COUNTY: DELAWARE SECTION 2, T89N, R4W SECTION 11, T 89 N, R 4 W FILED ALIQUOT PART: NE 1/4 - NW 1/4 - SEC. 11 Delaware Co. Assessor SE 1/4 - SW 1/4 - SEC. 2 Book 2024 Page 2860 NOV 1 3 2024 CITY: Document 2024 2860 Type 06 002 Pages 2 SURVEY: PARCEL 2024-97 Date 11/13/2024 Time 3:51:23PM BLOCK: Rec Amt \$12.00 PROPRIETOR: MARTY POTTEBAUM FILED Delaware Co. Auditor REQUESTED BY: MARTY POTTEBAUM Daneen Schindler, RECORDER/REGISTRAR NOV 1 3 2024 SURVEYOR: RANDALL L. RATTENBORG DELAWARE COUNTY IOWA COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 **PARCEL 2024-97** PLAT OF PART OF THE SE 1/4 - SW 1/4 OF SECTION 2 AND PART OF THE NE 1/4 - NW 1/4, SECTION 11 **SURVEY** ALL IN T89N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA PLAT BOOK 7, PAGE 75 SE 1/4 - SW 1/4 SEC. 2, T89N, R4W NW CORNER NE 1/4 - NW 1/4 SECTION 11, T89N, R4W SET 1/2" REBAR W/ORANGE CAP #17939 2589.26 N 84°55'31" E 1070.69 SEE SHEET 2 **NW CORNER** SECTION 11, T89N, R4W FOUND 1/2" REBAR W/YELLOW CAP #7474 **CORNER TIE BOOK 1 PAGE 268** FOUND 1/2" REBAR NE 1/4 - NW 1/4 NW 1/4 - NW 1/4 PARCEL 2024-97 10.00 ACRES INCL. 1.28 ACRES ROW SE 1/4 - SW 1/4: 0.42 ACRES INCL. 0.04 ACRES ROW NE 1/4 - NW 1/4: 9.58 ACRES INCL. 1.24 ACRES ROW **SW CORNER NE 1/4 - NW 1/4** 00.20,28" SECTION 11, T89N, R4W SET 1/2" REBAR W/ORANGE CAP #17939 1388.23 2805.12' SE CORNER NE 1/4 - NW 1/4 2692.72 ١٨ SECTION 11, T89N, R4W S 84'16'50" W SET 1/2" REBAR W/ORANGE CAP #17939 1304.49 ,53" W 03.45 00.00,20, SE 1/4 - NW 1/4 SW 1/4 - NW 1/4 300 300 CENTER OF SECTION SECTION 11, T89N, R4W-SCALE: 1" = 300 FOUND 1/2" REBAR W/ORANGE CAP #17939 BOOK 2015, PAGE 935 175th STREET W 1/4 CORNER 2796.46 SECTION 11, T89N, R4W FOUND 1/2" REBAR W/ORANGE CAP #8419 N 83'41'00" E BOOK 2005, PAGE 114 - 1<u>398.23</u> ALMÓRÁL L.D. BOOK I, PAGE 338 SURVEYED ON: 10/23/2025 Q:\Civil3D_Survey\GPS Box 19\GPS Box 19 2015.dwg **LEGEND** SURVEY REQUESTED BY: MARTY POTTEBAUM SECTION CORNER PROPRIETORS: MARTY POTTEBAUM FOUND 1/2" REBAR W/ YELLOW CAP #7474 SET 1/2" REBAR W/ ORANGE CAP #17939 SSIONA L I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 24-135 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT RANDALL L. PER SECTION LINE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1"= 40', 300' QUARTER LINE SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. · QTR.—QTR. LINE · FENCE LINE DATE: 10/25/2024 ERED BY THIS 1/13/2024 - EASEMENT OR ROW LINE DRAWN BY: RLR PARCEL BOUNDARY RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE BOUNDARY ESTABLISHED MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 CHECKED BY: DDK R RECORDED BURRINGTON GROUP, INC. GPS BOX: 19 Civil Engineering 1 Land Surveying 105 W. Main Street Manchester, lowa 52057 burringtongroup.com SHEET 1 OF 2 SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PARCEL 2024-97 PART OF THE SE 1/4 - SW 1/4 OF SECTION 2 AND PART OF THE NE 1/4 - NW 1/4, SECTION 11 ALL IN T89N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA BOOK L, PAGE 186 SE 1/4 - SW 1/4 40 SEC. 2, T89N, R5W 7.24'_ S 88°34'11" E SCALE: 1" = 40" PARCEL A PLAT BOOK 7, PAGE 75 89°21'26" E 299.35 40.00 259.35 40.14 N_84<u>*5</u>5'<u>31" E_307.59'</u> N 1/4 CORNER 267.45 SECTION 11, T89N, R4W FOUND 1/2" REBAR W/YELLOW CAP #7474 CORNER TIE BOOK 1 PAGE 267 POINT OF BEGINNING PARCEL 2024-97 265th AVENUE MISC. BOOK L, PAGE 186 **PARCEL 2024-97 LEGEND** SECTION CORNER FOUND 1/2"ø REBAR w/ YELLOW CAP #7474 NE 1/4 - NW 1/4 SET 1/2" REBAR w/ ORANGE CAP #17939 SECTION LINE SEC. 11, T89N, R5W QUARTER LINE OTR. LINE FENCE LINE EASEMENT OR ROW LINE PARCEL BOUNDARY 40.0 BOUNDARY ESTABLISHED RECORDED

LEGAL DESCRIPTION:

PARCEL 2024-97, Part of the SE 1/4 of the SW 1/4 of Section 2, and part of the NE 1/4 of the NW 1/4 of Section 11, all in T89N, R4W of the 5th principal Meridian, Delaware County, lowa, containing 10.00 acres, including 1.28 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 north quarter corner of Section 11, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE South 00° 20' 28" East, 1360.23 feet, to the southerly line of the NE 1/4 of the NW 1/4 of said Section 11;

THENCE along the southerly line of the said NE 1/4 of the NW 1/4, South 84° 16' 50" West, 307.90 feet;

THENCE North 00° 20' 28" West, 1507.57 feet, to the southerly line of Parcel A, as recorded in Plat Book 7, Page 75;

THENCE along the southerly line of said Parcel A, South 88° 34' 11" East, 7.24 feet;

THENCE continuing along the southerly line of said Parcel A, South 00° 24' 00" East, 74.61 feet;

THENCE continuing along the southerly line of said Parcel A, North 89° 21' 26" East, 299.35 feet, to the easterly line of said Parcel A, also being the easterly line of the SE 1/4 of the SW 1/4 of Section 2, T89N, R5W of the 5th Principal Meridian, Delaware County, lowa;

THENCE along the easterly line of said Parcel A and easterly line of the SE 1/4 of the SW 1/4 of said Section 2, South 00° 12' 22" East, 45.22 feet to the **POINT OF BEGINNING**;

The easterly line of the NW 1/4 of Section 11, T89N, R4W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear South 00° 20' 28" East.