly right of way line of Iowa State Highway #38;

**THENCE** continuing along the northerly line of said Parcel I, South 70° 54' 23" West, 235.30 feet, to the southerly line of the SE 1/4 of said Section 35;

**THENCE** along the southerly line of said SE 1/4, South 88° 46' 37" West, 1787.61 feet, to the **POINT OF BEGINNING**;

The southerly line of the SE 1/4 of Section 35, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear South 88° 46' 37" West.

**LEGAL DESCRIPTION:**

**PARCEL 2024-90**, Part of the SE 1/4 of the SE 1/4 of Section 35, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing a total of 32.75 acres, including 2.88 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 southeast corner of Section 35, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the southerly line of the SE 1/4 of said Section 35, South 88° 46' 37" West, 428.07 feet, to the center line of Iowa State Highway #38, being the easterly line of Parcel I, as recorded in Book 2002, Page 1529;

**THENCE** along the center line of Iowa State Highway #38 along a circular curve concave southwesterly, having an arc length of 35.36 feet, a radius of 1432.50 feet, a central angle of 01° 24' 52" a chord length of 35.36 feet, and a chord bearing of North 47° 22' 12" West;

**THENCE** continuing along the center line of Iowa State Highway 38, being the northeasterly line of said Parcel I, North 50° 59' 26" West, 182.75 feet;

**THENCE** continuing along the center line of said Iowa State Highway #38, North 53° 46' 17" West, 117.19 feet;

**THENCE** continuing along the center line of said Iowa State Highway #38, North 54° 04' 36" West, 816.60 feet, to the westerly line of the SE 1/4 of the SE 1/4 of said Section 35;

**THENCE** along the westerly line of the SE 1/4 of the SE 1/4 of said Section 35, North 01° 47' 59" West, 609.60 feet, to the northwest corner of the SE 1/4 of the SE 1/4 of said Section 35;

**THENCE** along the northerly line of the SE 1/4 of the SE 1/4 of said Section 35, North 88° 37' 34" East, 1328.56 feet, to the easterly line of the SE 1/4 of the SE 1/4 of said Section 35;

**THENCE** along the easterly line of the SE 1/4 of the SE 1/4, South 01° 51' 24" East, 1320.05 feet, to the **POINT OF BEGINNING**;

The southerly line of the SE 1/4 of Section 35, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear South 88° 46' 37" West.

**PROPRIETORS:**

DELORES R. HERINGTON & STEVEN HERINGTON, JOINT LIFE ESTATE WITH RIGHTS OF SURVIVORSHIP, TRUSTEES OF THE HERMAN L. ROWLEY MEMORIAL TRUST

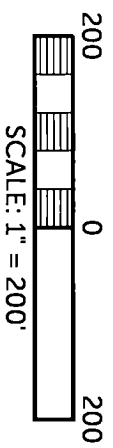
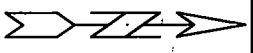
SURVEYED ON: 10/8/2024

SURVEY REQUESTED BY: TROY LOUWAGIE, HERTZ FARM MANAGEMENT

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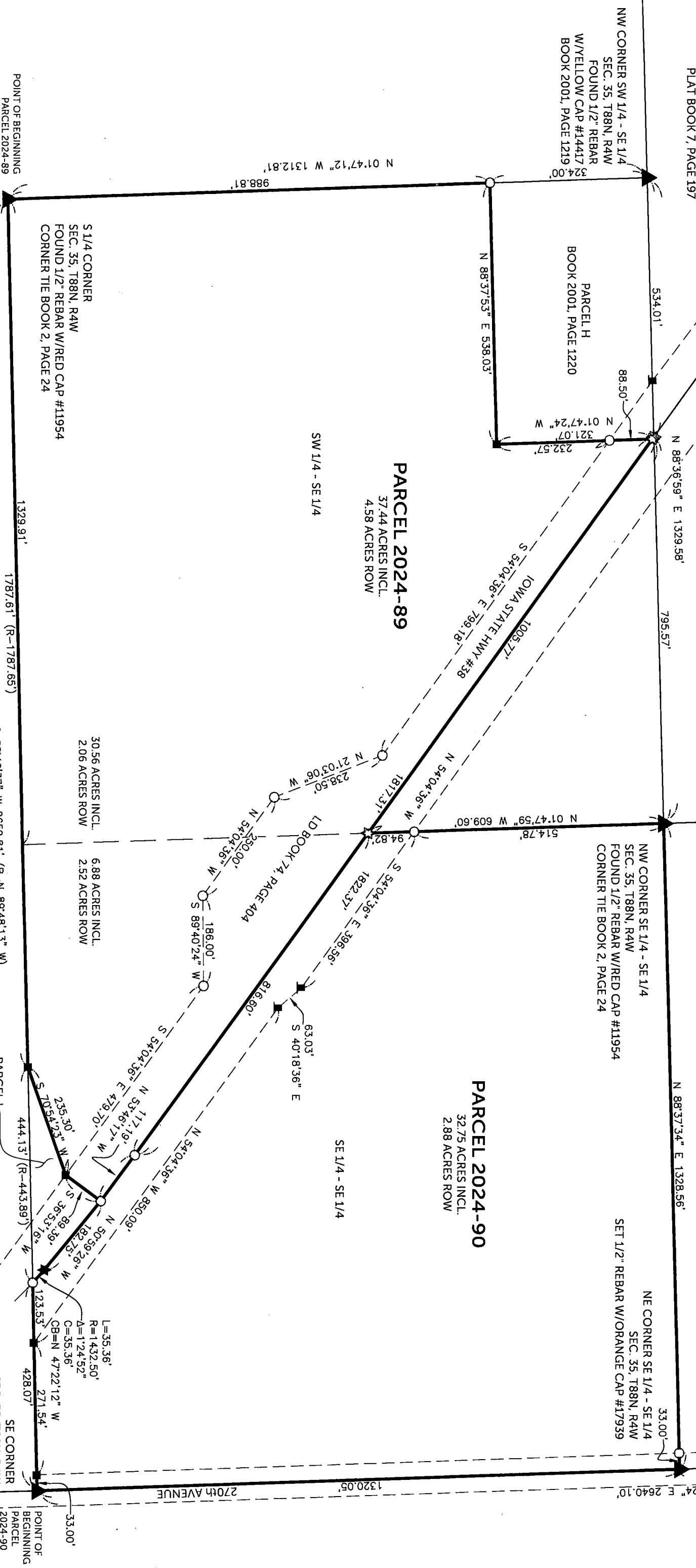
	PROPRIETORS: <b>SEE ABOVE</b>	
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
	 RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025	DATE 11/13/2024
	<b>BURRINGTON GROUP, INC.</b> Civil Engineering   Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 24-122	SCALE: 1" = 200'
	DATE: 10/16/2024	DRAWN BY: RLR
CHECKED BY: DDK	GPS BOX: DELHI- 260	
SHEETS COVERED BY THIS SEAL: SHEET 1 OF 2		

**PARCEL 2024-89, PART OF THE SW 1/4 - SE 1/4 AND PART OF THE SE 1/4 - SE 1/4;**  
**PARCEL 2024-90, PART OF THE SE 1/4 - SE 1/4;**  
 ALL IN SECTION 35, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



**LEGEND**

▲ SECTION CORNER	FOUND 1/2" REBAR w/YELLOW CAP #14417
● FOUND P.K. NAIL	FOUND 5/8" IRON ROD
○ FOUND ROW NAIL	CORNER TIE BOOK 1, PAGE 81
○ SET 1/2" REBAR w/ORANGE CAP #17939	
☆ SET MAG NAIL	
— SECTION LINE	NE 1/4 - SE 1/4
— QUARTER LINE	
— QTR-QTR. LINE	
— FENCE LINE	
— CENTER LINE	
— EASEMENT OR ROW LINE	
— PARCEL BOUNDARY	
— BOUNDARY ESTABLISHED	
R	RECORDED



**PARCEL 2024-89**  
 37.44 ACRES INCL.  
 4.58 ACRES ROW

**PARCEL 2024-90**  
 32.75 ACRES INCL.  
 2.88 ACRES ROW

POINT OF BEGINNING  
 PARCEL 2024-89

POINT OF BEGINNING  
 PARCEL 2024-90



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

Phone 563-927-2434 burringtongroup.com

**SHEET 2**