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Document 2020 818 Type 06 002 Pages 1
Date 3/26/2020 Time 9:29:53AM
Rec Amt $7.00
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2020-35, PART OF THE SW 1/4 - SE 1/4; PARCEL 2020-36, PART OF THE SW 1/4 - SE 1/4; SECTION 3, T87N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2020-35, Part of the SW 1/4 of the SE 1/4 of Section Three (3), Township Eighty-seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, containing 2.86 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the South Quarter Corner of Section Three (3), Township Eighty-seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the SE 1/4 of said Section Three (3), North 88° 52' 52" East (Assumed Bearing), 260.00 feet;

THENCE North 01° 07' 08" West, 25.00 feet to the POINT OF BEGINNING;

THENCE North 01° 07' 08" West, 312.32 feet;

THENCE North 88° 52' 52" East, 307.00 feet;

THENCE South 64° 33' 13" East, 111.80 feet;

THENCE South 01° 07' 08" East, 262.32 feet;

THENCE South 88° 52' 52" West, 407.00 feet to the POINT OF BEGINNING;

LEGAL DESCRIPTION:

PARCEL 2020-36, Part of the SW 1/4 of the SE 1/4 of Section Three (3), Township Eighty-seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.80 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the South Quarter Corner of Section Three (3), Township Eighty-seven North (T87N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the SE 1/4 of said Section Three (3), North 88° 52' 52" East (Assumed Bearing), 667.00 feet;

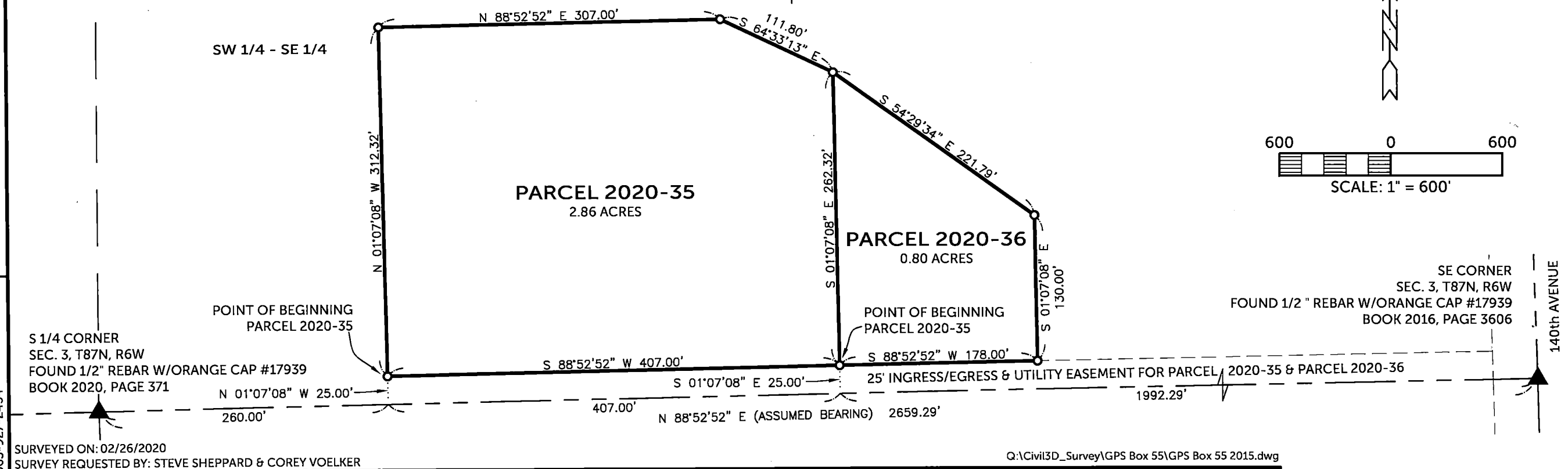
THENCE North 01° 07' 08" West, 25.00 feet to the POINT OF BEGINNING;

THENCE North 01° 07' 08" West, 262.32 feet;

THENCE South 54° 29' 34" East, 221.79 feet;

THENCE South 01° 07' 08" East, 130.00 feet;

THENCE South 88° 52' 52" West, 178.00 feet to the POINT OF BEGINNING;



SURVEYED ON: 02/26/2020
SURVEY REQUESTED BY: STEVE SHEPPARD & COREY VOELKER

Q:\Civil3D_Survey\GPS Box 55\GPS Box 55 2015.dwg

FILED Delaware Co. Assessor MAR 26 2020

FILED Delaware Co. Auditor MAR 26 2020

COUNTY: DELAWARE
SECTION 3 , T 87 N, R 6 W
ALIQUOT PART: SW 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2020-35 & PARCEL 2020-36
BLOCK: LOTS:
PROPRIETOR: STEVEN J. SHEPPARD & MARY K. SHEPPARD
REQUESTED BY: STEVE SHEPPARD & COREY VOELKER
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: STEVEN J. SHEPPARD & MARY K. SHEPPARD

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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 3/26/2020 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. 20-024
SCALE: 1" = 100'
DATE: 03/16/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 55
SHEET 1 OF 1

LEGEND

- ▲ SECTION CORNER
- O SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- SSW STAINLESS STEEL WASHER
- R RECORDED