COUNTY: DELAWARE
SEC. 20 , T87 N, R4 W
ALIQUOT PART: NW 1/4 - NW 1/4
CITY:
SURVEY: PARCEL 2020-26 & PARCEL 2020-27
BLOCK: LOTS:
PROPRIETOR: CHESTER WINCH
REQUESTED BY: SARAH MAURER, GNB BANK
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
FEB - 7 2020

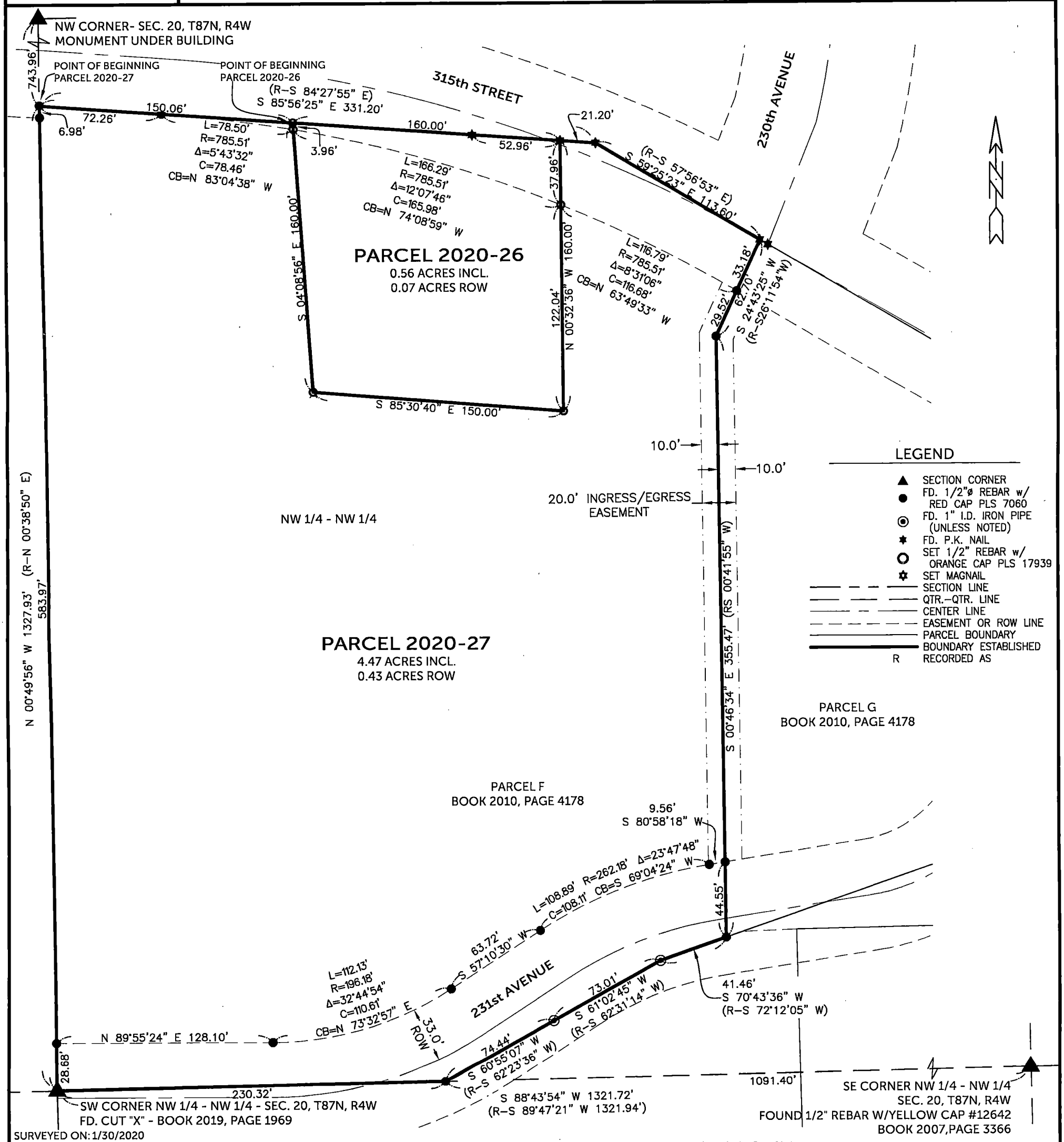
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Delaware Co. Auditor
FEB 07 2020

Book 2020 Page 379
Document 2020 379 Type 06 002 Pages 2
Date 2/07/2020 Time 9:23:27AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2020-26, PART OF THE NW 1/4 OF THE NW 1/4,
PARCEL 2020-27, PART OF THE NW 1/4 OF THE NW 1/4,
ALL IN SECTION 20, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 1/30/2020
SURVEY REQUESTED BY: SARAH MAURER, GNB BANK

Q:\Civil3D_Survey\GPS Box 61\dwg\GPS Box 61.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: CHESTER WINCH

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.

2/7/2020

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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

PROJECT NO. 20-009
SCALE: 1" = 60'
DATE: 2/4/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 61
SHEET 1 OF 2

60 0 60
SCALE: 1" = 60'

LEGAL DESCRIPTION:

Parcel 2020-26, Part of the NW 1/4 of the NW 1/4 of Section Twenty (20), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.56 acres, including 0.07 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 Northwest Corner of Section Twenty (20), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the NW 1/4 of the NW 1/4 of said Section Twenty (20), South 00° 49' 56" East, 743.96 feet to the Southerly right of way Line of 315th Street, being the Northerly Line of Parcel F, as recorded in Book 2010, Page 4178;

THENCE along the Northerly Line of said Parcel F, South 85° 56' 25" East, 150.06 feet to the POINT OF BEGINNING;

THENCE continuing along the Northerly Line of said Parcel F, South 85° 56' 25" East, 160.00 feet;

THENCE South 00° 32' 36" East, 160.00 feet;

THENCE North 85° 30' 40" West, 150.00 feet;

THENCE North 04° 08' 56" West, 160.00 feet to the POINT OF BEGINNING;

The Westerly Line of the NW 1/4 of the NW 1/4 of Section Twenty (20), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 49' 56" East.

LEGAL DESCRIPTION:

Parcel 2020-27, Part of the NW 1/4 of the NW 1/4 of Section Twenty (20), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing 4.47 acres, including 0.43 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 Northwest Corner of Section Twenty (20), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the NW 1/4 of the NW 1/4 of said Section Twenty (20), South 00° 49' 56" East, 743.96 feet to the Southerly right of way Line of 315th Street, being the Northerly Line of Parcel F, as recorded in Book 2010, Page 4178, the POINT OF BEGINNING;

THENCE along the Northerly Line of said Parcel F, South 85° 56' 25" East, 150.06 feet;

THENCE South 04° 08' 56" East, 160.00 feet;

THENCE South 85° 30' 40" East, 150.00 feet;

THENCE North 00° 32' 36" West, 160.00 feet to the Northerly Line of said Parcel F;

THENCE along the Northerly Line of said Parcel F, South 85° 56' 25" East, 21.20 feet;

THENCE continuing along the Northerly Line of said Parcel F, South 59° 25' 23" East, 113.60 feet to the East Line of said Parcel F;

THENCE along the Easterly Line of said Parcel F, South 24° 43' 25" West, 62.70 feet;

THENCE continuing along the Easterly Line of said Parcel F, South 00° 46' 34" East, 355.47 feet to the Southerly Line of said Parcel F;

THENCE along the Southerly Line of said Parcel F, South 70° 43' 36" West, 41.46 feet;

THENCE continuing along the Southerly Line of said Parcel F, South 61° 02' 45" West, 73.01 feet;

THENCE continuing along the Southerly Line of said Parcel F, South 60° 55' 07" West, 74.44 feet to the Southerly Line of the NW 1/4 of the NW 1/4 of said Section Twenty (20);

THENCE continuing along the Southerly Line of said Parcel F, and the Southerly Line of the NW 1/4 of the NW 1/4 of said Section Twenty (20), South 88° 43' 54" West, 230.32 feet to the Westerly Line of said Parcel F, and the Westerly Line of the NW 1/4 of the NW 1/4 of said Section Twenty (20);

THENCE along the Westerly Line of said Parcel F, and the Westerly Line of the NW 1/4 of the NW 1/4 of said Section Twenty (20), North 00° 49' 56" West, 583.97 feet to the POINT OF BEGINNING;

The Westerly Line of the NW 1/4 of the NW 1/4 of Section Twenty (20), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00° 49' 56" East.