

COUNTY: DELAWARE
SECTION 15, T 90 N, R 6 W
ALIQUOT PART: NE 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2025-31
BLOCK: LOTS:
PROPRIETOR: WILLIAM D. PETTLON & LOIS M. PETTLON
(CONTRACT) MICHAEL J. PETTLON & BILLIE JO PETTLON
REQUESTED BY: MICHAEL J. PETTLON
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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Delaware Co. Assessor
MAY 23 2025

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2025-31
PART OF THE NE 1/4 - SE 1/4 IN SECTION 15, T90N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

CENTER OF SECTION
SEC. 15, T90N, R6W
FOUND 4" IRON PIPE POST
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E 1/4 CORNER
SEC. 15, T90N, R6W
SET 1/2" REBAR W/ORANGE CAP #17939
CORNER TIE BOOK 2, PAGE 7

LEGAL DESCRIPTION:

PARCEL 2025-31, Part of the NE 1/4 - SE 1/4 of Section 15, T90N, R6W of the Fifth Principal Meridian, Delaware County Iowa, containing a total of 1.64 acres, including 0.36 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 E 1/4 Corner of Section 15, T90N, R6W of the Fifth Principal Meridian, Delaware County Iowa;

THENCE along the northerly line of the SE 1/4 of said Section 15, North 89° 30' 59" West, 230.13 feet to the centerline of 140th Avenue;

THENCE along the centerline of 140th Avenue, South 14° 19' 07" West, 926.80 feet to the **POINT OF BEGINNING**;

THENCE South 75° 40' 53" East, 82.00 feet;

THENCE South 41° 47' 21" East, 110.00 feet;

THENCE South 35° 13' 55" East, 212.50 feet;

THENCE South 62° 18' 44" West, 62.00 feet;

THENCE South 77° 39' 26" West, 145.00 feet;

THENCE North 80° 47' 15" West, 160.00 feet, to the centerline of 140th Avenue;

THENCE along the centerline of 140th Avenue, North 14° 19' 07" East, 320.00 feet to the **POINT OF BEGINNING**;

The northerly line of the SE 1/4 of Section 15, T90N, R6W of the Fifth Principal Meridian, Delaware County Iowa, is assumed to bear North 89° 30' 59" West.

100 0 100
SCALE: 1" = 100'

LEGEND

- ▲ SECTION CORNER
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- R RECORDED

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

SURVEYED ON: 4/3/2025
SURVEY REQUESTED BY: MICHAEL J. PETTLON

Q:\Civil3D_Survey\GPS Box 10\GPS Box 10 laRCS 2022.dwg

	PROPRIETORS: WILLIAM D. PETTLON & LOIS M. PETTLON (CONTRACT) MICHAEL J. PETTLON & BILLIE JO PETTLON	
	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	5/23/2025 DATE
	BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 25-018 SCALE: 1" = 100' DATE: 5/15/2025 DRAWN BY: RLR CHECKED BY: DDK GPS BOX: 10 SHEET 1 OF 1	

SE CORNER
SEC. 15, T90N, R6W
FOUND 4" STEEL POST
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