COUNTY: Delaware
SECTION 19, T 90 N, R 4 W
ALIQUOT PART: NE 1/4-SE 1/4, SW 1/4-SE 1/4
CITY:
SURVEY: Parcel 2017-46, 2017-47, 2017-48
BLOCK: LOTS:
PROPRIETOR: Debra Sue Robinson
REQUESTED BY: Chad Robinson
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
JUL 19 2017

FILED
Delaware Co. Auditor
JUL 19 2017

Book 2017 Page 1980

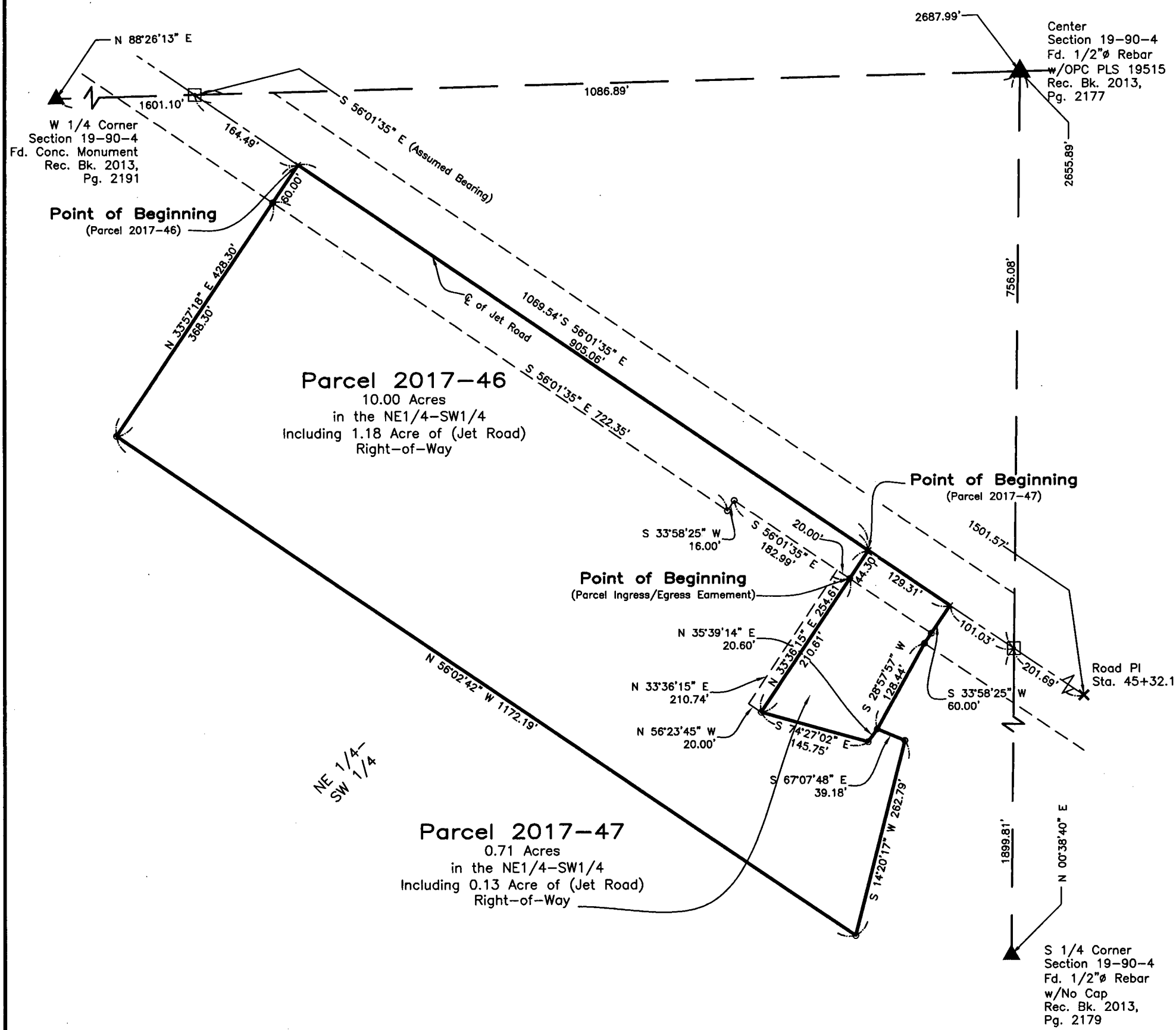
Document 2017 1980 Type 06 002 Pages 3
Date 7/19/2017 Time 9:25:10AM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2017-46; in the Northeast Quarter of the Southwest Quarter, **Parcel 2017-47**; in the Northeast Quarter of the Southwest Quarter, **Parcel 2017-48**; in the Southeast Quarter of the Southeast Quarter, all in Section 19, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa

See Page 3 for **Parcel 2017-48**



SURVEYED ON: June 27, 2017
SURVEY REQUESTED BY: Chad Robinson

Q:\Civil3D_Survey\GPS Box 13\GPS Box 13 2017.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Sht 1 through 3

PROPRIETORS: **Debra Sue Robinson**

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.

7/18/17

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

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

PROJECT NO. 17-081
SCALE: 1" = 150'
DATE: June 29, 2017
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: 13
SHEET 1 OF 3

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ⊙ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✕ SET CUT 'X'
- ⊡ CALCULATED POSITION
- QUARTER LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP

150 0 150

SCALE: 1" = 150'

Parcel 2017-46; in the Northeast Quarter of the Southwest Quarter Section 19, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the West Quarter Corner of said Section;

Thence **North 88° 26' 13" East, 1601.10 feet** along the North Line of said Quarter Section to the Centerline of Jet Road;

Thence **South 56° 01' 35" East** (Assumed Bearing), **164.49 feet** along said Line to the Point of Beginning;

Thence continuing **South 56° 01' 35" East , 905.06 feet**; along said Center Line;

Thence **South 33° 36' 15" West, 254.61 feet;**

Thence **South 74° 27' 02" East, 145.75 feet;**

Thence **North 35° 39' 14" East, 20.60 feet;**

Thence **South 67° 07' 48" East, 39.18 feet;**

Thence **South 14° 20' 17" West, 262.79 feet;**

Thence **North 56° 02' 42" West, 1172.19 feet;**

Thence **North 33° 57' 18" East, 428.30 feet** to the said Centerline and to the Point of Beginning;

Containing **10.00 Acres**, including 1.18 Acre of County Road (Jet Road) Right–of–Way, Subject to other Easements of Record and subject to 20 foot Ingress/Egress Easement for Parcel 2017–47.

AND

Parcel 2017-47; in the Northeast Quarter of the Southwest Quarter Section 19, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the West Quarter Corner of said Section;

Thence **North 88° 26' 13" East, 1601.10 feet** along the North Line of said Quarter Section to the Centerline of Jet Road;

Thence **South 56° 01' 35" East** (Assumed Bearing), **1069.54** along said Line to the point of Beginning;

Thence continuing **South 56° 01' 35" East, 129.31 feet** along said Line;

Thence **South 33° 58' 25" West, 60.00 feet** to the South Right–of–Way Line of said Road;

Thence **South 28° 57' 57" West, 128.44 feet;**

Thence **South 35° 39' 14" West, 20.60 feet;**

Thence **North 74° 27' 02" West, 145.75 feet;**

Thence **North 33° 36' 15" East, 254.61 feet** to the said Centerline and to the Point of Beginning;

Containing **0.71 Acres**, including 0.13 Acre of County Road (Jet Road) Right–of–Way, Subject to Easements of Record.

AND

Ingress/Egress Easement; In Parcel 2017–46 and in the Northeast Quarter of the Southwest Quarter Section 19, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the West Quarter Corner of said Section;

Thence **North 88° 26' 13" East, 1601.10 feet** along the North Line of said Quarter Section to the Centerline of Jet Road;

Thence **South 56° 01' 35" East** (Assumed Bearing), **1069.54** along said Line;

Thence **South 33° 36' 15" West, 44.30 feet** to the South Right–of–Way Line of Jet Road and to the point of Beginning;

Thence continuing **South 33° 36' 15" West, 210.61 feet** to the Southwesterly Corner of of said Parcel;

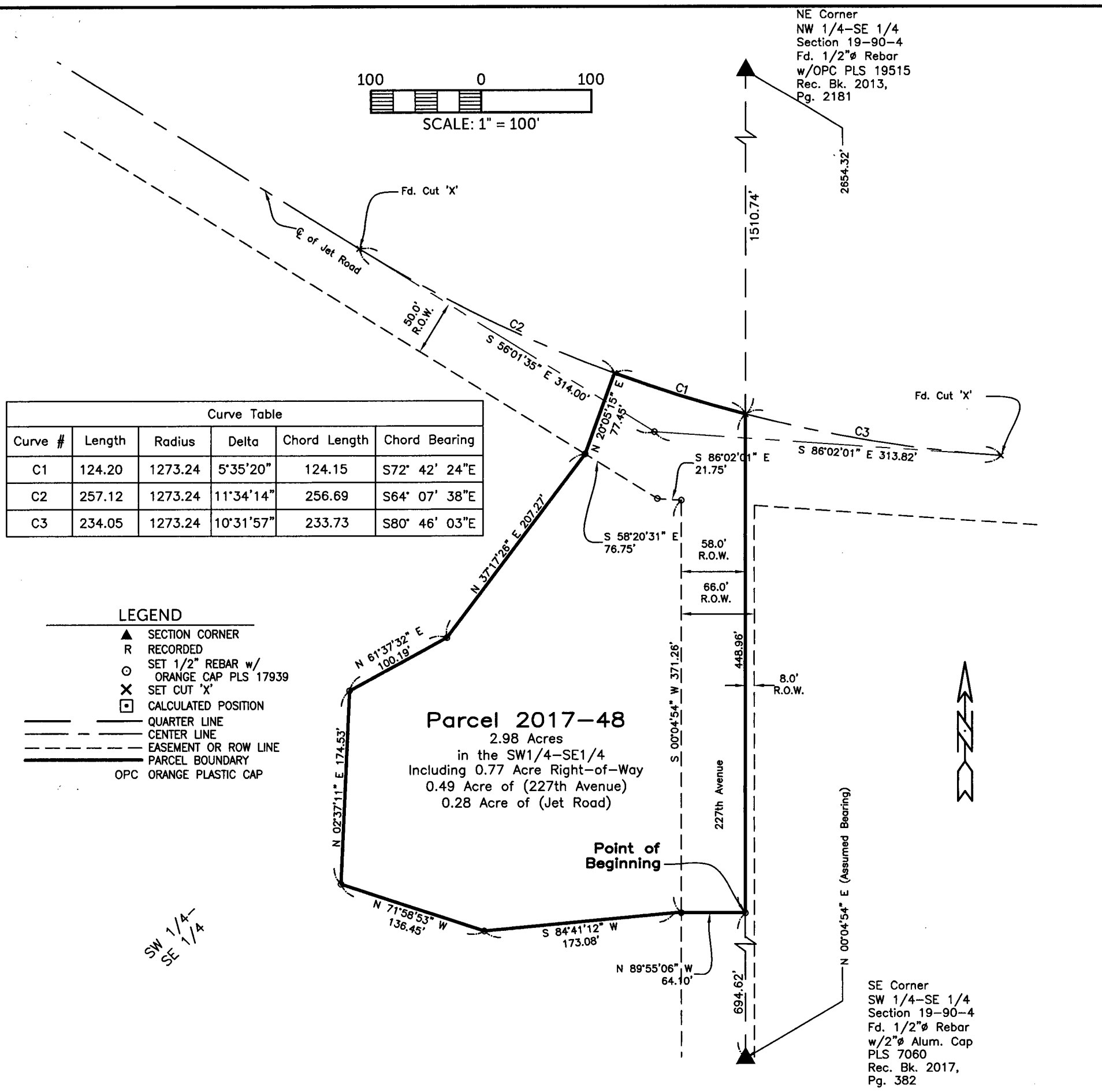
Thence **North 56° 23' 45" West, 20.00 feet;**

Thence continuing **North 33° 36' 15" East, 210.74 feet** to the said South Right–of–Way Line

Thence **South 56° 01' 35" East, 20.00 feet** to the Point of Beginning;

Containing **0.10 Acres**, Subject to other Easements of Record

Parcel 2017-48; in the Southwest Quarter of the Southeast Quarter Section 19, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	124.20	1273.24	5°35'20"	124.15	S72° 42' 24"E
C2	257.12	1273.24	11°34'14"	256.69	S64° 07' 38"E
C3	234.05	1273.24	10°31'57"	233.73	S80° 46' 03"E

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ⊙ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✕ SET CUT 'X'
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- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP

Parcel 2017–48

2.98 Acres
in the SW1/4–SE1/4
Including 0.77 Acre Right–of–Way
0.49 Acre of (227th Avenue)
0.28 Acre of (Jet Road)

Parcel 2017-48; in the Southwest Quarter of the Southeast Quarter Section 19, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section;

Thence **North 00° 04' 54" East** (Assumed Bearing), **694.62 feet** along said Line to the Point of Beginning;

Thence **North 89° 55' 06" West, 64.10 feet;**

Thence **South 84° 41' 12" West, 173.08 feet;**

Thence **North 71° 58' 53" West, 136.45 feet;**

Thence **North 02° 37' 11" East, 174.53 feet;**

Thence **North 61° 37' 32" East, 100.19 feet;**

Thence **North 37° 17' 26" East, 207.27 feet** to the South Right–of–Way Line of Jet Road;

Thence **North 20° 05' 15" East, 77.45 feet** to the Centerline of Jet Road

Thence **Southeasterly along a 1273.24 foot** radius curve concave Northeasterly **124.20 feet,** said curve having a Long Chord of **South 72° 42' 24" East, 124.15 feet** along said Center Line to the East Line Southwest Quarter of the Southeast Quarter of said Section;

Thence **South 00° 04' 54" West, 448.96 feet** along said Line to the Point of Beginning;

Containing **2.98 Acres,** including 0.77 Acre of County Road (Jet Road and 227th Avenue) Right–of–Way, Subject to Easements of Record.

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
burringtongroup.com