FILED
Delaware Co. Assessor

JAN 30 2018

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Delaware Co. Auditor

JAN 30 2018

Book 2018 Page 227

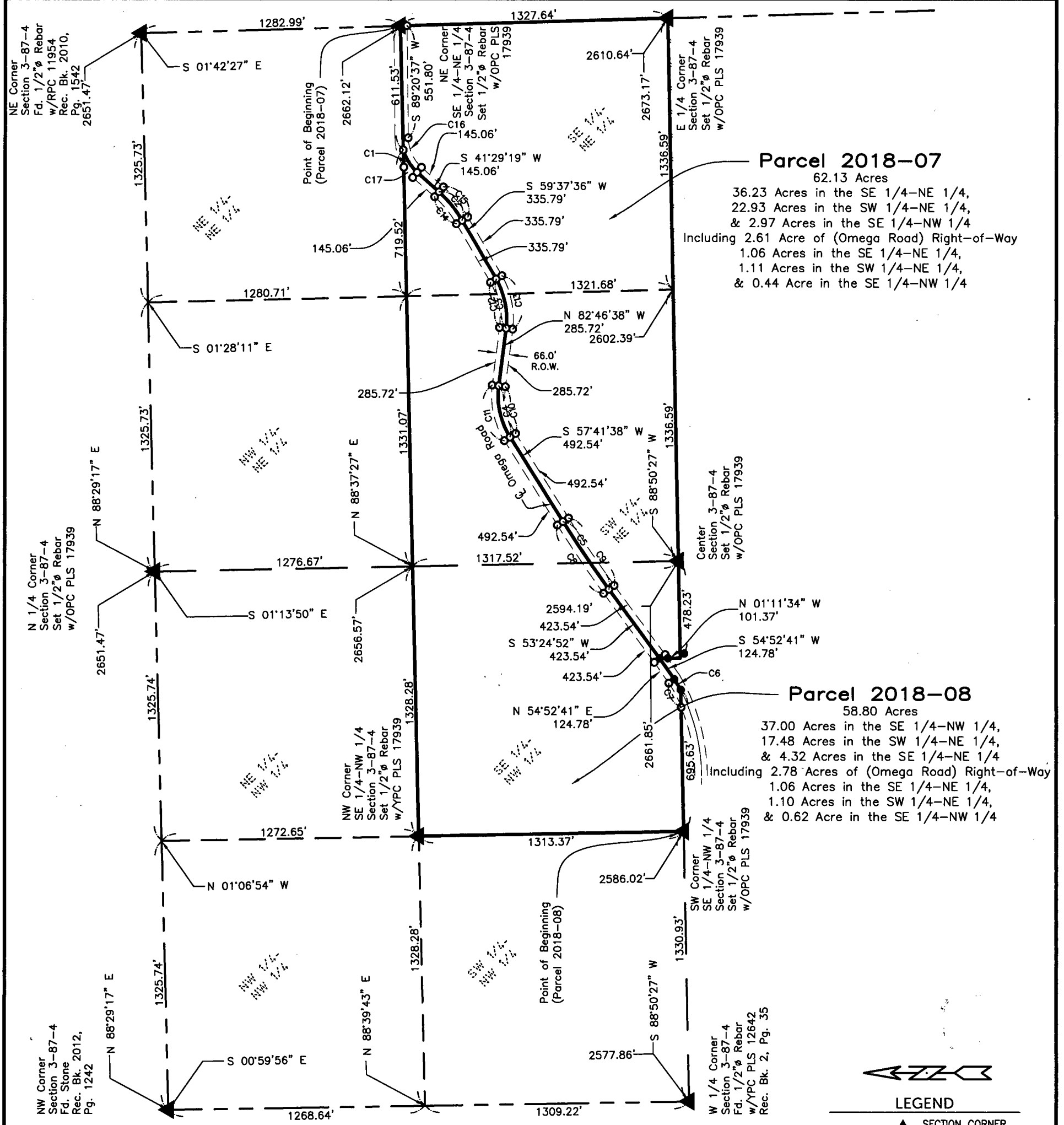
Document 2018 227 Type 06 002 Pages 3
Date 1/30/2018 Time 8:51:21AM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

COUNTY: Delaware
SECTION 3 , T 87 N, R 4 W
ALIQUOT PART: SE 1/4-NW 1/4, SW 1/4-NE 1/4, SE 1/4-NE 1/4
CITY:
SURVEY: 2018-07 and 2018-08
BLOCK: LOTS:
PROPRIETOR: Virginia B. Bradke Estate
c/o Craig S. Bradke, Executor
REQUESTED BY: Marvin Yoder
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

PLAT OF SURVEY

Parcel 2018-07; in the Southeast Quarter of the Northwest Quarter and in the South Half of the Northeast Quarter
Parcel 2018-08; in the Southeast Quarter of the Northwest Quarter and in the South Half of the Northeast Quarter
all in Section 3, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: January 10, 2018
SURVEY REQUESTED BY: Marvin Yoder

Q:\Civil3D_Survey\GPS Box 52\GPS BOX 52.dwg

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2"ø REBAR w/ YPC PLS 12642
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP

500 0 500
SCALE: 1" = 500'

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG 17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 thru 3

PROPRIETORS: Virginia B. Bradke, Estate, c/o Craig S. Bradke, Executor

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.

1/29/18

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

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

PROJECT NO. 17-196
SCALE: 1" = 500'
DATE: January 15, 2018
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: 52
SHEET 1 OF 3

Parcel 2018-07; in the Southeast Quarter of the Northwest Quarter and in the South Half of the Northeast Quarter Section 3, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section;

Thence **South 01°42'27" East** (Assumed Bearing), **1327.64 feet** along the East Line of said Quarter Section to the South Line of the South Half of the Northeast Quarter;

Thence **South 88°50'27" West, 2673.17 feet**; along the South Line of the South Half of the Northeast Quarter to the Southeast Corner of the Northwest Quarter;

Thence **South 88°50'27" West, 478.23 feet** along said Line to the East Line of Parcel A recorded in Book 8, Page 6 on file at the Delaware County Recorders office in Manchester, Iowa;

Thence **North 01°11'34" West, 101.37 feet** along said Line to the Center Line of Omega Road;

Thence **North 53°24'52" East, 423.54 feet** along said Center Line;

Thence along 5729.58 foot Radius curve concave Southeasterly 403.98 feet, (said curve having a Long Chord of **North 55°41'32" East, 403.90 feet**);

Thence **North 57°41'38" East, 492.54 feet**;

Thence along 381.97 foot Radius curve concave Southeasterly 262.96 feet, (said curve having a Long Chord of **North 77°30'01" East, 257.80 feet**);

Thence **South 82°46'38" East, 285.72 feet**;

Thence along 381.97 foot Radius curve concave Northwesterly 250.68 feet, (said curve having a Long Chord of **North 78°25'39" East, 246.20 feet**);

Thence **North 59°37'36" East, 335.79 feet**;

Thence along 572.96 foot Radius curve concave Northwesterly 181.38 feet, (said curve having a Long Chord of **North 50°33'28" East, 180.62 feet**);

Thence **North 41°29'19" East, 145.06 feet**;

Thence along 238.58 foot Radius curve concave Southeasterly 131.77 feet, (said curve having a Long Chord of **North 57°58'42" East, 130.10 feet**) to the North Line of the South Half of the Northeast Quarter all along the Center Line of said Road;

Thence **North 88°37'27" East, 611.53 feet** along said Line to the Point of Beginning;

Containing **62.13 Acres**, including 2.61 Acres of County Road (Omega Road) Right–of–Way, Subject to Easements of Record.

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	131.77'	238.58'	31°38'42"	130.10'	N 57°58'42" E
C2	181.38'	572.96'	18°08'17"	180.62'	N 50°33'28" E
C3	250.68'	381.97'	37°36'06"	246.20'	N 78°25'39" E
C4	262.96'	381.97'	39°26'41"	257.80'	N 77°30'01" E
C5	403.98'	5729.58'	4°02'23"	403.90'	N 55°41'32" E
C6	62.22'	530.64'	6°43'04"	62.18'	S 58°13'57" W
C7	133.79'	497.64'	15°24'16"	133.39'	S 62°34'33" W
C8	406.31'	5762.58'	4°02'23"	406.22'	S 55°41'32" W
C9	401.66'	5696.58'	4°02'23"	401.57'	S 55°41'32" W
C10	240.25'	348.97'	39°26'41"	235.53'	S 77°30'01" W
C11	285.68'	414.97'	39°26'41"	280.08'	S 77°30'01" W
C12	229.02'	348.97'	37°36'06"	224.93'	N 78°25'39" E
C13	272.34'	414.97'	37°36'06"	267.47'	N 78°25'39" E
C14	170.93'	539.96'	18°08'17"	170.22'	N 50°33'28" E
C15	191.83'	605.96'	18°08'17"	191.03'	N 50°33'28" E
C16	164.85'	196.18'	48°08'46"	160.05'	S 65°33'42" W
C17	66.58'	262.18'	14°32'58"	66.40'	S 48°45'49" W

Parcel 2018-08; in the Southeast Quarter of the Northwest Quarter and in the South Half of the Northeast Quarter Section 3, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

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

Thence **North 01°06'54" West, 1313.37 feet** along the West Line of said Quarter–Quarter Section to the North Line of said Quarter–Quarter;

Thence **North 88°39'43" East, 1328.28 feet** along said Line to the North Line of the South Half of the Northeast Quarter of said Section;

Thence **North 88°37'27" East, 1331.07 feet** along said Line;

Thence continuing **North 88°37'27" East, 719.52 feet** along said Line to the Center Line of Omega Road;

Thence along 238.58 foot Radius curve concave Southeasterly 131.77 feet, (said curve having a Long Chord of **South 57°58'42" West, 130.10 feet**);

Thence **South 41°29'19" West, 145.06 feet**;

Thence along 572.96 foot, Radius curve concave Northwesterly 181.38 feet, (said curve having a Long Chord of **South 50°33'28" West, 180.62 feet**);

Thence **South 59°37'36" West, 335.79 feet**;

Thence along 381.97 foot, Radius curve concave Northwesterly 250.68 feet, (said curve having a Long Chord of **South 78°25'39" West, 246.20 feet**);

Thence **North 82°46'38" West, 285.72 feet**;

Thence along 381.97 foot, Radius curve concave Southeasterly 262.96 feet, (said curve having a Long Chord of **South 77°30'01" West, 257.80 feet**);

Thence **South 57°41'38" West, 492.54 feet**;

Thence along 5729.58 foot Radius curve concave Southeasterly 403.98 feet, (said curve having a Long Chord of **South 55°41'32" West, 403.90 feet**);

Thence **South 53°24'52" West, 423.54 feet** to the North Line of Parcel A Recorded in Book 8 Page 6 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 54°52'41" West, 124.78 feet** along said North Line;

Thence along 530.64, foot Radius non–tangent curve concave Northwesterly 62.22 feet, (said curve having a Long Chord of **South 58°13'57" West, 62.18 feet**) all along the Center Line of said Road to the South Line of said Southeast Quarter of the Northwest Quarter;

Thence **South 88°50'27" West, 695.63 feet** to the POINT OF BEGINNING.

Containing **58.80 Acres**, including 2.78 Acres of County Road (Omega) Right–of–Way,
Subject to Easements of Record.

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