

COUNTY: Delaware
SECTION 1, T 90 N, R 5 W
ALIQUOT PART: SW 1/4-NW 1/4
CITY:
SURVEY: Parcel 2025-75 and Parcel 2025-76
BLOCK: LOTS:
PROPRIETOR: Harold J. Wulfekuhle, Jr.
Katherine M. Wulfekuhle
REQUESTED BY: Harold J. Wulfekuhle, Jr.
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
SEP 26 2025

FILED
Delaware Co. Auditor
SEP 26 2025



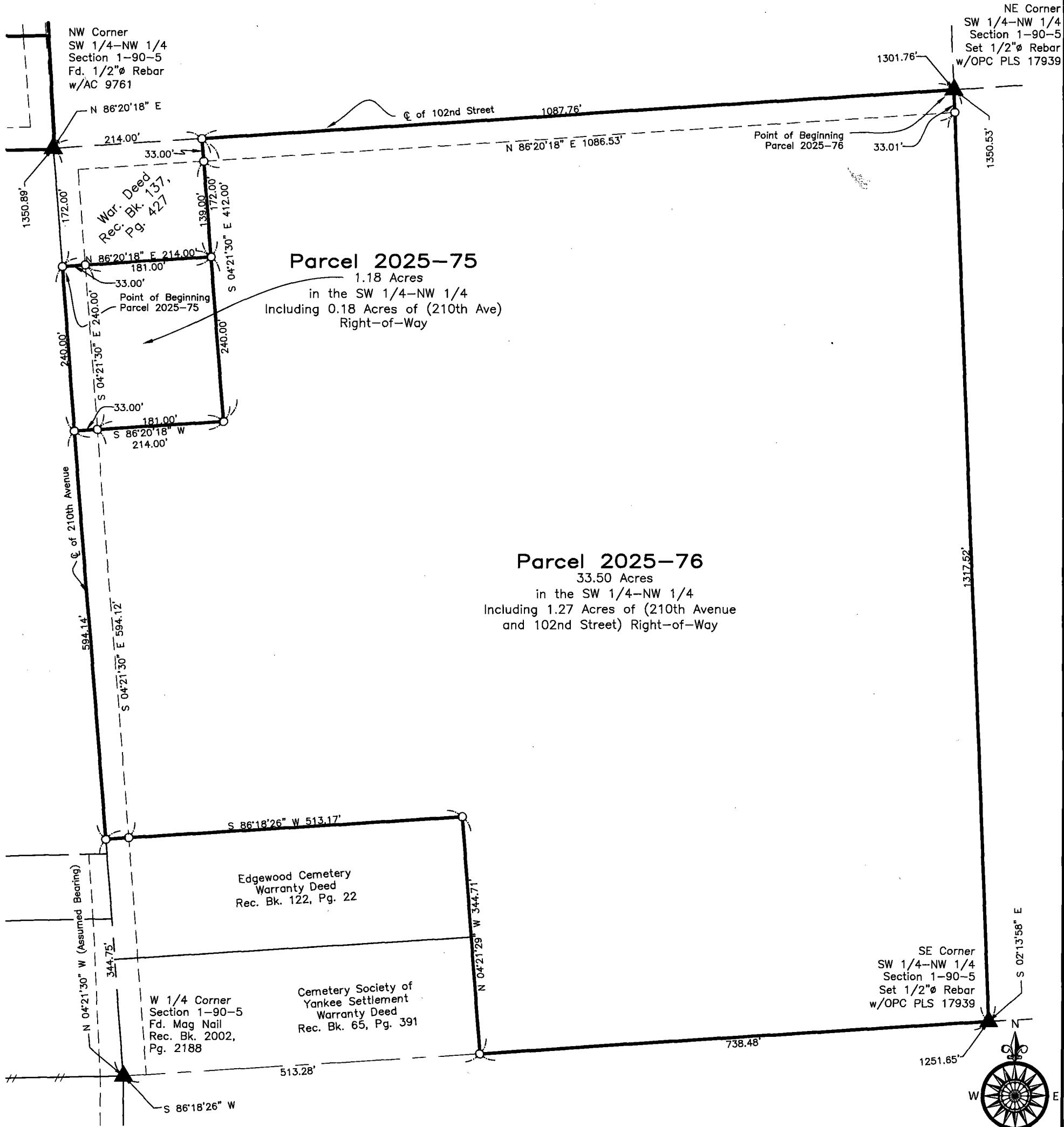
Book 2025 Page 2577

Document 2025 2577 Type 06 002 Pages 2
Date 9/26/2025 Time 8:43:33AM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2025-75; in the Southwest Quarter of the Northwest Quarter and **Parcel 2025-76;** in the Southwest Quarter of the Northwest Quarter all in Section 1, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: August 20, 2025
SURVEY REQUESTED BY: Harold J. Wulfekuhle, Jr.

Q:\Civil3D_Survey\Edgewood\Edgewood Corridor 2015.dwg

PROPRIETORS: **Harold J. Wulfekuhle, Jr. & Katherine M. Wulfekuhle**

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

9/25/2025
DATE

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

PROJECT NO. 25-083

SCALE: 1" = 150'

DATE: September 5, 2025

DRAWN BY: dm

CHECKED BY: ddk/rr

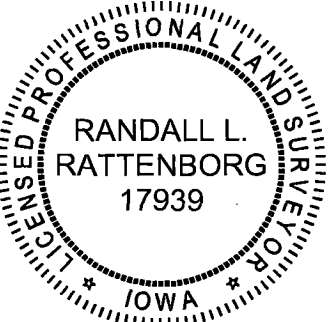
GPS BOX: Edgewood Coord

SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ☆ SET MAG NAIL w/SSW PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP

150 0 150
SCALE: 1" = 150'



SHEETS COVERED BY THIS SEAL: Sheets 1 & 2

Parcel 2025-75; in the Southwest Quarter of the Northwest Quarter Section 1, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Northwest Corner of said Quarter-Quarter Section;

Thence South 04°21'30" East (Assumed Bearing), 172.00 feet along the West Line of said Quarter-Quarter Section and the West Line of a Deed Recorded in Book 137, Page 427 on file at the Delaware County Recorder's office in Manchester, Iowa to the South Line of said Deed and to the Point of Beginning;

Thence North 86°20'18" East, 214.00 feet along said Line;

Thence South 04°21'30" East, 240.00 feet;

Thence South 86°20'18" West, 214.00 feet to the said West Line of said Quarter-Quarter;

Thence North 04°21'30" West, 240.00 feet along said Line to the Point of Beginning.

Containing **1.18 Acres**, including 0.18 Acre of County Road (Street Name) Right-of-Way, Subject to Easements of Record.

AND

Parcel 2025-76 in the Southwest Quarter of the Northwest Quarter Section 1, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of said Quarter-Quarter Section;

Thence South 02°13'58" East, 1350.52 feet along the East Line of said Quarter-Quarter Section to the South Line of said Quarter-Quarter Section;

Thence South 86°18'26" West, 738.48 feet along said South Line to the East Line of a Warranty Deed Recorded in Book 65, Page 391 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 04°21'29" West, 344.71 feet along said East Line and East Line of a Warranty Deed Recorded in Book 122, Page 22 on file in the Delaware County Recorder's office in Manchester, Iowa and to the North Line of said Deed;

Thence South 86°18'26" West, 513.17 feet along said North Line to the West Line of said Quarter-Quarter Section;

Thence North 04°21'30" West (Assumed Bearing), 594.14 feet along said West Line to the South Line of Parcel 2025-75 as shown on the attached Plat;

Thence North 86°20'18" East, 214.00 feet along said South Line to the East Line of said Parcel 2025-75;

Thence North 04°21'30" West, 240.00 feet along said East Line to the East Line of a Parcel of Land Recorded in Book 137, Page 427 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence continuing North 04°21'30" West, 172.00 feet along said Deed to the North Line of said Quarter-Quarter Section and the Center Line of County Road (102nd Street);

Thence North 86°20'18" East, 1086.76 feet along said Line to the Point of Beginning.

Containing **33.50 Acres**, including 1.27 Acre of County Road (102nd Street and 210th Avenue) Right-of-Way, Subject to Easements of Record.

