Book 2014 Page 283

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FILED
FEB 5 2014
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
FEB 05 2014
ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

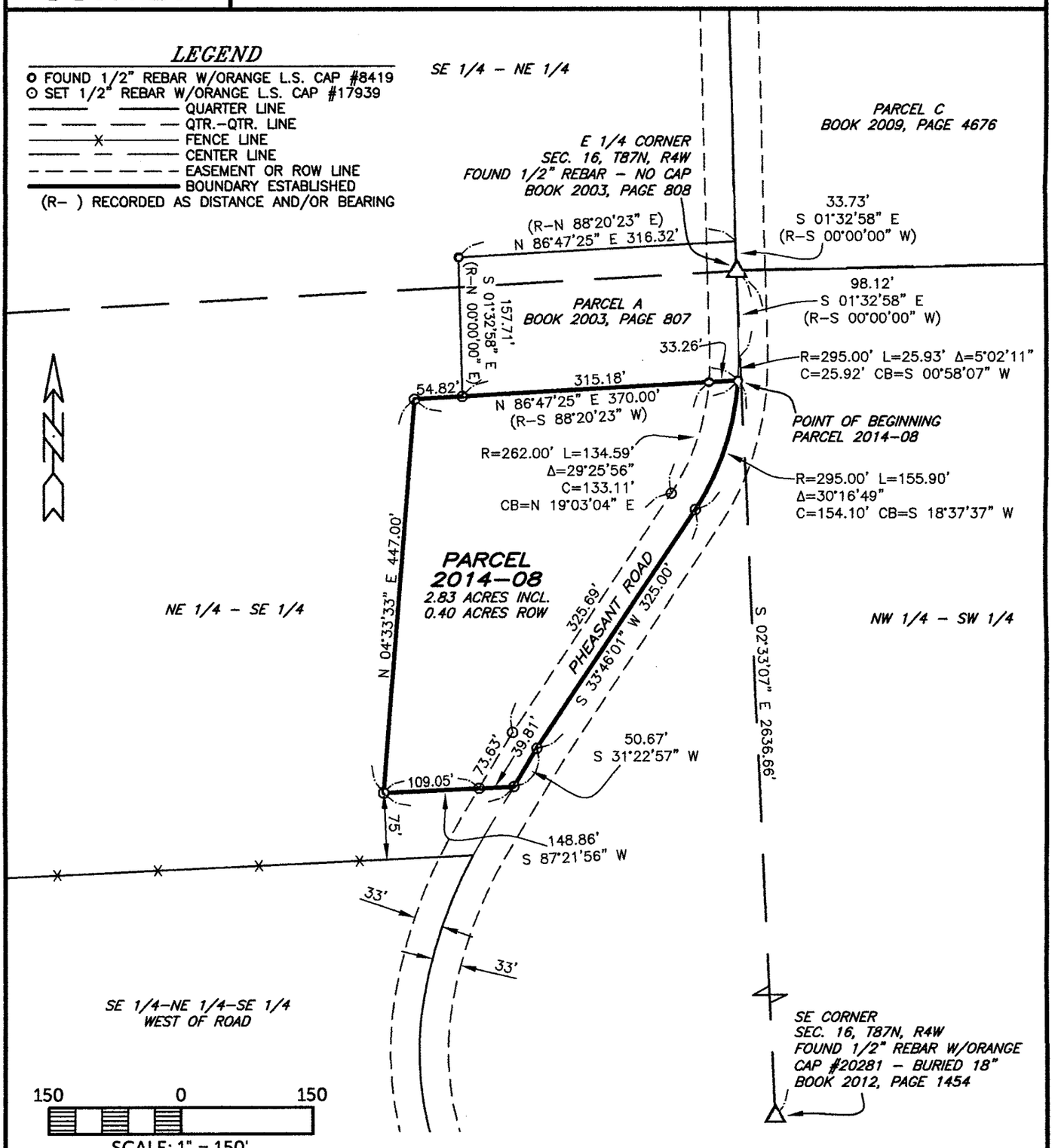
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2014-08

PART OF THE NE 1/4 OF THE SE 1/4
SECTION 16, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: NORMAN PRICE

SURVEYED ON: 1/24 & 1/31/2014

PROPRIETORS: NORMAN E. PRICE & LINDA A. PRICE

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.

2/5/14

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-2

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

PROJECT NO. 14-005
SCALE: 1"=150'
DATE: 1/29/2014
DRAWN BY: RLR
CHECKED BY: DDK/JAW
GPS BOX: 52
SHEET 1 OF 2

LEGAL DESCRIPTION:

PARCEL 2014-08, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 2.83 acres, including 0.40 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 East Quarter Corner of Section Sixteen (16), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa being on the Easterly Line of Parcel A, as recorded in Book 2003, Page 807;

THENCE along the centerline of Pheasant Road and Easterly Line of said Parcel A, South 01° 32' 58" East, 98.12 feet;

THENCE continuing along the centerline of Pheasant Road and Easterly Line of said Parcel A along a circular curve concave Westerly and having a radius of 295.00 feet, an arc length of 25.93 feet, a central angle of 05° 02' 11", a chord length of 25.92 feet, and a chord bearing of South 00° 58' 07" West, to the Southeast Corner of said Parcel A, being the **POINT OF BEGINNING**;

THENCE continuing along the centerline of Pheasant Road along a circular curve concave Westerly and having a radius of 295.00 feet, an arc length of 155.90 feet, a central angle of 30° 16' 49", a chord length of 154.10 feet, and a chord bearing of South 18° 37' 37" West;

THENCE continuing along the centerline of Pheasant Road, South 33° 46' 01" West, 325.00 feet;

THENCE continuing along the centerline of Pheasant Road, South 31° 22' 57" West, 50.67 feet;

THENCE South 87° 21' 56" West, 148.86 feet;

THENCE North 04° 33' 33" East, to a Westerly Extension of the Southerly Line of said Parcel A, 447.00 feet;

THENCE along the Southerly Line of Parcel A, and Westerly extension thereof, North 86° 47' 25" East, 370.00 feet to the **POINT OF BEGINNING**;

Containing a total of 2.83 acres, including 0.40 acres of public road right of way, and subject to easements of record.

The Easterly Line of the Southeast Quarter (SE ¼) of Section Sixteen (16), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 02° 33' 07" East.