

COUNTY: DELAWARE

SECTION 2 , T 89 N, R 6 W

ALIUQUOT PART: NE 1/4 - NE 1/4, SE 1/4 - NE 1/4, NE 1/4 - SE 1/4

CITY:

SURVEY: PARCEL PARCEL 2025-12, PARCEL 2025-13

BLOCK: LOTS:

PROPRIETOR: RANDY D. BESSEY & DIANE S. BESSEY

REQUESTED BY: RANDY & DIANE BESSEY

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

FEB 03 2025

FILED

Delaware Co. Auditor

FEB 03 2025



Book 2025 Page 306

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Date 2/03/2025 Time 3:47:16PM

Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR

DELAWARE COUNTY IOWA

PLAT OF

SURVEY

PARCEL 2025-12, PART OF LOT 5 OF DOWNS FAMILY SUBDIVISION IN THE NE 1/4 - NE 1/4 AND IN THE SE 1/4 - NE 1/4;

PARCEL 2025-13, PART OF LOT 5 OF DOWNS FAMILY SUBDIVISION IN THE SE 1/4 - NE 1/4 AND IN THE NE 1/4 - SE 1/4;

ALL IN SECTION 2, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2025-12, Part of Lot 5 of Downs Family Subdivision in the NE 1/4 of the NE 1/4 and in the SE 1/4 of the NE 1/4 of Section 2, T89N, R6W of the 5th Principal Meridian, Delaware County, Iowa, containing 22.96 acres, more or less, including 0.03 acres of public road right of way, subject to easements of record, and more particularly described by metes inbounds as follows;

BEGINNING at the northeast corner of the SE 1/4 of the NE 1/4 of Section 2, T89N, R6W of the 5th Principal Meridian, Delaware County, Iowa, being on the easterly line of Lot 5 of Downs Family Subdivision, as recorded in Book 2008, Page 3958;

THENCE along the easterly line of said Lot 5 and easterly line of the SE 1/4 of the NE 1/4 of said Section 2, South 00° 00' 10" East, 1180.81 feet, more or less, to the south bank of the Maquoketa River, said south bank being represented by a random line as follows;

THENCE along said random line, South 76° 25' 12" West, 113.00 feet, more or less;

THENCE continuing along said random line, South 89° 04' 21" West, 135.00 feet, more or less;

THENCE continuing along said random line, North 65° 54' 59" West, 230.00 feet, more or less;

THENCE continuing along said random line, North 39° 51' 14" West, 125.00 feet, more or less;

THENCE continuing along said random line, North 06° 18' 49" East, 165.00 feet, more or less;

THENCE continuing along said random line, North 07° 51' 16" West, 165.00 feet, more or less;

THENCE continuing along said random line, North 44° 36' 21" West, 130.00 feet, more or less;

THENCE continuing along said random line, North 84° 36' 20" West, 80.00 feet, more or less;

THENCE continuing along said random line, South 27° 53' 19" West, 125.00 feet, more or less;

THENCE continuing along said random line, South 54° 53' 31" West, 130.00 feet, more or less, to the westerly line of said Lot 5;

THENCE along the westerly line of said Lot 5, North 00° 00' 10" West (assumed bearing), 946.65 feet, more or less, to the northerly line of said Lot 5;

THENCE along the northerly line of said Lot 5, North 89° 17' 41" East, 875.11 feet, to the easterly line of said Lot 5, being the easterly line of the NE 1/4 of the NE 1/4 of said Section 2;

THENCE along the easterly line of said Lot 5 and easterly line of said NE 1/4 of the NE 1/4, South 00° 00' 10" East, 179.99 feet to the **POINT OF BEGINNING**;

LEGAL DESCRIPTION:

PARCEL 2025-13, Part of Lot 5 of Downs Family Subdivision in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of Section 2, T89N, R6W of the 5th Principal Meridian, Delaware County, Iowa, containing 15.67 acres, more or less, including 1.29 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 east quarter corner of Section 2, T89N, R6W of the 5th Principal Meridian, Delaware County, Iowa, also being on the easterly line of Lot 5 of Downs Family Subdivision, as recorded in Book 2008, Page 3958;

THENCE along the easterly line of the NE 1/4 of the SE 1/4 of said Section 2 being the easterly line of said Lot 5, South 01° 46' 13" East, 432.30 feet, to the southerly line of said Lot 5, being the center line of 165th Steet;

THENCE along the southerly line of said Lot 5 and center line of 165th Street, South 89° 03' 06" West, 888.50 feet, to the westerly line of said Lot 5;

THENCE along the westerly line of said Lot 5, North 00° 00' 10" West (assumed bearing), 975.18 feet, more or less, to the south bank of the Maquoketa River, the south bank being represented by a random line as follows;

THENCE along said random line, North 54° 53' 31" East, 130.00 feet, more or less;

THENCE continuing along said random line, North 27° 53' 19" East, 125.00 feet, more or less;

THENCE continuing along said random line, South 84° 36' 20" East, 80.00 feet, more or less;

THENCE continuing along said random line, South 44° 36' 21" East, 130.00 feet, more or less;

THENCE continuing along said random line, South 07° 51' 16" East, 165.00 feet, more or less;

THENCE continuing along said random line, South 06° 18' 49" West, 165.00 feet, more or less;

THENCE continuing along said random line, South 39° 51' 14" East, 125.00 feet, more or less;

THENCE continuing along said random line, South 65° 54' 59" East, 230.00 feet, more or less;

THENCE continuing along said random line, North 89° 04' 21" East, 135.00 feet, more or less;

THENCE continuing along said random line, North 76° 25' 12" East, 113.00 feet, more or less, to the easterly line of the SE 1/4 of the NE 1/4 of said Section 2, also being the easterly line of said Lot 5;

THENCE along the easterly line of the SE 1/4 of the NE 1/4 of said Section 2 and easterly line of said Lot 5, South 00° 00' 10" East, 125.00 feet, more or less, to the **POINT OF BEGINNING**;

SURVEYED ON: 11/13/2024

SURVEY REQUESTED BY: RANDY & DIANE BESSEY


Q:\Civil3D_Survey\GPS Box 23\GPS Box 23 2015.dwg



SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: RANDY D. BESSEY & DIANE S. BESSEY

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 5 DECEMBER 31, 2025

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

PROJECT NO. 24-131

SCALE: 1" = 150'

DATE: 1/6/2024

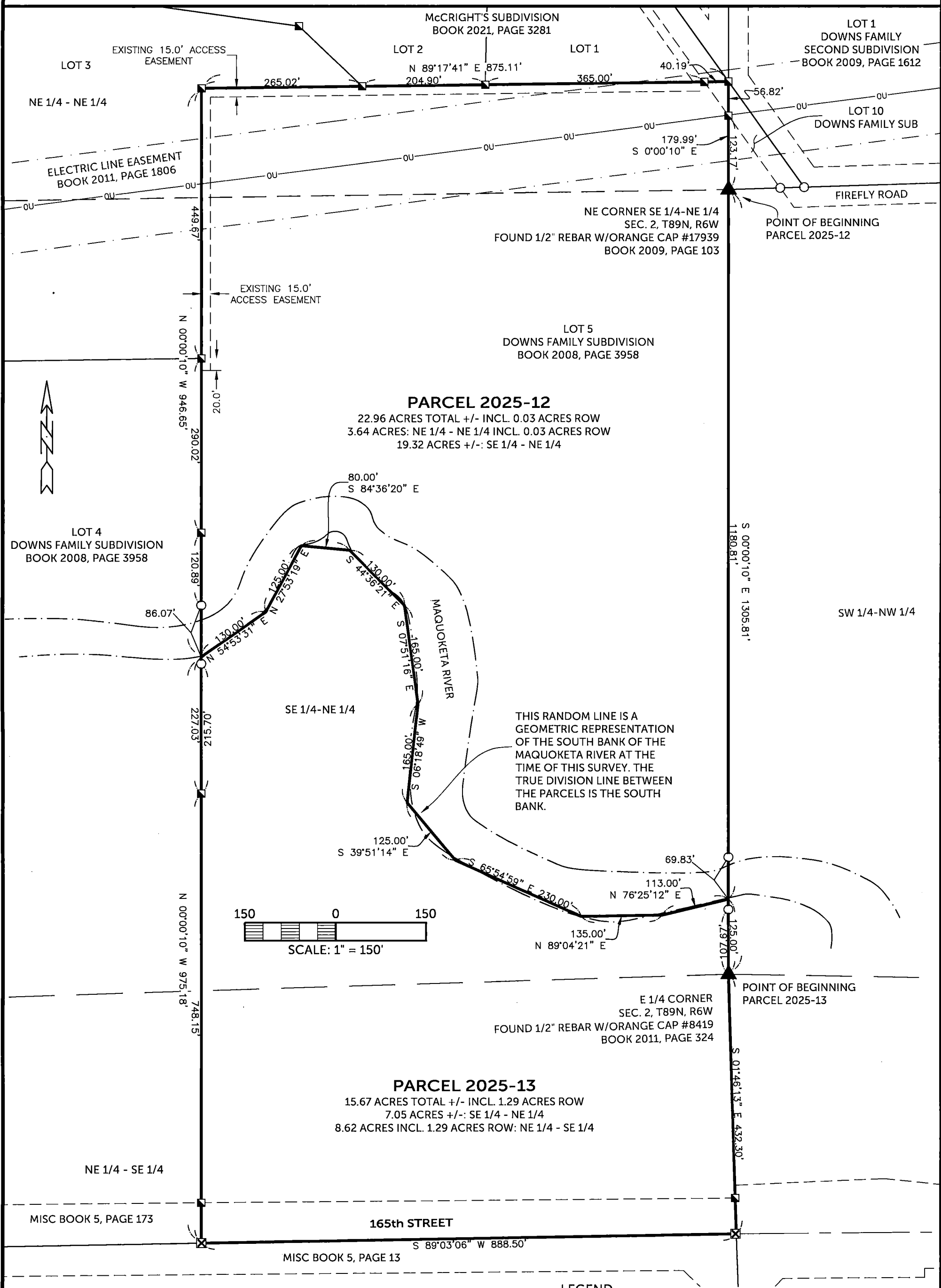
DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: 23

SHEET 1 OF 2

PARCEL 2025-12, PART OF LOT 5 OF DOWNS FAMILY SUBDIVISION IN THE NE 1/4 - NE 1/4 AND IN THE SE 1/4 - NE 1/4;
PARCEL 2025-13, PART OF LOT 5 OF DOWNS FAMILY SUBDIVISION IN THE SE 1/4 - NE 1/4 AND IN THE NE 1/4 - SE 1/4;
ALL IN SECTION 2, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



PARCEL 2025-12

22.96 ACRES TOTAL +/- INCL. 0.03 ACRES ROW
3.64 ACRES: NE 1/4 - NE 1/4 INCL. 0.03 ACRES ROW
19.32 ACRES +/-: SE 1/4 - NE 1/4

PARCEL 2025-13

15.67 ACRES TOTAL +/- INCL. 1.29 ACRES ROW
7.05 ACRES +/-: SE 1/4 - NE 1/4
8.62 ACRES INCL. 1.29 ACRES ROW: NE 1/4 - SE 1/4

LEGEND

- | | |
|---|------------------------|
| ▲ SECTION CORNER | SECTION LINE |
| ■ FOUND 1/2" Ø REBAR w/
ORANGE CAP PLS 17939 | QUARTER LINE |
| ■ FOUND CUT 'X' | QTR.-QTR. LINE |
| ○ SET 1/2" REBAR w/
ORANGE CAP PLS 17939 | CENTER LINE |
| | EASEMENT OR ROW LINE |
| | NORMAL HIGH WATER LINE |
| | PARCEL / LOT LINE |
| | BOUNDARY ESTABLISHED |
| | R RECORDED |