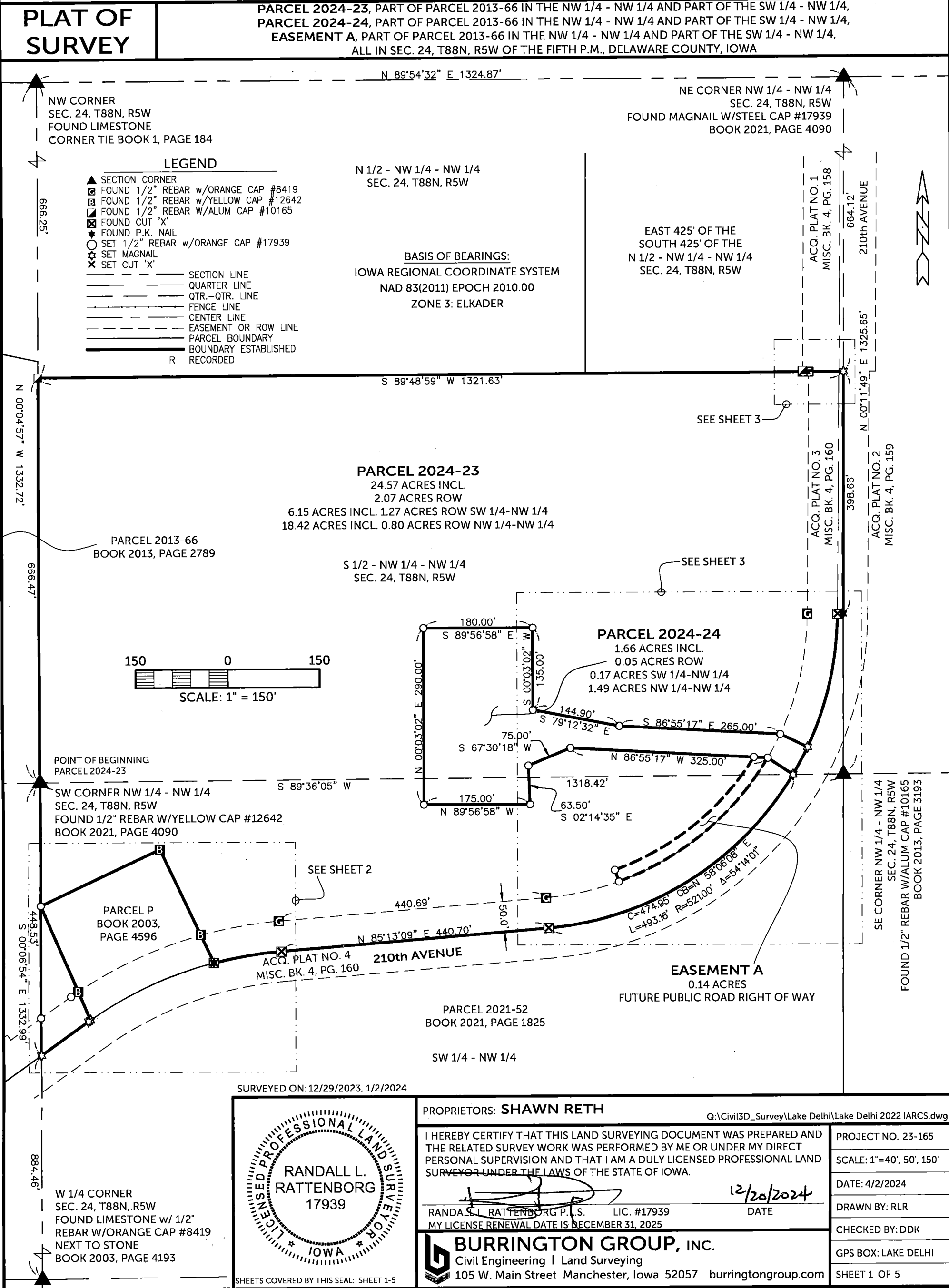


COUNTY: DELAWARE  
SECTION 24, T 88 N, R 5 W  
ALIQUOT PART: NW 1/4, NW 1/4, SW 1/4 - NW 1/4  
CITY:  
SURVEY: PARCEL 2024-23 PARCEL 2024-24, EASEMENT A  
BLOCK: LOTS:  
PROPRIETOR: SHAWN RETH  
REQUESTED BY: SHAWN RETH  
SURVEYOR: RANDALL L. RATTENBORG  
COMPANY: BURRINGTON, GROUP, INC.  
105 W. MAIN STREET, MANCHESTER, IA 52057  
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
Delaware Co. Assessor  
DEC 20 2024  
FILED  
Delaware Co. Auditor  
DEC 20 2024

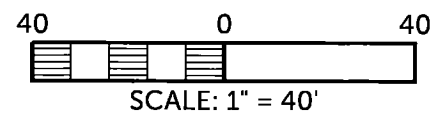
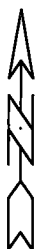
Book 2024 Page 3185  
Document 2024 3185 Type 06 002 Pages 5  
Date 12/20/2024 Time 3:11:34PM  
Rec Amt \$27.00  
Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA



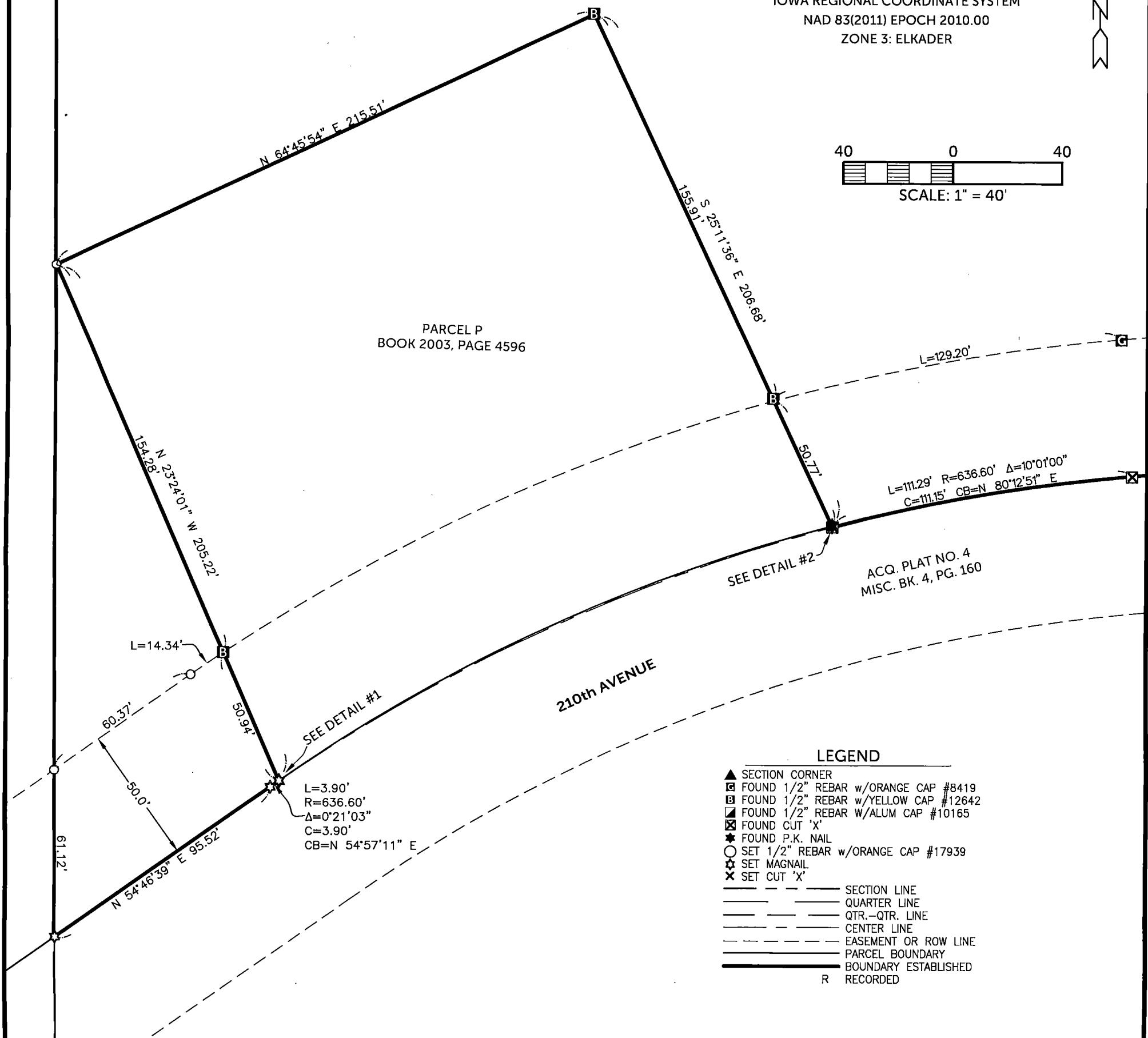
PARCEL 2024-23, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4,  
 PARCEL 2024-24, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4,  
 EASEMENT A, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4,  
 ALL IN SEC. 24, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

PARCEL 2024-23

BASIS OF BEARINGS:  
 IOWA REGIONAL COORDINATE SYSTEM  
 NAD 83(2011) EPOCH 2010.00  
 ZONE 3: ELKADER

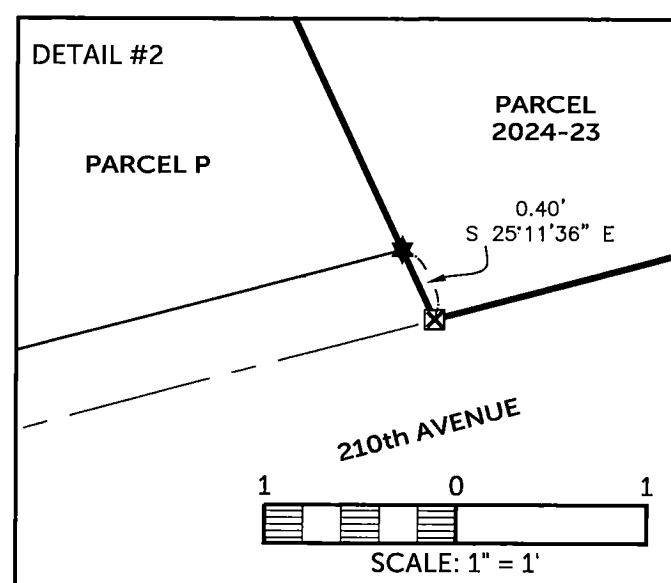
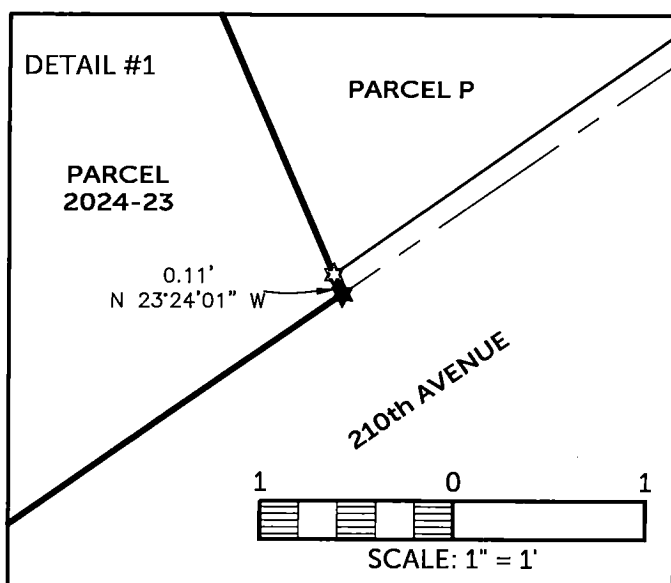


PARCEL P  
 BOOK 2003, PAGE 4596



LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/ORANGE CAP #8419
- ▣ FOUND 1/2" REBAR w/YELLOW CAP #12642
- ▤ FOUND 1/2" REBAR w/ALUM CAP #10165
- ⊠ FOUND CUT 'X'
- ★ FOUND P.K. NAIL
- SET 1/2" REBAR w/ORANGE CAP #17939
- ☆ SET MAGNAIL
- ✕ SET CUT 'X'
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

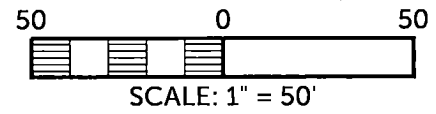


PARCEL 2024-23, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4,  
PARCEL 2024-24, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4,  
EASEMENT A, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4,  
ALL IN SEC. 24, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

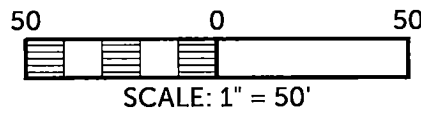
EAST 425' OF THE SOUTH 425' OF THE  
N 1/2 - NW 1/4 - NW 1/4 - SEC. 24, T88N, R5W

PARCEL 2024-23

240th AVENUE



BASIS OF BEARINGS:  
IOWA REGIONAL COORDINATE SYSTEM  
NAD 83(2011) EPOCH 2010.00  
ZONE 3: ELKADER



PARCEL 2024-24  
1.66 ACRES INCL.  
0.05 ACRES ROW  
0.17 ACRES SW 1/4-NW 1/4  
1.49 ACRES NW 1/4-NW 1/4

EASEMENT A  
0.14 ACRES  
FUTURE PUBLIC ROAD RIGHT OF WAY

210th AVENUE

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/ORANGE CAP #8419
- FOUND 1/2" REBAR w/YELLOW CAP #12642
- FOUND 1/2" REBAR w/ALUM CAP #10165
- ✕ FOUND CUT 'X'
- ★ FOUND P.K. NAIL
- SET 1/2" REBAR w/ORANGE CAP #17939
- ☆ SET MAGNAIL
- ✕ SET CUT 'X'
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

## LEGAL DESCRIPTION:

**PARCEL 2024-23**, Part of Parcel 2013-66 in the NW 1/4 of the NW 1/4 and in part of the SW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 24.57 acres, including 2.07 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 southwest corner of the NW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the westerly line of the SW 1/4 of the NW 1/4 of said Section 24, South 00° 06' 54" East, 448.53 feet to the center line of 210th Avenue, also being the boundary of Parcel 2013-66, as recorded in Book 2013, Page 2789;

**THENCE** along the center line of 210th Avenue and boundary line of said Parcel 2013-66, North 54° 46' 39" East, 95.52 feet;

**THENCE** continuing along the center line of 210th Avenue and boundary line of said Parcel 2013-66 along a circular curve concave southeasterly and having an arc length of 3.90 feet, a radius of 636.60 feet, a central angle of 00° 21' 03", a chord length of 3.90 feet, and a chord bearing of North 54° 57' 11" East, to the westerly line of Parcel P, as recorded in Book 2003, Page 4596;

**THENCE** along the westerly line of said Parcel P, North 23° 24' 01" West, 205.22 feet, to the northerly line of said Parcel P;

**THENCE** along the northerly line of said Parcel P, North 64° 45' 54" East, 215.51 feet, to the easterly line of said Parcel P;

**THENCE** along the easterly line of said Parcel P, South 25° 11' 36" East, 206.68 feet, to the center line of 210th Avenue also being the boundary line of said Parcel 2013-66;

**THENCE** along the center line of 210th Avenue being the boundary line of Parcel 2013-66 along a circular curve concave southerly having an arc length of 111.29 feet, a radius of 636.60 feet, a central angle of 10° 01' 00", a chord length of 111.15 feet, and a chord bearing of North 80° 12' 51" East;

**THENCE** continuing along the center line of 210th Avenue and boundary of Parcel 2013-66, North 85° 13' 09" East, 440.70 feet;

**THENCE** continuing along the center line of 210th Avenue and boundary of Parcel 2013-66 along a circular curve concave northwesterly having an arc length of 493.16 feet, a radius of 521.00 feet, a central angle of 54° 14' 01", a chord length of 474.95 feet, and a chord bearing of North 58° 06' 08" East;

**THENCE** North 56° 43' 52" West, 50.04 feet, to the right of way line of 210th Avenue;

**THENCE** North 86° 55' 17" West, 325.00 feet;

**THENCE** South 67° 30' 18" West, 75.00 feet;

**THENCE** South 02° 14' 35" East, 63.50 feet;

**THENCE** North 89° 56' 58" West, 175.00 feet;

**THENCE** North 00° 03' 02" East, 290.00 feet;

**THENCE** South 89° 56' 58" East, 180.00 feet;

**THENCE** South 00° 03' 02" West, 135.00 feet;

**THENCE** South 79° 12' 32" East, 144.90 feet;

**THENCE** South 86° 55' 17" East, 265.00 feet, to the right of way line of 210th Avenue;

**THENCE** South 64° 37' 37" East, 50.00 feet to the center line of 210th Avenue, being the boundary of said Parcel 2013-66;

**THENCE** along the center line of 210th Avenue, being the boundary of said Parcel 2013-66 along a circular curve concave northwesterly and having an arc length of 226.28 feet, a radius of 521.00 feet a central angle of 24° 53' 06", a chord length of 224.51 feet, and a chord bearing of North 12° 55' 49" East;

**THENCE** South 87° 56' 49" East, 9.50 feet, along the boundary of said Parcel 2013-66, to the easterly line of the NW 1/4 of the NW 1/4 of said Section 24 being the boundary line of said Parcel 2013-66;

**THENCE** along the easterly line of the NW 1/4 of the NW 1/4 of said Section 24 and the boundary line of said Parcel 2013-66, North 00° 11' 49" East, 398.66 feet to the northerly line of said Parcel 2013-66;

**THENCE** along the northerly boundary of said Parcel 2013-66, South 89° 48' 59" West, 1321.63 feet, to the westerly line of the NW 1/4 of the NW 1/4 of said Section 24;

**THENCE** along the westerly line of the NW 1/4 of the NW 1/4 of said Section 24, South 00° 04' 57" East, 666.47 feet to the **POINT OF BEGINNING**;

The southerly line of the NW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 36' 05" West.



**LEGAL DESCRIPTION:**

**PARCEL 2024-24**, Part of Parcel 2013-66 in the NW 1/4 of the NW 1/4 and in part of the SW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.66 acres, including 0.05 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the southeast corner of the NW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the southerly line of the NW 1/4 of the NW 1/4 of said Section 24, South 89° 36' 05" West (assumed bearing), 82.92 feet to the center line of 210th Avenue, being the boundary of Parcel 2013-66, as recorded in Book 2013, Page 2789, the **POINT OF BEGINNING**;

**THENCE** North 56° 43' 52" West, 50.04 feet, to the right of way line of 210th Avenue;

**THENCE** North 86° 55' 17" West, 325.00 feet;

**THENCE** South 67° 30' 18" West, 75.00 feet;

**THENCE** South 02° 14' 35" East, 63.50 feet;

**THENCE** North 89° 56' 58" West, 175.00 feet;

**THENCE** North 00° 03' 02" East, 290.00 feet;

**THENCE** South 89° 56' 58" East, 180.00 feet;

**THENCE** South 00° 03' 02" West, 135.00 feet;

**THENCE** South 79° 12' 32" East, 144.90 feet;

**THENCE** South 86° 55' 17" East, 265.00 feet, to the right of way line of 210th Avenue;

**THENCE** South 64° 37' 37" East, 50.00 feet to the center line of 210th Avenue, being the boundary of said Parcel 2013-66;

**THENCE** along the center line of 210th Avenue and boundary line of Parcel 2013-66 along a circular curve concave northwesterly having an arc length of 51.04 feet, a radius of 521.00 feet, a central angle of 05° 36' 45", a chord length of 51.02 feet, and a chord bearing of South 28° 10' 45" West to the **POINT OF BEGINNING**.

**LEGAL DESCRIPTION:**

**EASEMENT A**, Part of Parcel 2013-66 in the NW 1/4 of the NW 1/4 and in part of the SW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.66 acres, including 0.05 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the southeast corner of the NW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the southerly line of the NW 1/4 of the NW 1/4 of said Section 24, South 89° 36' 05" West (assumed bearing), 82.92 feet to the center line of 210th Avenue, being the boundary of Parcel 2013-66, as recorded in Book 2013, Page 2789;

**THENCE** North 56° 43' 52" West, 50.04 feet, to the right of way line of 210th Avenue the **POINT OF BEGINNING**;

**THENCE** along the right of way line of 210th Avenue along a circular curve concave northwesterly having an arc length of 324.32 feet, a radius of 471.00 feet, a central angle of 39° 27' 10", a chord length of 317.95 feet, and a chord bearing of South 50° 28' 09" West;

**THENCE** North 19° 48' 16" West, 20.00 feet;

**THENCE** along a circular curve concave northwesterly having an arc length of 300.00 feet, a radius of 451.00 feet, a central angle of 38° 06' 45", a chord length of 294.50 feet, and a chord bearing of North 51° 08' 22" East;

**THENCE** South 86° 55' 17" East, 22.72 feet to the **POINT OF BEGINNING**.