

COUNTY: DELAWARE
SECTION 5 , T 88 N, R 5 W
ALIQUOT PART: NW 1/4 - SE 1/4, NE 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2025-01, PARCEL 2025-02
BLOCK: LOTS:
PROPRIETOR: PARCEL 2025-01: STACY N. SOPPE & JEFF P. SOPPE
PARCEL 2025-02: RONALD D. GIENAPP & DIANE L. GIENAPP
REQUESTED BY: RONALD D. GIENAPP, JEFF P. SOPPE
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

MAY 27 2025

FILED
Delaware Co. Auditor

MAY 27 2025



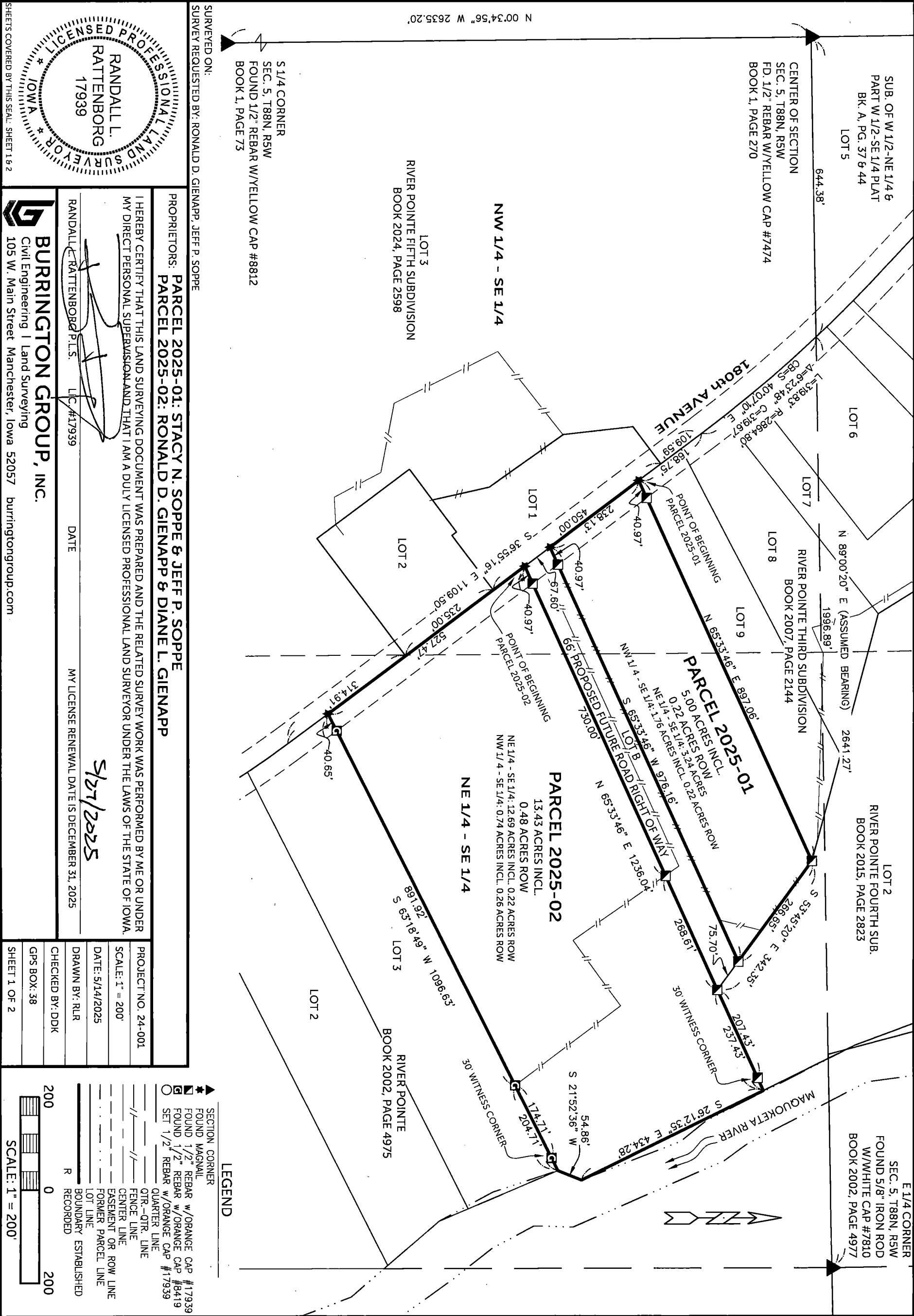
Book 2025 Page 1328

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Date 5/27/2025 Time 12:38:14PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2025-01 & PARCEL 2025-02
PART OF THE NW 1/4 - SE 1/4 AND PART OF THE NE 1/4 - SE 1/4, SECTION 5, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON:
SURVEY REQUESTED BY: RONALD D. GIENAPP, JEFF P. SOPPE

RANDALL L. RATTENBORG
17939
LICENSED PROFESSIONAL LAND SURVEYOR
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

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.

PROPRIETORS: **PARCEL 2025-01: STACY N. SOPPE & JEFF P. SOPPE**
PARCEL 2025-02: RONALD D. GIENAPP & DIANE L. GIENAPP

RANDALL L. RATTENBORG P.L.S. LIC #17939 DATE: 5/27/2025 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PROJECT NO. 24-001
SCALE: 1" = 200'
DATE: 5/14/2025
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: 38
SHEET 1 OF 2

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

LEGEND

- SECTION CORNER
- FOUND MAGNAIL
- FOUND 1/2" REBAR W/ORANGE CAP #17939
- FOUND 1/2" REBAR W/ORANGE CAP #8419
- SET 1/2" REBAR W/ORANGE CAP #17939
- QUARTER LINE
- QTR-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- FORMER PARCEL LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- RECORDED

SCALE: 1" = 200'

LEGAL DESCRIPTION:

PARCEL 2025-01, Part of the NW 1/4 of the SE 1/4 and part of the NE 1/4 of the SE 1/4, Section 5, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 5.00 acres, including 0.22 acres of public road right of way, subject to easements of record, and more particularly described by meats and bounds as follows:

COMMENCING at the center of Section 5, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of the SE 1/4 of said Section 5, North 89° 00' 20" East (assumed bearing) 644.38 feet, to the centerline of 180th Avenue, being the westerly boundary of River Pointe Third Subdivision, as recorded in Book 2007, Page 2144;

THENCE along the said centerline and said westerly boundary along a circular curve concave southwesterly having an arc length of 319.83 feet, a radius of 2864.80 feet, a central angle of 06° 23' 48", a chord length of 319.67 feet, and a chord bearing of South 40° 07' 10" East;

THENCE continuing along the said centerline and said westerly boundary, South 36° 55' 16" East, 168.75 feet to the southwest corner of Lot 9 of said River Pointe Third Subdivision, the **POINT OF BEGINNING**;

THENCE along the southerly line of said Lot 9, North 65° 33' 46" East, 897.06 feet, to the westerly boundary of Lot 2 of River Pointe Fourth Subdivision, as recorded in Book 2015, Page 2823;

THENCE along said westerly boundary, South 53° 45' 20" East, 266.65 feet, to the northerly line of Lot B of said River Pointe Third Subdivision;

THENCE along the northerly line of said Lot B, South 65° 33' 46" West, 976.16 feet, to the centerline of said 180th Avenue;

THENCE along the centerline of said 180th Avenue, North 36° 55' 16" West, 238.13 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2025-02, Part of the NW 1/4 of the SE 1/4 and part of the NE 1/4 of the SE 1/4, Section 5, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 13.53 acres, including 0.48 acres of public road right of way, subject to easements of record, and more particularly described by meats and bounds as follows:

COMMENCING at the center of Section 5, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of the SE 1/4 of said Section 5, North 89° 00' 20" East (assumed bearing) 644.38 feet, to the centerline of 180th Avenue, being the westerly boundary of River Pointe Third Subdivision, as recorded in Book 2007, Page 2144;

THENCE along the said centerline and said westerly boundary along a circular curve concave southwesterly having an arc length of 319.83 feet, a radius of 2864.80 feet, a central angle of 06° 23' 48", a chord length of 319.67 feet, and a chord bearing of South 40° 07' 10" East;

THENCE continuing along the said centerline and said westerly boundary, South 36° 55' 16" East, 168.75 feet;

THENCE continuing along the centerline of 180th Avenue, South 36° 55' 16" east, 238.13 feet, to the westerly line of Lot B of said River Pointe Third Subdivision;

THENCE continuing along the centerline of 180th Avenue and westerly line of said Lot B, South 36° 55' 16" East, 67.60 feet, to the southwest corner of said Lot B, the **POINT OF BEGINNING**;

THENCE along the southerly line of said Lot B and southerly line of Lot 2 of River Pointe Fourth Subdivision, as recorded in Book 2015, Page 2823, North 65° 33' 46" East, 1236.04 feet, to the West Bank of the Maquoketa River, being represented by a meander line;

THENCE along said meander line, South 26° 12' 35" East, 434.28 feet;

THENCE continuing along said meander line, South 21° 52' 36" West, 54.86 feet, to the northerly line of Lot 3 of River Pointe, as recorded in Book 2002, Page 4975;

THENCE along the northerly line of said Lot 3, South 63° 18' 49" West, 1096.63 feet, to the centerline of said 180th Avenue;

THENCE along the centerline of 180th Avenue, North 36° 55' 16" West, 527.47 feet, to the **POINT OF BEGINNING**.