

COUNTY: Delaware
SECTION 7, T 89 N, R 5 W
ALIQOT PART: SE 1/4-NW 1/4, SW 1/4-NE 1/4, NW 1/4-SE 1/4
SE 1/4-NE 1/4, NE 1/4-SE 1/4, NW 1/4-SE 1/4
CITY:
SURVEY: PARCEL 2024-98, PARCEL 2024-99
BLOCK: LOTS:
PROPRIETOR: ANTHONY C. BROGHAMMER TRUST
ANTHONY C. BROGHAMMER TRUSTEE
REQUESTED BY: DAVID BROGHAMMER
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

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NOV 18 2024

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Delaware Co. Auditor

NOV 18 2024



Book 2024 Page 2905

Document 2024 2905 Type 06 002 Pages 2
Date 11/18/2024 Time 2:13:00PM
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

**PARCEL 2024-98, PART OF PARCEL F IN THE NW 1/4 - SE 1/4;
PARCEL 2024-99, PART OF PARCEL F IN THE SE 1/4 - NW 1/4, SW 1/4 - NE 1/4, SE 1/4 - NE 1/4, NE 1/4 - SE 1/4,
AND THE NW 1/4 - SE 1/4, ALL IN SECTION 7, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA**

LEGAL DESCRIPTION:

PARCEL 2024 -98, Part of Parcel F in the NW 1/4 of the SE 1/4 of Section 7, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 5.50 acres, including 0.37 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 Center of Section 7, T89N, R5 W of the 5th Principal Meridian, Delaware County, Iowa;
THENCE along the northerly line of the NW 1/4 of the SE 1/4 of said Section 7, North 88° 11' 10" East (assumed bearing), 73.50 feet;
THENCE South 43° 14' 47" East, 400.00 feet;
THENCE South 87° 54' 55" East, 87.50 feet;
THENCE South 82° 52' 22" East, 245.00 feet;
THENCE South 72° 57' 25" East, 320.00 feet, to a northerly extension of the easterly line of Parcel D, as recorded in Book 2011, Page 2064;
THENCE along said northerly extension, South 03° 26' 26" West, 45.00 feet, to the northerly line of said Parcel D, also being the southerly line of Parcel F, as recorded in Book 2012, Page 4420;
THENCE along the northerly line of said Parcel D and southerly line of said Parcel F, South 86° 22' 58" West, 267.97 feet;
THENCE continuing along the northerly line of said Parcel D and southerly line of said Parcel F, South 04° 31' 44" West, 44.91 feet;
THENCE continuing along the northerly line of said Parcel D and southerly line of said Parcel F, North 87° 24' 48" West, 724.96 feet, to the westerly line of the said NW 1/4 of the SE 1/4, also being the westerly line of said Parcel F;
THENCE along the said westerly lines, North 01° 37' 21" East, 490.48 feet, to the **POINT OF BEGINNING**;

LEGAL DESCRIPTION:

PARCEL 2024 -99, Part of Parcel F in the SE 1/4 of the NW 1/4, part of the SW 1/4 of the NE 1/4, part of the SE 1/4 of the NE 1/4, part of the NE 1/4 of the SE 1/4, and in part of the NW 1/4 of the SE 1/4 in Section 7, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 122.59 acres, including 1.24 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

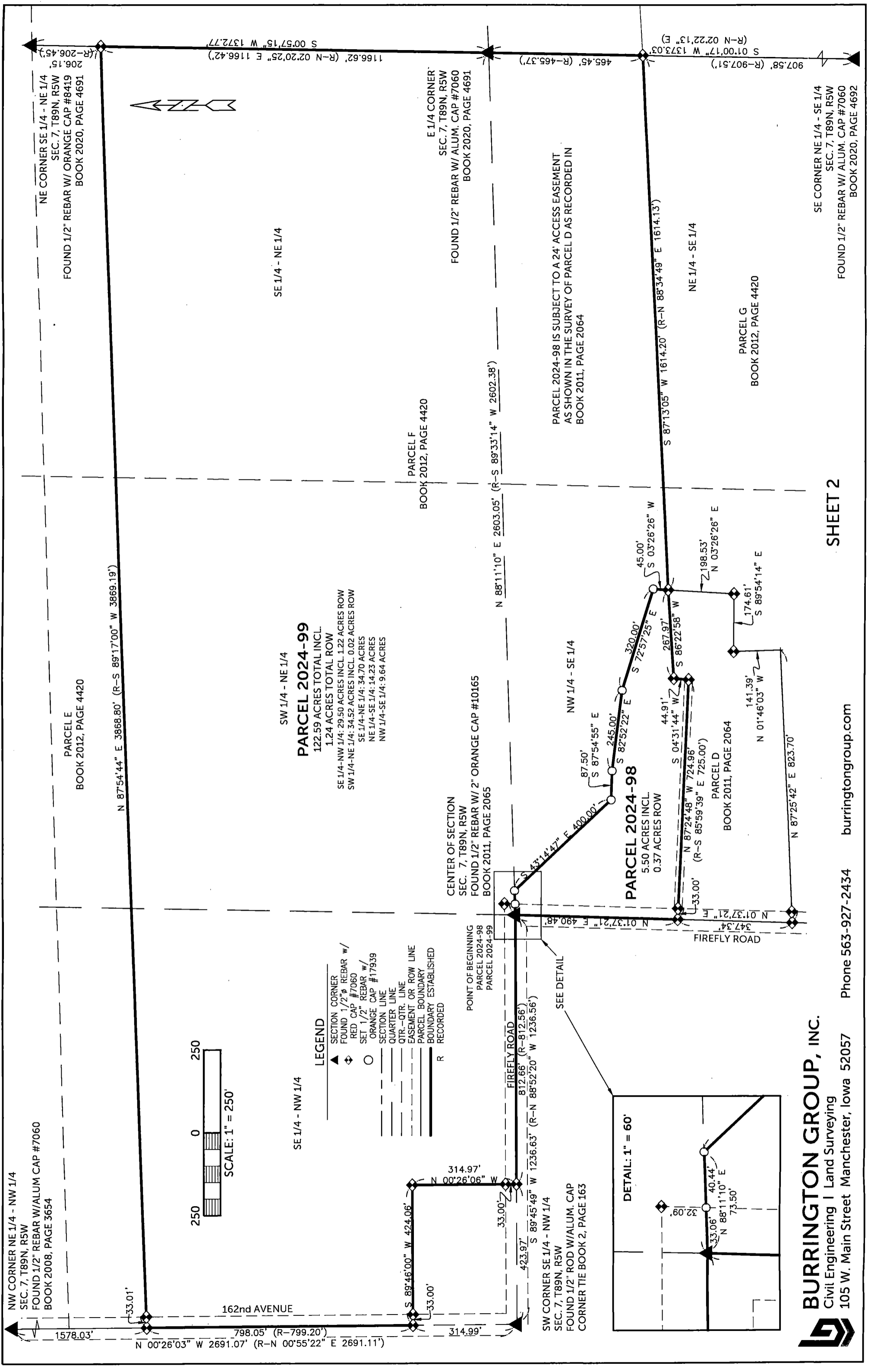
BEGINNING at the Center of Section 7, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa;
THENCE along the southerly line of the SE 1/4 of the NW 1/4 of said Section 7, being the southerly line of Parcel F, as recorded in Book 2012, Page 4420, South 89° 45' 48" West, 812.66 feet, to the westerly line of said Parcel F;
THENCE along the westerly line of said Parcel F, North 00° 26' 06" West, 314.97 feet;
THENCE continuing along the westerly line of said Parcel F, South 89° 46' 00" West, 424.06 feet, to the westerly line of the SE 1/4 of the NE 1/4;
THENCE along the westerly line of the said SE 1/4 of the NW 1/4 and westerly line of said Parcel F, North 00° 26' 03" West, 798.05 feet, to the northerly line of said Parcel F;
THENCE along the northerly line of said Parcel F, North 87° 54' 44" East, 3868.80 feet, to the easterly line of said Parcel F and easterly line of the SE 1/4 of the NE 1/4 of said Section 7;
THENCE along the said easterly lines, South 00° 57' 15" West, 1166.62 feet, to the easterly line of the NE 1/4 of the SE 1/4 of said Section 7;
THENCE continuing along the easterly line of said Parcel F and easterly line of the said NE 1/4 of the SE 1/4, South 01° 00' 17" West, 465.45 feet, to the southerly line of said Parcel F;
THENCE along the southerly line of said Parcel F, South 87° 13' 05" West, 1614.20 feet, to a northerly extension of the easterly line of Parcel D, as recorded in Book 2011, Page 2064;
THENCE along said northerly extension, North 03° 26' 26" East, 45.00 feet;
THENCE North 72° 57' 25" West, 320.00 feet;
THENCE North 82° 52' 22" West, 245.00 feet;
THENCE North 87° 54' 55" West, 87.50 feet;
THENCE North 43° 14' 47" West, 400.00 feet, to the northerly line of the NW 1/4 of the SE 1/4 of said Section 7;
THENCE along the northerly line of the said NW 1/4 of the SE 1/4, South 88° 11' 10" West (assumed bearing), 73.50 feet, to the **POINT OF BEGINNING**;

SURVEYED ON: 10/17 & 10/24/2024
SURVEY REQUESTED BY: DAVID BROGHAMMER

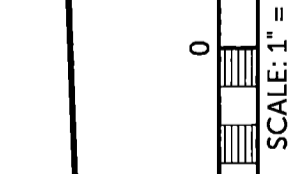
Q:\Civil3D_Survey\GPS Box 22\GPS Box 22 2016.dwg

	PROPRIETORS: ANTHONY C. BROGHAMMER TRUST ANTHONY C. BROGHAMMER TRUSTEE	
	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: 11/15/2024
	BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 24-132 SCALE: 1" = 250' DATE: 10/24/2024 DRAWN BY: rlr CHECKED BY: ddk GPS BOX: 22 SHEET 1 OF 2	

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2



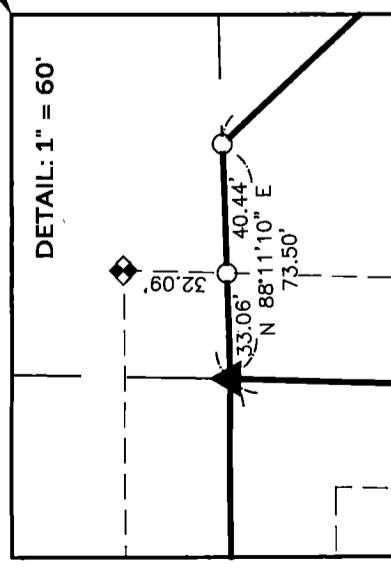
NW CORNER NE 1/4 - NW 1/4
 SEC. 7, T89N, R5W
 FOUND 1/2" REBAR W/ALUM CAP #7060
 BOOK 2008, PAGE 3654



SW CORNER SE 1/4 - NW 1/4
 SEC. 7, T89N, R5W
 FOUND 1/2" ROD W/ALUM. CAP
 CORNER TIE BOOK 2, PAGE 163

SE 1/4 - NW 1/4

SW 1/4 - NE 1/4
PARCEL 2024-99
 122.59 ACRES TOTAL INCL.
 1.24 ACRES TOTAL ROW
 SE 1/4-NW 1/4: 29.50 ACRES INCL. 1.22 ACRES ROW
 SW 1/4-NE 1/4: 34.52 ACRES INCL. 0.02 ACRES ROW
 SE 1/4-NE 1/4: 34.70 ACRES
 NE 1/4-SE 1/4: 14.23 ACRES
 NW 1/4-SE 1/4: 9.64 ACRES



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

Phone 563-927-2434 burringtongroup.com

SHEET 2