

COUNTY: Delaware
SECTION 10, T.90 N, R 4
ALIQUOT PART: NW 1/4-SE 1/4, SW 1/4-SE 1/4,
SE 1/4-NE 1/4, NE 1/4-SE 1/4, SE 1/4-SE 1/4, SW 1/4-SE 1/4
CITY:
SURVEY: Parcel 2024-91, Parcel 2024-92
BLOCK: LOTS:
PROPRIETOR: Kenneth A. Cearlock &
Catherine L. Cearlock
REQUESTED BY: Brett Nagel
SURVEYOR: Randy Rattenborg
COMPANY: BURLINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURLINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
NOV 18 2024

Book 2024 Page 2910
Document 2024 2910 Type 06 002 Pages 3
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FILED
Delaware Co. Auditor
NOV 18 2024

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2024-91 and Parcel 2024-92; in the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter in Section 10, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa

Parcel 2024-91; in the Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter in Section 10, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of said Section 10;

Thence North 01°14'26" East (Record Bearing), 1934.46 feet to the South Line of the North 46 Rods of the West 30 Rods as Recorded in Book 87, Page 146 on file at the Delaware County Recorder's Office in Manchester, Iowa;

Thence South 88°53'14" East, 1057.30 feet;

Thence South 10°44'37" East, 1037.39 feet;

Thence South 05°15'46" West, 367.68 feet;

Thence South 06°42'25" East, 422.75 feet;

Thence South 37°34'08" East, 98.32 feet to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section;

Thence South 01°06'01" West, 151.42 feet along the East Line of said Quarter-Quarter Section;

Thence North 87°02'33" West, 900.58 feet;

Thence South 39°36'59" West, 238.10 feet;

Thence North 50°34'45" West, 406.28 feet to the Northwest Quarter of said Quarter-Quarter Section and to the Point of Beginning.

Containing **57.28 Acres**,
Subject to Easements of Record.

AND

Parcel 2024-92; in the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter, and the Southeast Quarter of the Southeast Quarter in Section 10, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 10;

Thence South 50°34'45" East, 406.28 feet;

Thence North 39°36'59" East, 238.10 feet;

Thence South 87°02'33" East, 900.58 feet to the East Line of the Southwest Quarter of the Southeast Quarter;

Thence North 01°06'01" East, 151.42 feet along said Line;

Thence North 37°34'08" West, 98.32 feet;

Thence North 06°42'25" West, 422.75 feet;

Thence North 05°15'46" East, 367.68 feet;

Thence North 10°44'37" West, 1037.39 feet to the South Line of Lot 1 of Nature's Wonder Subdivision Recorded in Plat Book 5, Page 128

Thence South 88°53'14" East, 633.23 feet;

Thence South 36°17'00" East, 243.52 feet to the Center Line of County Road (Rainbow Road);

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FOUND 1/2"Ø REBAR w/ ORANGE CAP #17939
- ◻ FOUND 1/2"Ø REBAR w/ ORANGE CAP #8419
- ◆ FOUND 1/2"Ø REBAR w/ RED CAP #7060
- ★ AS LABELED
- ◻ CALCULATED POINT
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- GAS LINE EASEMENT
- OPC ORANGE PLASTIC CAP

SURVEYED ON: October 15, 2024
SURVEY REQUESTED BY: Brett Nagel

Q:\Civil3D_Survey\GPS Box 4\GPS Box 4 2015.dwg

	PROPRIETORS: Kenneth A. Cearlock and Catherine L. Cearlock	
	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
	BURLINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burlingtongroup.com	
PROJECT NO. 24-126 SCALE: 1" = 300' DATE: October 16, 2024 DRAWN BY: dm CHECKED BY: ddk/rr GPS BOX: 4 SHEET 1 OF 3		300 0 300 SCALE: 1" = 300'

SHEETS COVERED BY THIS SEAL: Shts 1 thru 3

Thence along a 187.43 foot radius curve concave Southwesterly 183.73 feet, (said curve having a Long Chord of South 07°57'33" East, 176.46 feet) along said Center Line;

Thence South 20°07'30" West, 646.55 feet;

Thence along a 493.00 foot radius curve concave Southeasterly 121.49 feet, (said curve having a Long Chord of South 13°03'54" West, 121.19 feet) to the North Line of Parcel 2020-83 Recorded in Book 2020, Page 3601 on file at the Delaware County Recorder's office in Manchester, Iowa all along the said Center Line of said County Road (Rainbow Road);

Thence North 83°59'42" West, 62.75 feet along said Line to the West Line of said Parcel;

Thence South 13°53'00" West, 801.87 feet along said Line to the South Line of said Parcel;

Thence North 88°57'56" East, 519.20 feet along said Line to the Center Line of said County Road (Rainbow Road)

Thence South 23°43'55" East, 270.62 feet;

Thence along 372.09 feet, Radius curve concave Southwesterly 122.90 feet, (said curve having a Long Chord of South 14°16'11" East, 122.34 feet) to the Center Line of County Road (Oak Road);

Thence South 75°59'20" West, 87.35 feet along said Center Line;

Thence South 89°02'02" West, 293.68 feet;

Thence South 75°33'54" West, 252.25 feet;

Thence South 70°12'44" West, 84.46 feet;

Thence South 47°55'56" West, 292.76 feet;

Thence South 25°05'38" West, 327.17 feet;

Thence South 47°27'53" West, 203.38 feet;

Thence South 75°26'41" West, 171.58 feet;

Thence North 55°45'19" West, 159.58 feet;

Thence North 03°54'49" West, 279.26 feet;

Thence North 28°20'04" West, 157.74 feet;

Thence North 74°42'44" West, 404.77 feet;

Thence North 63°50'27" West, 83.45 feet all along said Center Line of said County Road (Rainbow Road) to the West Line of said Southwest Quarter of the Southeast Quarter of said Section;

Thence North 01°22'59" East (Record Bearing), 463.81 feet along said Line to the Point of Beginning.

Containing 44.46 Acres, including 2.76 Acres of County Road Rights-of-Ways.
Subject to Easements of Record.

AND

20.00 Foot Ingress/Egress Easement; in the Southwest Quarter of the Southeast Quarter Section 10, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa, the centerline more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 10;

Thence South 50°34'45" East, 406.28 feet;

Thence North 39°36'59" East, 238.10 feet;

Thence South 87°02'33" East, 364.45 feet to the Point of Beginning;

Thence South 03°55'22" West, 484.10 feet;

Thence along a 48.30 foot radius non-tangent curve concave Northwesterly 94.79 feet, (said curve having a Long Chord of South 60°08'45" West, 930.37 feet);

Thence North 60°11'40" West, 84.86 feet;

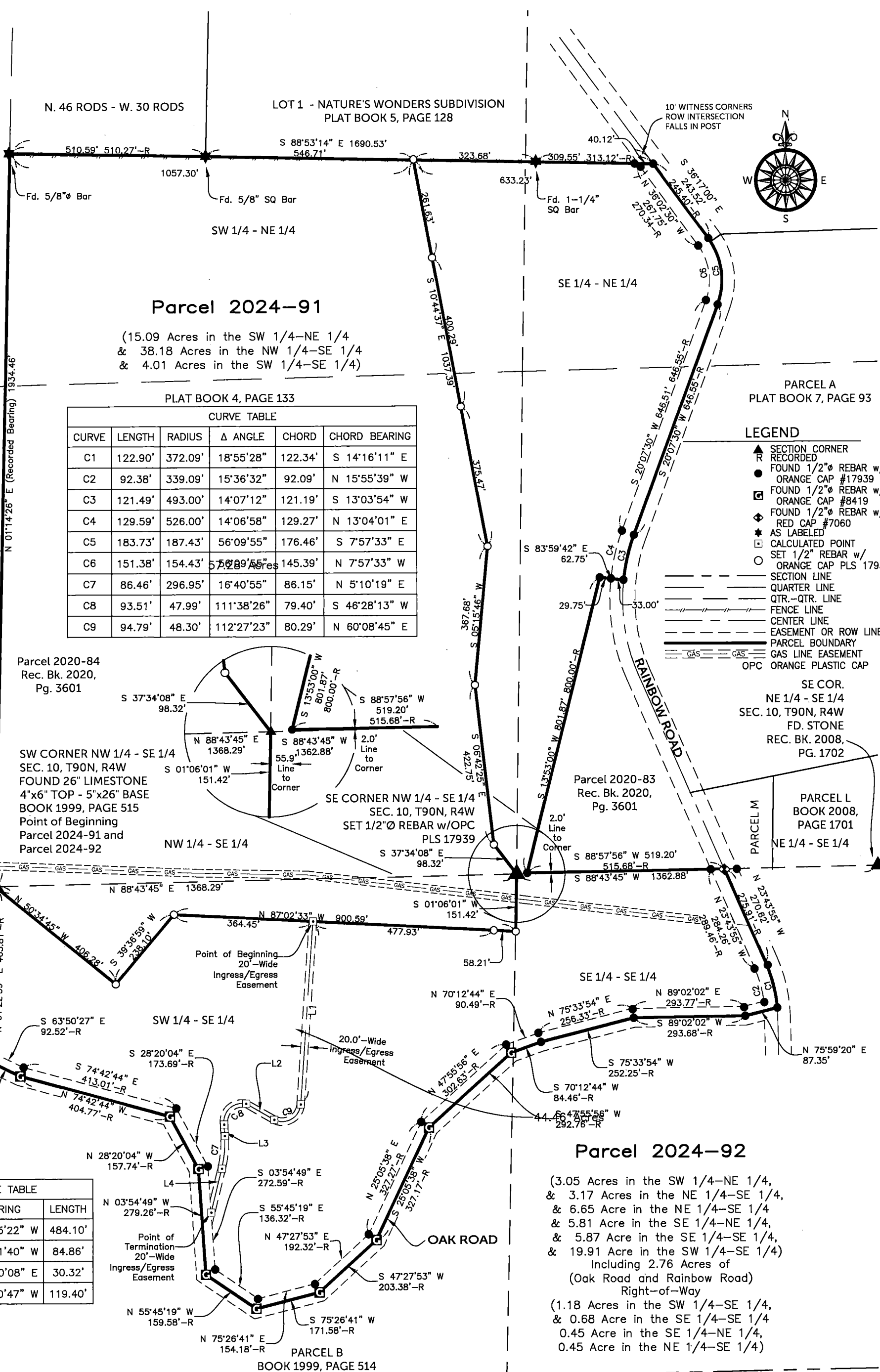
Thence along a 47.99 foot Radius non-tangent curve concave Southeasterly 93.51 feet, (said curve having a Long Chord of South 46°28'13" West, 899.04 feet);

Thence South 03°10'08" East, 30.32 feet;

Thence along a 296.95 foot radius curve concave Southwesterly 86.46 feet, (said curve having a Long Chord of South 05°10'19" West, 86.15 feet);

Thence South 13°30'47" West, 119.40 feet to to the Northeasterly Right-of-Way of County Road (Oak Road) and to the Point of Termination.

Subject to other Easements of Record.



Parcel 2024-91

(15.09 Acres in the SW 1/4-NE 1/4
& 38.18 Acres in the NW 1/4-SE 1/4
& 4.01 Acres in the SW 1/4-SE 1/4)

PLAT BOOK 4, PAGE 133

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	122.90'	372.09'	18°55'28"	122.34'	S 14°16'11" E
C2	92.38'	339.09'	15°36'32"	92.09'	N 15°55'39" W
C3	121.49'	493.00'	14°07'12"	121.19'	S 13°03'54" W
C4	129.59'	526.00'	14°06'58"	129.27'	N 13°04'01" E
C5	183.73'	187.43'	56°09'55"	176.46'	S 7°57'33" E
C6	151.38'	154.43'	52°09'55"	145.39'	N 7°57'33" W
C7	86.46'	296.95'	16°40'55"	86.15'	N 5°10'19" E
C8	93.51'	47.99'	111°38'26"	79.40'	S 46°28'13" W
C9	94.79'	48.30'	112°27'23"	80.29'	N 60°08'45" E

LEGEND

- ▲ SECTION CORNER
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- GAS LINE EASEMENT
- OPC ORANGE PLASTIC CAP

Parcel 2020-84
Rec. Bk. 2020,
Pg. 3601

SW CORNER NW 1/4 - SE 1/4
SEC. 10, T90N, R4W
FOUND 26" LIMESTONE
4"x6" TOP - 5"x26" BASE
BOOK 1999, PAGE 515
Point of Beginning
Parcel 2024-91 and
Parcel 2024-92

SE CORNER NW 1/4 - SE 1/4
SEC. 10, T90N, R4W
SET 1/2"Ø REBAR w/OPC
PLS 17939

Parcel 2020-83
Rec. Bk. 2020,
Pg. 3601

PARCEL L
BOOK 2008,
PAGE 1701
NE 1/4 - SE 1/4

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 03°55'22" W	484.10'
L2	N 60°11'40" W	84.86'
L3	S 03°10'08" E	30.32'
L4	S 13°30'47" W	119.40'

Parcel 2024-92

(3.05 Acres in the SW 1/4-NE 1/4,
& 3.17 Acres in the NE 1/4-SE 1/4,
& 6.65 Acre in the NE 1/4-SE 1/4
& 5.81 Acre in the SE 1/4-NE 1/4,
& 5.87 Acre in the SE 1/4-SE 1/4,
& 19.91 Acre in the SW 1/4-SE 1/4)
Including 2.76 Acres of
(Oak Road and Rainbow Road)
Right-of-Way
(1.18 Acres in the SW 1/4-SE 1/4,
& 0.68 Acre in the SE 1/4-SE 1/4
0.45 Acre in the SE 1/4-NE 1/4,
0.45 Acre in the NE 1/4-SE 1/4)

