

COUNTY: DELAWARE  
SECTION 27, T 90 N, R 6W  
ALIQUOT PART: NE 1/4 - SE 1/4, SE 1/4 - SE 1/4  
CITY:  
SURVEY: PARCEL 2026-21, PARCEL 2026-22  
BLOCK: LOTS:  
PROPRIETOR: ARLENE LANGEL  
REQUESTED BY: JANE HANSON, HANSON LAW OFFICE  
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  
MAR 25 2026

FILED  
Delaware Co. Auditor  
MAR 25 2026



Book 2026 Page 701  
Document 2026 701 Type 06 002 Pages 2  
Date 3/25/2026 Time 1:50:12PM  
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**PLAT OF SURVEY**

PARCEL 2026-21, PART OF THE NE 1/4 - SE 1/4,  
PARCEL 2026-22, PART OF THE NE 1/4 - SE 1/4 AND PART OF THE SE 1/4 - SE 1/4  
ALL IN SECTION 27, T90N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

**LEGAL DESCRIPTION:**

**PARCEL 2026-21**, Part of the NE 1/4 of the SE 1/4 of Section 27, T90N, R6W, of the Fifth Principal Meridian, Delaware County, Iowa, containing 10.00 acres, including 0.34 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 27, T90N, R6W, of the Fifth Principal Meridian, Delaware County, Iowa;

**THENCE** along the easterly line of the SE 1/4 of said Section 27, South 01° 30' 11" West, 463.49 feet, to the southerly right of way line of the former Chicago Great Western Railroad, the **POINT OF BEGINNING**;

**THENCE** continuing along the easterly line of the said SE 1/4, South 01° 30' 11" West, 298.89 feet, to the northerly line of Parcel 2026-22, as shown in the attached survey plat;

**THENCE** North 88° 29' 49" West, 1316.42 feet, to the westerly line of the NE 1/4 of the SE 1/4 of said Section 27;

**THENCE** along the westerly line of the said NE 1/4 of the SE 1/4, North 01° 22' 34" East, 362.72 feet, to the southerly right of way line of said former Chicago Great Western Railroad;

**THENCE** along the said southerly right of way line, South 85° 43' 22" East, 1318.77 feet, to the **POINT OF BEGINNING**.

The easterly line of the SE 1/4 of Section 27, T90N, R6W, of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 30' 11" West.

**LEGAL DESCRIPTION:**

**PARCEL 2026-22**, Part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 27, T90N, R6W, of the Fifth Principal Meridian, Delaware County, Iowa, containing 53.36 acres, including 3.19 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 southeast corner of Section 27, T90N, R6W, of the Fifth Principal Meridian, Delaware County, Iowa;

**THENCE** along the southerly line of the SE 1/4 of the SE 1/4 of said Section 27, North 89° 52' 12" West, 1312.56 feet, to the westerly line of the SE 1/4 of the SE 1/4 of said Section 27;

**THENCE** along the westerly line of the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4 of said Section 27, North 01° 22' 34" East, 1915.94 feet, to the southerly line of Parcel 2026-21, as shown in the attached survey plat;

**THENCE** along the southerly line of said Parcel 2026-21, South 88° 29' 49" East, 1316.42 feet, to the easterly line of the SE 1/4 of said Section 27;

**THENCE** along the easterly line of the SE 1/4 of said Section 27, South 01° 30' 11" West, 532.19 feet, to the boundary of Parcel B, as recorded in Plat Book 7, Page 82;

**THENCE** along the boundary of said Parcel B, North 88° 24' 23" West, 478.85 feet;

**THENCE** continuing along the boundary of said Parcel B, South 01° 43' 42" West, 364.14 feet;

**THENCE** continuing along the boundary of said Parcel B, South 89° 14' 07" East, 480.32 feet, to the easterly line of the SE 1/4 of said Section 27;

**THENCE** along the easterly line of the southeast corner of said Section 27, South 01° 30' 11" West, 995.09 feet to the **POINT OF BEGINNING**.

The easterly line of the SE 1/4 of Section 27, T90N, R6W, of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 30' 11" West.

SURVEYED ON: 3/4 & 3/25/2026  
SURVEY REQUESTED BY: JANE HANSON, HANSON LAW OFFICE

Q:\Civil3D\_Survey\GPS Box 10\GPS Box 10 IaRCS 2022.dwg



PROPRIETORS: **ARLENE LANGEL**

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.

*[Signature]*  
RANDALL L. RATTENBORG P.L.S. LIC. #17939  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027  
DATE: 3/25/2026

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

PROJECT NO. 26-022

SCALE: 1" = 200'

DATE: 3/16/2026

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: 10

SHEET 1 OF 2

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

**PARCEL 2026-21, PART OF THE NE 1/4 - SE 1/4,  
PARCEL 2026-22, PART OF THE NE 1/4 - SE 1/4 AND PART OF THE SE 1/4 - SE 1/4  
ALL IN SECTION 27, T90N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA**

CENTER OF SECTION  
SEC 27, T90N, R6W  
FOUND ANGLE IRON POST  
CORNER TIE BK. 1, PG. 19

E 1/4 CORNER  
SEC 27, T90N, R6W  
FOUND MAGNAIL W/CAP  
#17939 AND CUT "X"  
BOOK 2007, PAGE 2174

NW CORNER NE 1/4 - SE 1/4  
SEC 27, T90N, R6W  
SET 1/2" REBAR W/ORANGE CAP #17939

366.22'

PARCEL NO. 6

PARCEL NO. 8

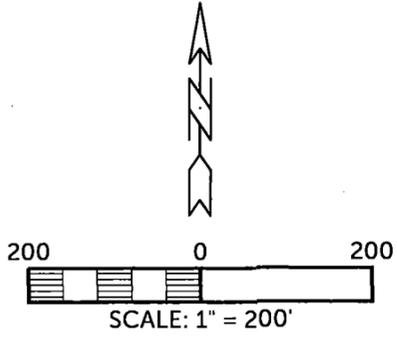
PARCEL NO. 7

FORMER CHICAGO GREAT WESTERN RAILROAD

PARCEL NO. 5

**PARCEL 2026-21**  
10.00 ACRES INCL.  
0.34 ACRES ROW

POINT OF BEGINNING  
PARCEL  
2026-21



**LEGEND**

- ▲ SECTION CORNER
- ⊠ FOUND 1/2" Ø REBAR w/  
ORANGE CAP #8419
- SET 1/2" REBAR w/  
ORANGE CAP #17939
- ★ SET MAGNAIL
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FORMER RAILROAD ROW
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED  
RECORDED

2644.88'

N 01°22'34" E

1915.94'

NE 1/4 - SE 1/4  
SEC 27, T90N, R6W

50.00'

1266.42'  
S 88°29'49" E 1316.42'

50.00'

50.00'

50.00'

N 88°24'23" W 478.85'  
R-S 88°08'38" E 478.89'

PARCEL NO. 2

PARCEL B  
PLAT BK. 7, PG. 82

**PARCEL 2026-22**  
53.36 ACRES INCL.  
3.19 ACRES ROW

NE 1/4 - SE 1/4  
17.05 ACRES INCL.  
0.62 ACRES ROW

SE 1/4 - SE 1/4  
36.31 ACRES INCL.  
2.57 ACRES ROW

SE 1/4 - SE 1/4  
SEC 27, T90N, R6W

33.0'

R-S 88°58'22" W 480.37'  
S 89°14'07" E 480.32'

50.00'

FIREFLY ROAD

50.00'

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

SW CORNER SE 1/4 - SE 1/4  
SEC. 27, T90N, R6W  
FOUND MAGNAIL  
BOOK 2020, PAGE 1955

SE CORNER  
SEC. 27, T90N, R6W  
FOUND PK NAIL W/CUT "X"  
BOOK 2011, PAGE 3540

N 89°52'12" W 1157.67'  
150th STREET - COUNTY ROAD C-64  
N 89°52'12" W 1312.56'

POINT OF BEGINNING  
PARCEL 2026-22