

COUNTY: DELAWARE
SECTION 9, T 88 N, R 4 W
ALIQUOT PART: SW 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2026-06, PARCEL 2026-07
BLOCK: LOTS:
PROPRIETOR: DANIEL F. SCHUSTERSICH
REQUESTED BY: DAN SCHUSTERSICH
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 11 2026



Book 2026 Page 1185
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2026-06, PART OF THE SW 1/4 - NE 1/4
PARCEL 2026-07, PART OF THE SOUTH 50 RODS OF THE WEST 48 RODS IN THE SW 1/4 - NE 1/4
SECTION 9, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2026-06; Part of the SW 1/4 of the NE 1/4 of Section 9, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.21 acres, including 0.10 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 Center of Section 9, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of the NE 1/4 of said Section 9, North 01° 53' 44" West, 825.06 feet, to the north line of the South 50 rods of the West 48 rods of the SW 1/4 of the NE 1/4 of said Section 9, the **POINT OF BEGINNING**;

THENCE continuing along the westerly line of the SW 1/4 of the NE 1/4, North 01° 53' 44" West, 123.64 feet, to the southerly line of Parcel C, as recorded in Book 2004, Page 754;

THENCE along the southerly line of said Parcel C, North 88° 26' 23" East, 56.90 feet to the center line of 245th Avenue being the westerly line of Parcel H, as recorded in Book 2006, Page 1833;

THENCE along the center line of 245th Avenue and westerly line of said Parcel H, along a circular curve concave easterly having an arc length of 34.27 feet, a radius of 1432.05 feet, a central angle of 01° 22' 16", a chord length of 34.27 feet, and a chord bearing of South 16° 23' 05" East;

THENCE continuing along the centerline of 245th Avenue and westerly line of said Parcel H, South 17° 05' 38" East, 94.17 feet, to the north line of the said South 50 rods of the West 48 rods;

THENCE along the northerly line of the said South 50 rods of the West 48 rods, South 88° 34' 44" West, 90.16 feet to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of the NE 1/4 of Section 9, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 53' 44" West.

LEGAL DESCRIPTION:

PARCEL 2026-07, Part of the South 50 rods of the West 48 rods in the SW 1/4 of the NE 1/4 of Section 9, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 3.14 acres, including 0.64 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 center of Section 9, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of the NE 1/4 of said Section 9, North 01° 53' 44" West, 825.06 feet, to the north line of the South 50 rods of the West 48 rods of the SW 1/4 of the NE 1/4 of said Section 9;

THENCE along the South 50 rods of the West 48 rods of the SW 1/4 of the NE 1/4 of said Section 9, North 88° 34' 44" East, 90.16 feet, to the centerline of 245th Avenue;

THENCE along the centerline of 245th Avenue, South 17° 05' 38" East, 447.65 feet;

THENCE continuing along the centerline of 245th Avenue along a circular curve concave westerly and having an arc length of 98.17 feet, a radius of 200.00 feet, a central angle of 28° 07' 30", a chord length of 97.19 feet, and a chord bearing of South 03° 01' 53" East;

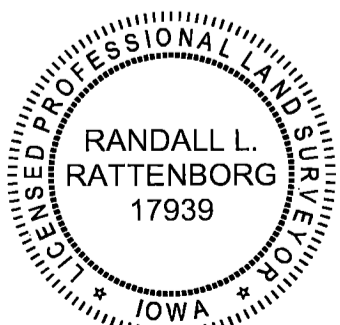
THENCE continuing along the centerline of 245th Avenue and the westerly line of Parcel B, as recorded in Plat Book 6, Page 135, South 11° 01' 52" West, 303.93 feet, to the southerly line of the SW 1/4 of the NE 1/4 of said Section 9;

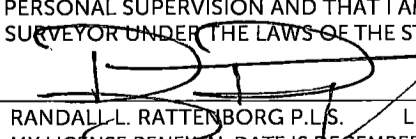
THENCE along the southerly line of the SW 1/4 of the NE 1/4 of said Section 9, South 88° 32' 36" West, 141.46 feet to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of the NE 1/4 of Section 9, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 53' 44" West.

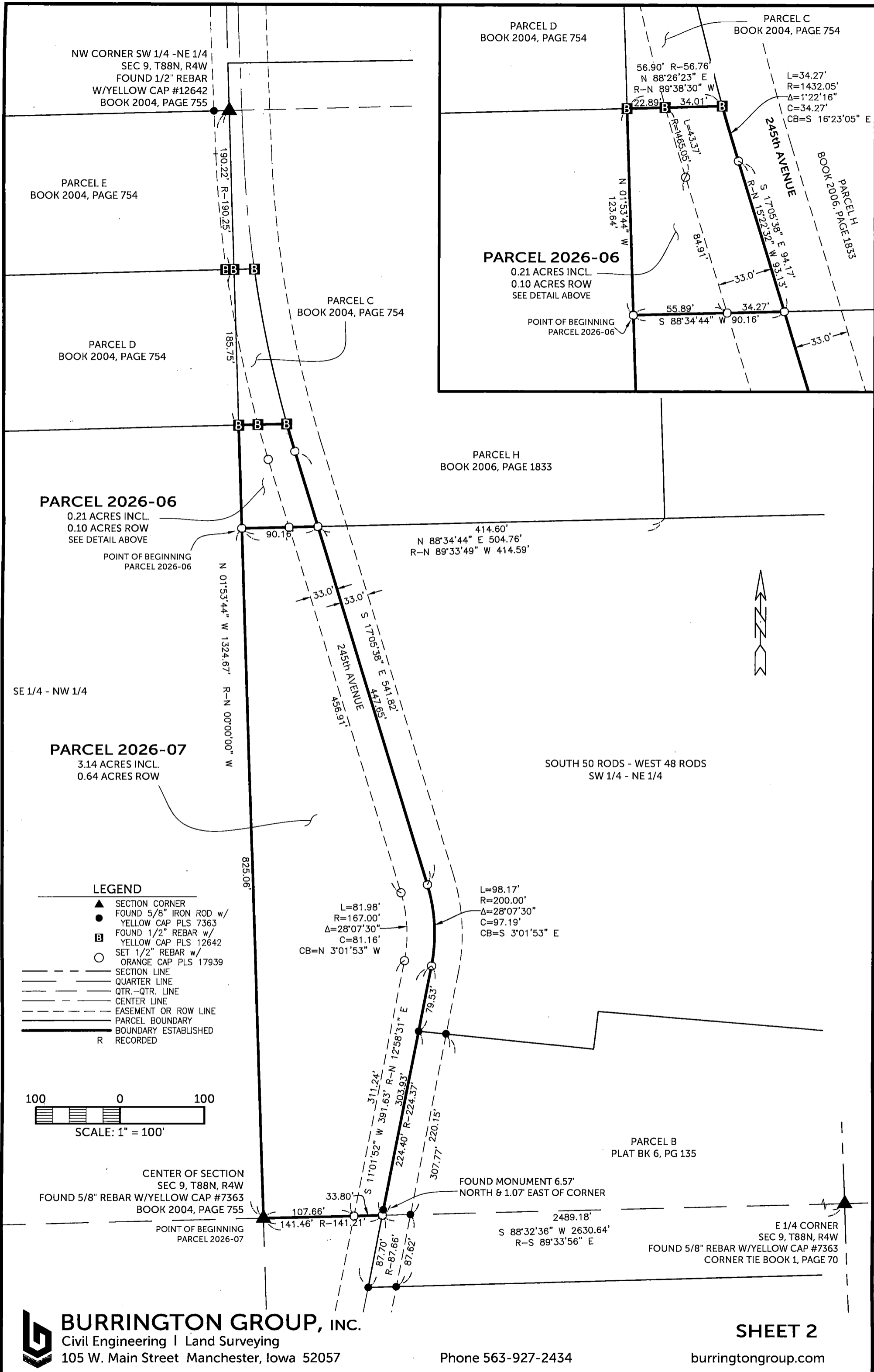
SURVEYED ON: 3/23/2026
SURVEY REQUESTED BY: DAN SCHUSTERSICH

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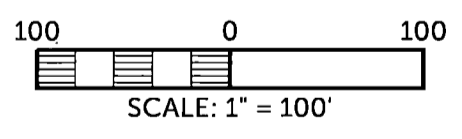


PROPRIETORS: DANIEL F. SCHUSTERSICH	
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	PROJECT NO. 26-011
 RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027	SCALE: 1" = 100'
DATE: 5/8/2026	DATE: 4/29/2026
BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	DRAWN BY: RLR
	CHECKED BY: DDK
	GPS BOX: DELHI-260TH
	SHEET 1 OF 2

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2



- LEGEND**
- ▲ SECTION CORNER
FOUND 5/8" IRON ROD w/
YELLOW CAP PLS 7363
 - FOUND 1/2" REBAR w/
YELLOW CAP PLS 12642
 - SET 1/2" REBAR w/
ORANGE CAP PLS 17939
 - SECTION LINE
 - QUARTER LINE
 - QTR.-QTR. LINE
 - CENTER LINE
 - EASEMENT OR ROW LINE
 - PARCEL BOUNDARY
 - BOUNDARY ESTABLISHED
RECORDED



CENTER OF SECTION
SEC 9, T88N, R4W
FOUND 5/8" REBAR W/YELLOW CAP #7363
BOOK 2004, PAGE 755

POINT OF BEGINNING
PARCEL 2026-07

FOUND MONUMENT 6.57'
NORTH & 1.07' EAST OF CORNER

E 1/4 CORNER
SEC 9, T88N, R4W
FOUND 5/8" REBAR W/YELLOW CAP #7363
CORNER TIE BOOK 1, PAGE 70