FILED
NOV 22 2013
CARLA K. BROKER
DELAWARE COUNTY AUDITOR

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ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

Book 2013 Page 3659
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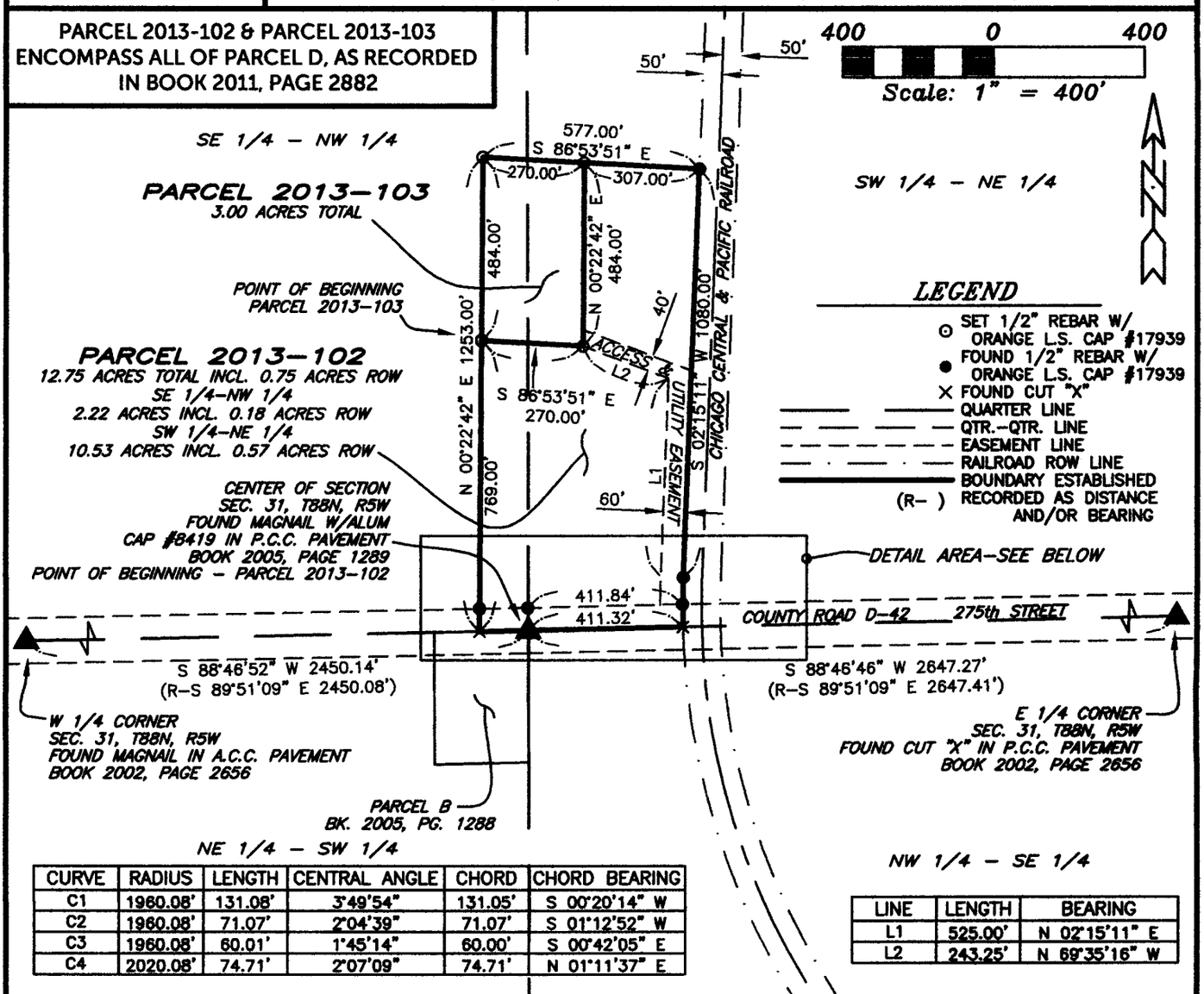
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

PARCEL 2013-102, PART OF THE SE 1/4-NW 1/4 & PART OF THE SW 1/4-NE 1/4 ;
PARCEL 2013-103, PART OF THE SE 1/4-NW 1/4 & PART OF THE SW 1/4-NE 1/4 ;
SECTION 31, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

PARCEL 2013-102 & PARCEL 2013-103 ENCOMPASS ALL OF PARCEL D, AS RECORDED IN BOOK 2011, PAGE 2882

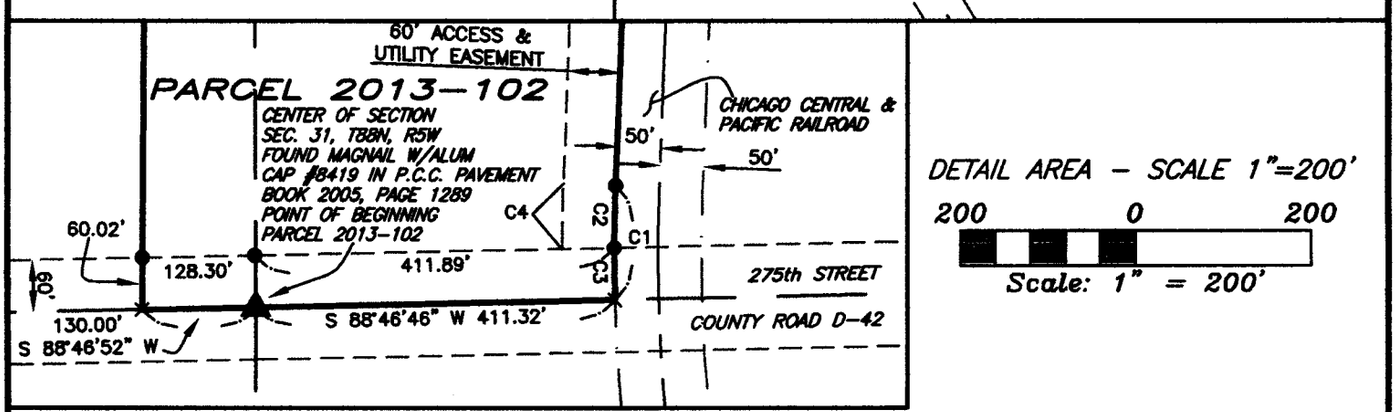


LEGEND

- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #17939
- ● FOUND 1/2" REBAR W/ ORANGE L.S. CAP #17939
- × FOUND CUT "X"
- QUARTER LINE
- QTR.–QTR. LINE
- EASEMENT LINE
- RAILROAD ROW LINE
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	1960.08'	131.08'	3°49'54"	131.05'	S 00°20'14" W
C2	1960.08'	71.07'	2°04'39"	71.07'	S 01°12'52" W
C3	1960.08'	60.01'	1°45'14"	60.00'	S 00°42'05" E
C4	2020.08'	74.71'	2°07'09"	74.71'	N 01°11'37" E

LINE	LENGTH	BEARING
L1	525.00'	N 02°15'11" E
L2	243.25'	N 69°35'16" W



SURVEY REQUESTED BY: KAREN THOMSEN

SURVEYED ON: 10/30/2013

PROPRIETORS: KAREN A. THOMSEN

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG 17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-3

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.

11/5/13

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

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

PROJECT NO. 13-97
SCALE: 1"=400', 1"=200'
DATE: 10/30/2013
DRAWN BY: RLR
CHECKED BY: DDK/JAW
GPS BOX: 43
SHEET 1 OF 3

LEGAL DESCRIPTION:

***PARCEL 2013-102**, PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 12.75 acres, including 0.75 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 Thirty-one (31), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being a point on the Southerly Line of Parcel D, as recorded in Book 2011, Page 2882;

THENCE along the Southerly Line of the Northwest Quarter (NW 1/4) of said Section Thirty-one (31), being the Southerly Line of said Parcel D, South 88° 46' 52" West, to the Westerly Line of said Parcel D, 130.00 feet;

THENCE along the Westerly Line of said Parcel D, North 00° 22' 42" East, 769.00 feet;

THENCE South 86° 53' 51" East, 270.00 feet;

THENCE North 00° 22' 42" East, to the Northerly Line of said Parcel D, 484.00 feet;

THENCE along the Northerly Line of said Parcel D, South 86° 53' 51" East, to the Westerly Line of the Chicago Central and Pacific Railroad, being the Easterly Line of said Parcel D, 307.00 feet;

THENCE along the Westerly Line of said Chicago Central and Pacific Railroad, being the Easterly Line of said Parcel D, South 02° 15' 11" West, 1080.00 feet;

THENCE continuing along the Westerly Line of said Chicago Central and Pacific Railroad, being the Easterly Line of said Parcel D, along a circular curve having a radius of 1960.08 feet, an arc length of 131.08 feet, a central angle of 03° 49' 54", a chord length of 131.05 feet, and a chord bearing of South 00° 20' 14" West, to the Southerly Line of said Parcel D, being the Southerly Line of the Northeast Quarter (NE 1/4) of said Section Thirty-one (31);

THENCE along the Southerly Line of the Northeast Quarter (NE 1/4) of said Section Thirty-one (31), South 88° 46' 46" West, 411.32 feet to the **POINT OF BEGINNING**;

Containing a total of 12.75 acres, including 0.75 acres of public road right of way, and subject to easements of record.

The Southerly Line of the Northwest Quarter (NW 1/4) of Section Thirty-one (31), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 46' 52" West.

LEGAL DESCRIPTION:

***PARCEL 2013-103**, PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 3.00 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Center of Section Thirty-one (31), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being a point on the Southerly Line of Parcel D, as recorded in Book 2011, Page 2882;

THENCE along the Southerly Line of the Northwest Quarter (NW 1/4) of said Section Thirty-one (31), being the Southerly Line of said Parcel D, South 88° 46' 52" West, to the Westerly Line of said Parcel D, 130.00 feet;

THENCE along the Westerly Line of said Parcel D, North 00° 22' 42" East, 769.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of said Parcel D, North 00° 22' 42" East, to the Northerly Line of said Parcel D, 484.00 feet;

THENCE along the Northerly Line of said Parcel D, South 86° 53' 51" East, 270.00 feet;

THENCE South 00° 22' 42" West, 484.00 feet;

THENCE North 86° 53' 51" West, 270.00 feet to the **POINT OF BEGINNING**;

Containing 3.00 acres, subject to easements of record.

The Southerly Line of the Northwest Quarter (NW 1/4) of Section Thirty-one (31), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 46' 52" West.