

COUNTY: Delaware  
 SECTION 10, T 90 N, R 5 W  
 ALIQUOT PART: NW 1/4-NE 1/4

CITY:  
 SURVEY: West Place Subdivision  
 BLOCK: LOTS: 1, 2, 3  
 PROPRIETOR: John B. Pape

REQUESTED BY: Larry Pape  
 SURVEYOR: Randy Rattenborg  
 COMPANY: BURRINGTON, GROUP, INC.  
 105 W. MAIN STREET, MANCHESTER, IA 52057  
 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
 Delaware Co. Assessor  
 MAY 21 2026



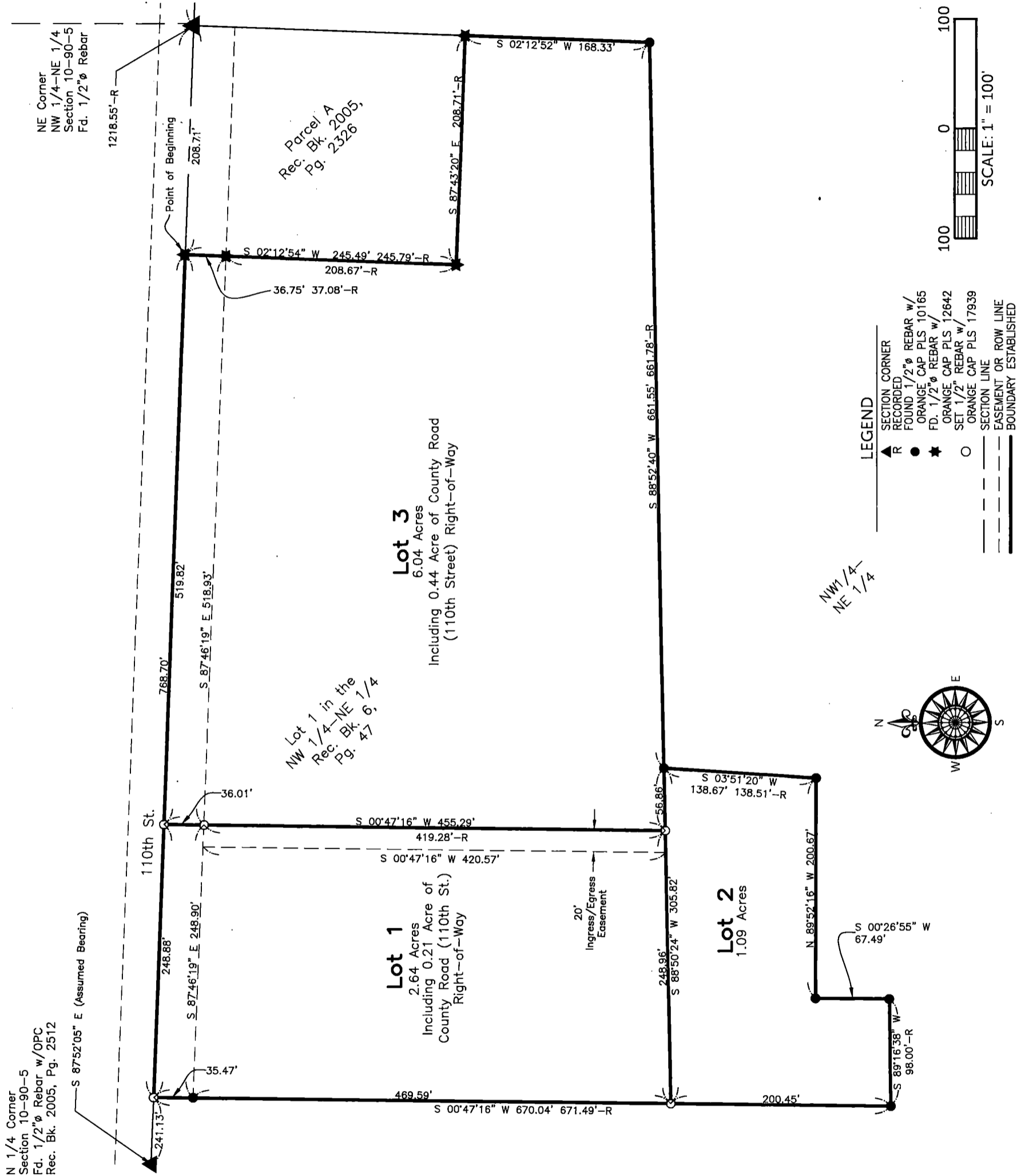
Book 2026 Page 1339  
 Document 2026 1339 Type 06 002 Pages 5  
 Date 5/21/2026 Time 11:57:49AM  
 Rec Amt \$27.00

FILED  
 Delaware Co. Auditor  
 MAY 21 2026

Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

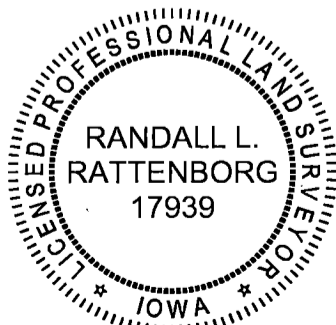
Subdivision  
 Plat

West Place Subdivision; A Subdivision of Lot 1 in the Northwest Quarter of the Northeast Quarter Section 10, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: August 23, 2024  
 SURVEY REQUESTED BY: Larry Pape

Q:\Civil3D\_Survey\Edgewood\Edgewood Corridor 2015.dwg



PROPRIETORS: John B. Pape

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, 2027

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

PROJECT NO. 24-073

SCALE: 1" = 100'

DATE: March 20, 2025

DRAWN BY: dm

CHECKED BY: ddk/rr

GPS BOX: File in 5

SHEET 1 OF 2

**West Place Subdivision;** A Subdivision of Lot 1 in the Northwest Quarter of the Northeast Quarter Section 10, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

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

**Thence North 87°52'05" West (Assumed Bearing), 208.71 feet** along the North Line of said Section and the Center Line of 110<sup>th</sup> Street to the West Line of Parcel A Recorded in Book 2005, Page 2326 and the Easterly Line of Lot 1 in said Quarter-Quarter Section Recorded in Book 6, Page 47 both on file at the Delaware County Recorder's office in Manchester, Iowa to the Point of Beginning;

**Thence South 02°12'54" West, 245.49 feet** along said West Line of Parcel A and the East Line of said Lot 1 to the South Line of said Parcel A;

**Thence South 87°43'20" East, 208.71 feet** along said Lines to the Easterly Line of said Lot 1;

**Thence South 02°12'52" West, 168.33 feet** to the South Line of Lot 1;

**Thence South 88°52'40" West, 661.55 feet** along said South Line of Lot 1;

**Thence South 03°51'20" West, 138.67 feet** along said South Line of Lot 1;

**Thence North 89°52'16" West, 200.67 feet** along said South Line of Lot 1;

**Thence South 00°26'55" West, 67.49 feet** along said South Line of Lot 1;

**Thence South 89°16'38" West, 98.00 feet** to the West Line of Lot 1

**Thence North 00°47'16" East, 670.04 feet** along the said West Line to the said North Line of said Quarter-Quarter Section;

**Thence South 87°52'05" East, 768.70 feet** along said Line to the Point of Beginning.

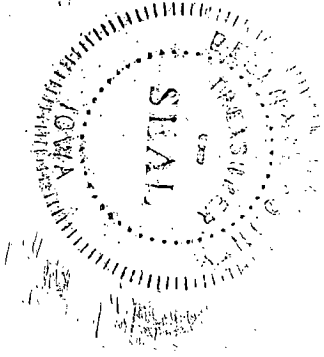
Containing **9.77 Acres**, including 0.65 Acre of County Road (110th Street) Right-of-Way, Subject to Easements of Record.

AND

**20-foot-wide Ingress/Egress Easement**, The East 20 feet of Lot 1 of West Place Subdivision in the Northwest Quarter of the Northeast Quarter Section 10, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

## CERTIFICATE OF TREASURER

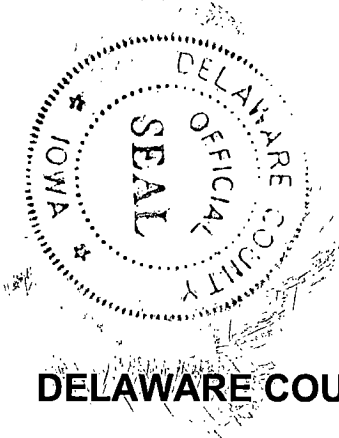
I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **WEST PLACE SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 5.21.26  
Jenny Eschen, County Treasurer Date

## APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **WEST PLACE SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla K. Becker  
Carla K. Becker, Delaware County Auditor

## DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **WEST PLACE SUBDIVISION** has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6<sup>th</sup> day of August, 1996.

Michael Corkery  
Michael Corkery – Coordinator  
Delaware County E-911

**OWNER'S ACKNOWLEDGMENT**

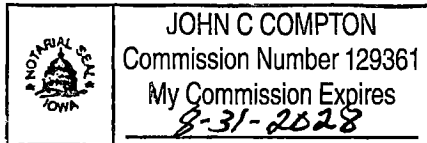
I John B. Pape of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

x John B Pape

State of Iowa )  
County of CLAYTON ) ss:

On this 20<sup>th</sup> day of January, 2026, before me a Notary Public in and for said State, personally appeared John B. Pape, Single and to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

John C Compton  
Notary Public in and for said State



**JOHN C. COMPTON, P.C.**

Attorney at Law  
116½ W. Mission St.  
P.O. Box 8  
Strawberry Point, IA 52076

Phone: 563-933-4334  
Fax: 563-933-2053

John C. Compton  
complaw@windstream.net

February 16, 2026

David Meyer  
Burrington Group  
105 W Main Street  
Manchester, IA 52057

To Whom It May Concern:

I have examined the abstract of title for the following described real estate:

Lot One (1) In The Northwest Quarter Of The Northeast Quarter (NW¼-NE¼) Of Section Ten (10), Township Ninety (90) North, Range Five (5) West Of The Fifth Principal Meridian, Delaware, County, Iowa, according to plat recorded in Book 6 Plats, Page 47, except Parcel A - A Division Of Lot 1 Of The Northwest Quarter (NW¼) Of The Northeast Quarter (NE¼), Section Ten (10), Township Ninety North (T90N), Range Five West (R5W) Of The 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 2326.

The above real estate comprises Lots One (1), Two (2) and Three (3) of proposed West Place Subdivision, A Subdivision of Lot 1 in the Northwest Quarter of the Northeast Quarter of Section 10, Township 90 North, Range 5 West of the 5<sup>th</sup> P.M. in Delaware County, Iowa.

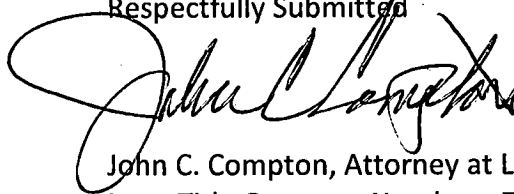
The abstract was prepared by the Delaware County Abstract Company and is certified through February 9, 2026 at 8:00 A.M.

Based on my examination, fee simple title is vested in John B. Pape, single

I have reviewed all recorded documents and find no mortgages, liens, assessments or easements. The property is subject to no encumbrances, and real estate taxes are paid to date.

Dated 2-16-2026

Respectfully Submitted



John C. Compton, Attorney at Law  
Iowa Title Guaranty Number: 7833

JCC/nlk