COUNTY: DELAWARE
SECTION 13, T 87 N, R 4W
ALIQUOT PART: NW 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2018-17 & 2018-18
BLOCK: LOTS:
PROPRIETOR: LULABEL J. LAMBERT
REQUESTED BY: MARVIN WATERHOUSE, WATERHOUSE REALTY & AUCTIONEERS
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
MAR 22 2018

FILED
Delaware Co. Auditor
MAR 22 2018

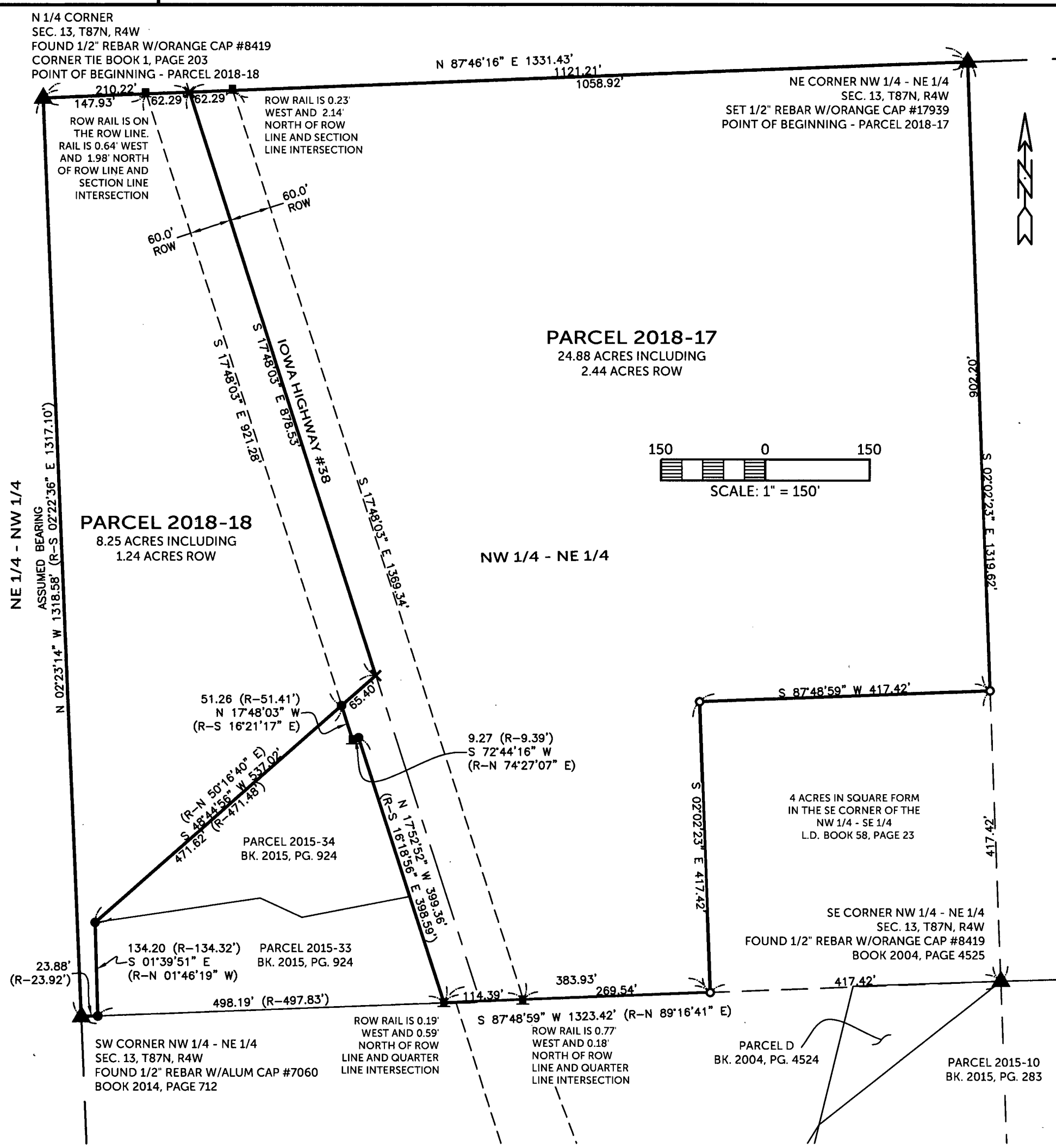
Book 2018 Page 682

Document 2018 682 Type 06 002 Pages 2
Date 3/22/2018 Time 9:54:25AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2018-17, PART OF THE NW 1/4 - NE 1/4;
PARCEL 2018-18, PART OF THE NW 1/4 - NE 1/4;
ALL IN SECTION 13, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 3/14/2018
SURVEY REQUESTED BY: MARVIN WATERHOUSE, WATERHOUSE REALTY & AUCTIONEERS

Q:\Civil3D_Survey\GPS Box 50 - 51\GPS Box 50-51 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-2

PROPRIETORS: **LULABEL J. LAMBERT**

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.

3/22/18

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. 18-027
SCALE: 1" = 150'
DATE: 3/14/2018
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: 50-51
SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- ● FD. 1/2"ø REBAR w/ RED CAP #7060
- ■ R.O.W. RAIL
- ✕ SET CUT 'X'
- ○ 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
- BOUNDARY ESTABLISHED
- R RECORDED AS

LEGAL DESCRIPTION:

PARCEL 2018-17, Part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 24.88 acres, including 2.44 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 NE Corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirteen (13), South 02° 02' 23" East, 902.20 feet to the Northerly Line of a 4 Acre parcel, as recorded in Land Deed Book 58, Page 23;

THENCE along the North Line of said 4 Acre parcel, South 87° 48' 59" West, 417.42 feet, to the Westerly Line of said 4 Acre parcel;

THENCE along the Westerly Line of said 4 Acre parcel, South 02° 02' 23" East, 417.42 feet, to the Southerly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirteen (13);

THENCE along the Southerly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirteen (13), South 87° 48' 59" West, 383.93 feet, to the Easterly Line of Parcel 2015-33 and Parcel 2015-34, as recorded in Book 2015, Page 924, also being the Westerly right of way line of Iowa Highway #38;

THENCE along the Easterly Line of said Parcel 2015-33 and Parcel 2015-34 and the Westerly right of way line of Iowa Highway #38, North 17° 52' 52" West, 399.36 feet;

THENCE continuing along the Easterly Line of Parcel 2015-34 and the Westerly right of way line of Iowa Highway #38, South 72° 44' 16" West, 9.27 feet;

THENCE continuing along the Easterly Line of Parcel 2015-34 and the Westerly right of way line of Iowa Highway #38, North 17° 48' 03" West, 51.26 feet, to the Northerly Line of said Parcel 2015-34;

THENCE along a Northeasterly Extension of the Northerly Line of said Parcel 2015-34, North 48° 44' 56" East, 65.40 feet, to the centerline of said Iowa Highway #38;

THENCE along the centerline of said Iowa Highway #38, North 17° 48' 03" West, 878.53 feet, to the Northerly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirteen (13);

THENCE along the Northerly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirteen (13), North 87° 46' 16" East, 1121.21 feet, to the POINT OF BEGINNING;

The Westerly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 23' 14" West.

LEGAL DESCRIPTION:

PARCEL 2018-18, Part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 8.25 acres, including 1.24 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 N 1/4 Corner of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirteen (13), North 87° 46' 16" East, 210.22 feet, to the centerline of Iowa Highway #38;

THENCE along the centerline of said Iowa Highway #38, South 17° 48' 03" East, 878.53 feet, to the Northeasterly Extension of the Northerly Line of said Parcel 2015-34, as recorded in Book 2015, Page 924;

THENCE along the Northerly Line of said Parcel 2015-34, South 48° 44' 56" West, 537.02 feet, to the Westerly Line of Parcel 2015-33, as recorded in Book 2015, Page 924;

THENCE along the Westerly Line of said Parcel 2015-33, South 01° 39' 51" East, 134.20 feet, to the Southerly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirteen (13);

THENCE along the Southerly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirteen (13), South 87° 48' 59" West, 23.88 feet to the Southwest Corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirteen (13);

THENCE along the Westerly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirteen (13), North 02° 23' 14" West, 1318.58 feet to the POINT OF BEGINNING;

The Westerly Line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirteen (13), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 23' 14" West.