Book 2015 Page 2689

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

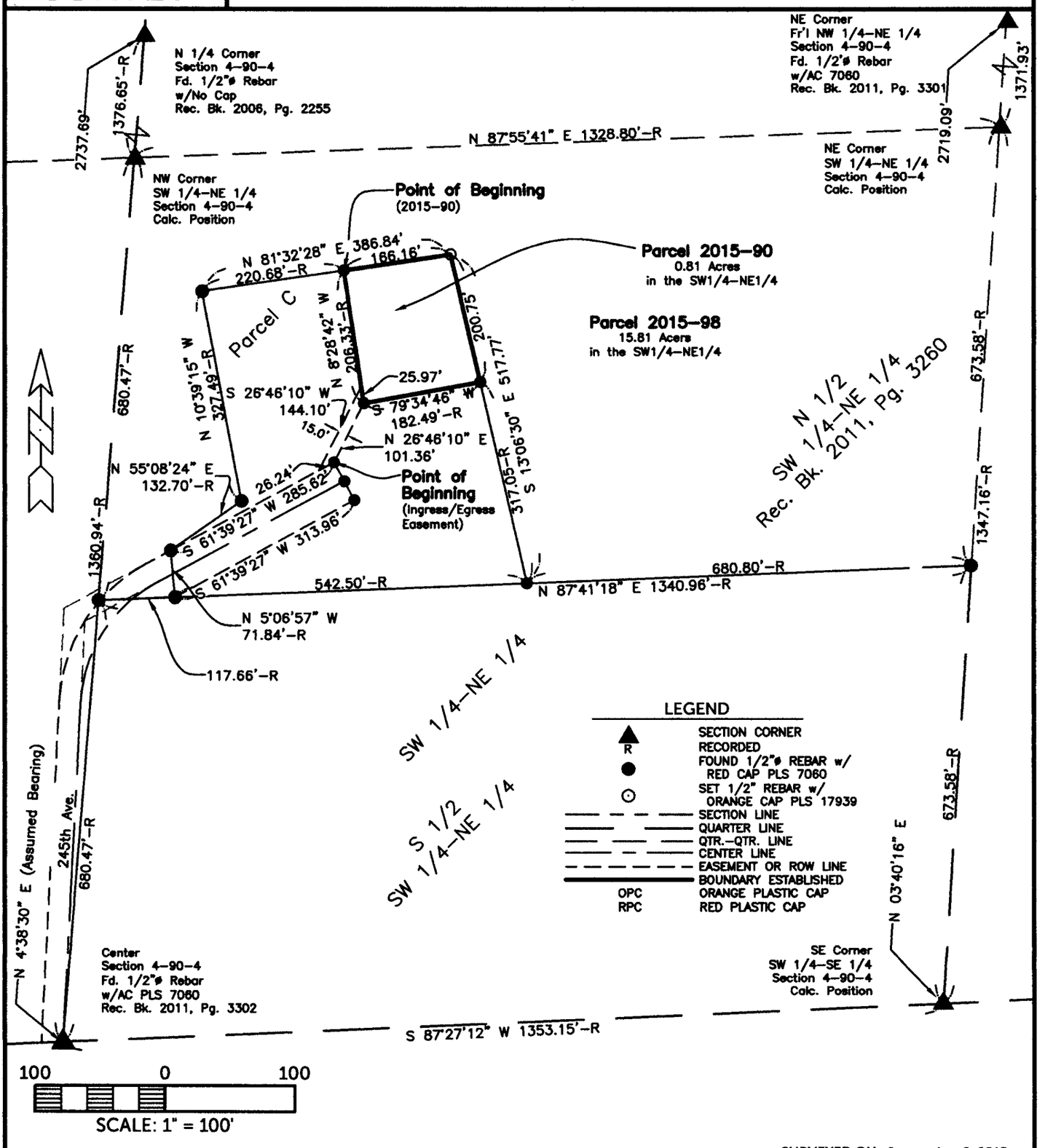
FILED
OCT 1 2015
DELAWARE
COUNTY AUDITOR

FILED
OCT 01 2015
DELAWARE
COUNTY ASSESSOR

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

PLAT OF SURVEY

Parcel 2015-90; Part of the N 1/2 of the Southwest Quarter of the Northeast Quarter, **Parcel 2015-98**; Part of the N 1/2 of the Southwest Quarter of the Northeast Quarter, all in Section 4, T90N, R4W, Delaware County Iowa



SURVEY REQUESTED BY: Thomas J. Sullivan

SURVEYED ON: September 2, 2015
Q:\Civil3D_Survey\GPS Box 4\GPS Box 4 2015.dwg

PROPRIETORS: Thomas J. Sullivan & Christal L. Sullivan

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.

10/1/15

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: Sheet 1 thru 3

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

PROJECT NO. 15-080
SCALE: 1"=100'
DATE: September 8, 2015
DRAWN BY: dm
CHECKED BY: rr/ddk
GPS BOX: 4
SHEET 1 OF 3

Parcel 2015-90; Part of the N 1/2 Southwest Quarter of the Northeast Quarter Section 4, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Center of said Section;

Thence North 04° 38' 30" East (Assumed Bearing), 680.47 feet along the West Line of said Quarter Section to the North Line of the South Half of said Section;

Thence North 87° 41' 18" East, 117.66 feet along said Line to the Westerly Line of Parcel C recorded in Book 2011, Page 3260 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 05° 06' 57" West, 71.84 feet along said line;

Thence North 55° 08' 24" East, 132.70 feet along said Line;

Thence North 10° 39' 15" West, 327.49 feet to the North Line of said Parcel

Thence North 81° 32' 28" East, 220.68 feet all along the Northwesterly Boundary of said Parcel to the Point of Beginning;

Thence continuing **North 81° 32' 28" East, 166.16 feet**

Thence South 13° 06' 30" East, 200.75 feet;

Thence South 79° 34' 46" West, 182.49 feet;

Thence North 08° 28' 42" West, 206.33 feet to the Point of Beginning

Containing 0.81 Acre,
Subject to Easements of Record.

AND

Parcel 2015-98; Part of the N 1/2 of the Southwest Quarter of the Northeast Quarter, Section 4, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northwest Corner Southwest Quarter of the Northeast Quarter of said Section;

Thence North 87° 55' 41" East, 1328.80 feet along the North Line of said North 1/2;

Thence South 03° 40' 16" West, 673.58 feet to the North Line of the S 1/2 of said Quarter Section;

Thence South 87° 41' 18" West, 680.81 feet along said Line

Thence North 13° 06' 30" West, 517.77 feet along the East Lines of Parcel C and Parcel 2015–90;

Thence South 81° 32' 28" West, 386.84 feet;

Thence South 10° 39' 15" East, 327.49 feet;

Thence South 55° 08' 24" West, 132.70 feet;

Thence South 05° 06' 57" East, 71.84 feet to the said North Line of said S 1/2

Thence South 87° 41' 18" West, 117.66 feet along said Line to the West Line of said Quarter Section;

Thence North 04° 38' 30" East (Assumed Bearing), 680.47 feet along said Line the Point of Beginning;

Containing 15.81 Acre,
Subject to Easements of Record.

Ingress/Egress Easement in Parcel C in the N 1/2 of the Southwest Quarter of the Northeast Quarter Section 4, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of 245th Avenue Right–of–Way;

Thence North 26° 46' 10" East, 101.36 feet to the Southwest Corner of Parcel 2015–90;

Thence North 08° 29' 42" West, 25.97 feet along the West line of said Parcel;

Thence South 26° 46' 10" West, 144.10 feet to the Northerly Line of said right–of–way;

Thence North 61° 39' 27" East, 26.24 feet along said Line to the Point of Beginning;

Containing 0.04 Acre.
Subject to other Easements of Record.

Note:
The West Line of the Southwest Quarter of the Northeast Quarter is Assumed to Bear **North 04° 38' 30" East.**