

COUNTY: DELAWARE
SECTION 2, T 87 N, R 6 W
ALIQUOT PART: SW 1/4 - SW 1/4
CITY:
SURVEY: PARCEL 2026-37
BLOCK: LOTS:
PROPRIETOR: MARK J. STEFFEN & SANDRA D. STEFFEN
REQUESTED BY: MARK STEFFEN
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
JUL 17 2026

FILED
Delaware Co. Auditor
JUL 17 2026



Book 2026 Page 2003
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2026-37

PART OF THE SW 1/4 - SW 1/4 OF SECTION 2, T87N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

W 1/4 CORNER
SEC 2, T87N, R6W
FOUND 1/2" REBAR W/ORANGE CAP # 19515
BOOK 2022, PAGE 739

NW 1/4 - SW 1/4

PARCEL 2026-37
3.46 ACRES INCL
0.24 ACRES ROW

POINT OF BEGINNING
PARCEL 2026-37

SW 1/4 - SW 1/4

LEGAL DESCRIPTION:

PARCEL 2026-37, Part of the SW 1/4 - SW 1/4 of Section 2, T87N, R6W of the Fifth Principal Meridian, Delaware County, Iowa, containing 3.46 acres, including 0.24 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMEINCING at the southwest corner of Section 2, T87N, R6W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of said Section 2, North 01° 57' 02" West, 1021.50 feet to the **POINT OF BEGINNING**;

THENCE continuing along the westerly line of the SW 1/4 of said Section 2, North 01° 57' 02" West, 260.00 feet;

THENCE North 89° 26' 08" East, 580.00 feet;

THENCE South 01° 57' 02" East, 260.00 feet;

THENCE South 89° 26' 08" West, 580.00 feet to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of Section 2, T87N, R6W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01° 57' 02" West.

LEGEND

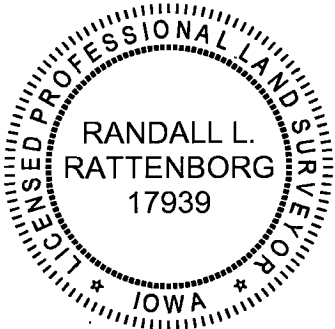
- SECTION CORNER
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QTR-QTR LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

150 0 150
SCALE: 1" = 150'

SURVEYED ON: 06/16/2026

Q:\Civil3D_Survey\GPS Box 55\GPS Box 55 2015.dwg

SW CORNER
SEC 2, T87N, R6W
FOUND 1/2" REBAR
W/ORANGE CAP #17939
BOOK 2016, PAGE 3606



SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: MARK J. STEFFEN & SANDRA D. STEFFEN

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

7/16/2026
DATE

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

PROJECT NO. 26-024

SCALE: 1" = 150'

DATE: 06/16/2026

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: 55

SHEET 1 OF 1