COUNTY: DELAWARE
SECTION 3 , T 89 N, R 5 W
ALIQUOT PART: SE 1/4 - NW 1/4, SW 1/4 - NW 1/4
CITY:
SURVEY: PARCEL 2020-56 & PARCEL 2020-57
BLOCK: LOTS:
PROPRIETOR: RODNEY D. JOHNSON & COLLEEN S. JOHNSON
REQUESTED BY: RODNEY D. JOHNSON
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
JUN 04 2020

FILED
Delaware Co. Auditor
JUN 04 2020

Book 2020 Page 1807

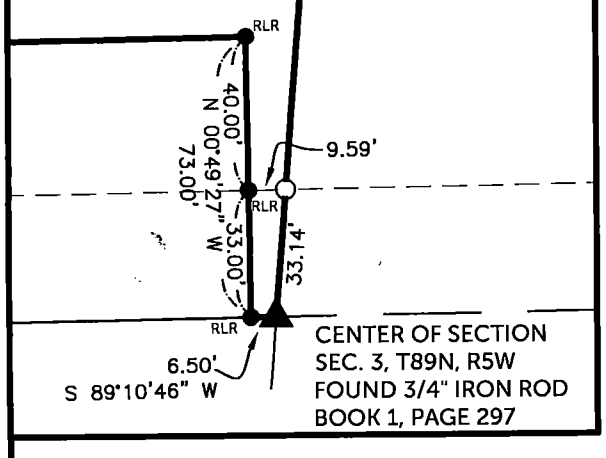
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Date 6/04/2020 Time 3:51:36PM
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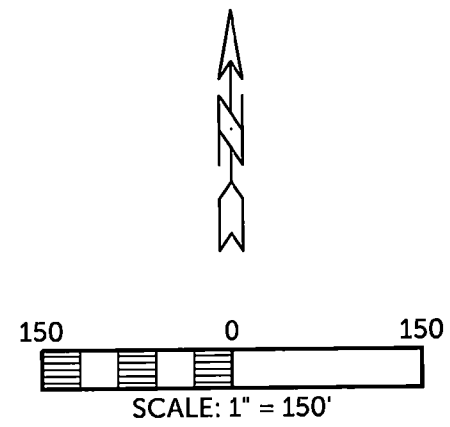
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

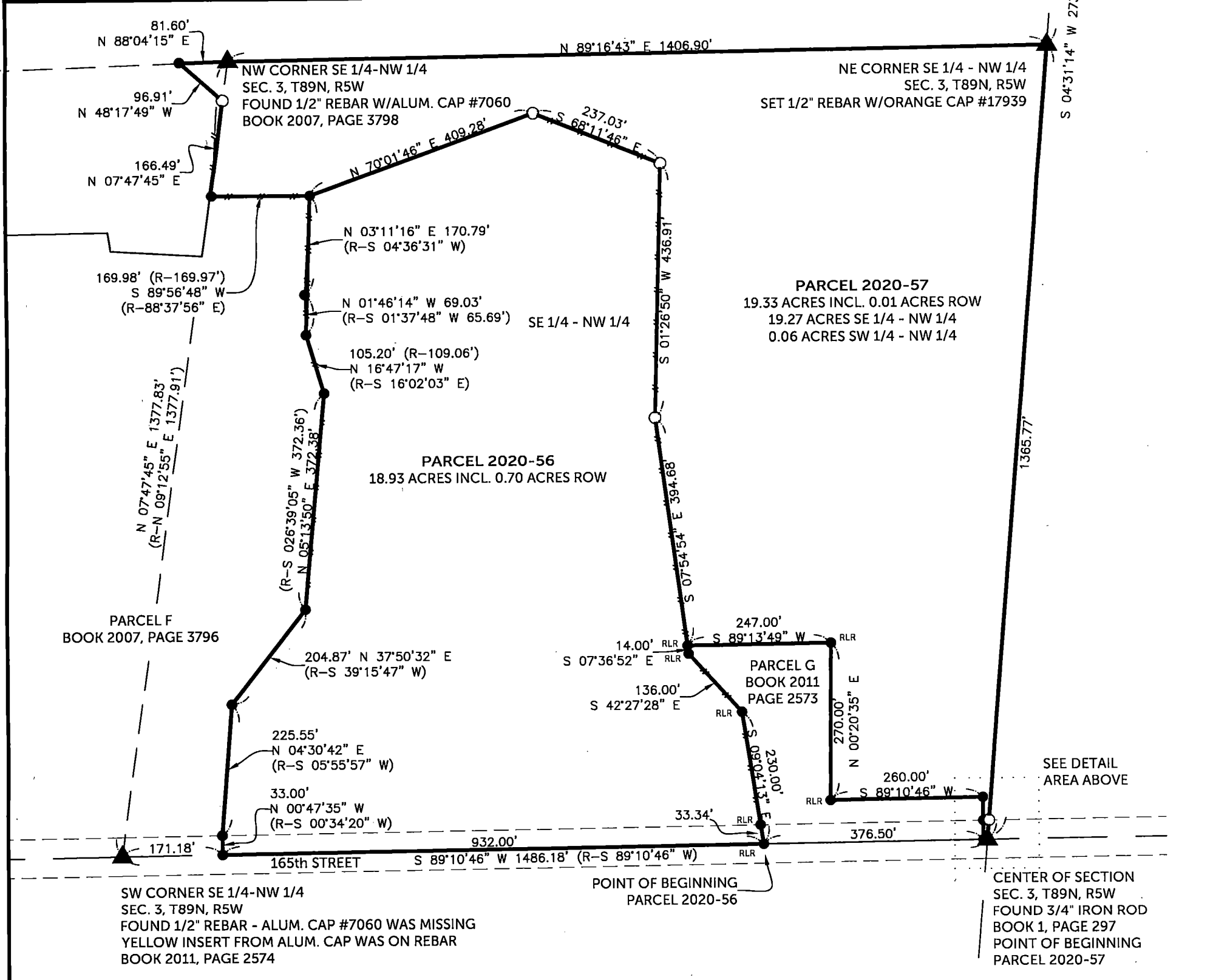
PARCEL 2020-56, PART OF THE SE 1/4 - NW 1/4,
PARCEL 2020-57, PART OF THE SE 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4,
ALL IN SEC. 3, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

DETAIL AREA - SCALE 1" = 50'





N 1/4 CORNER
SEC. 3, T89N, R5W
SET 1/2" REBAR W/ORANGE CAP #17939



SURVEYED ON: 05/04/2020
SURVEY REQUESTED BY: RODNEY D. JOHNSON

Q:\Civil3D_Survey\GPS Box 22\GPS Box 22 2016.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: RODNEY D. JOHNSON & COLLEEN S. JOHNSON

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.

6/4/2020
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. 20-052
SCALE: 1" = 200'
DATE: 05/26/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 22
SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- ● FD. 1/2"ø REBAR w/ RED CAP PLS 7060
- RLR ● FD. 1/2"ø REBAR w/ ORANGE CAP PLS 17939
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED AS

PARCEL 2020-56, PART OF THE SE 1/4 - NW 1/4, PARCEL 2020-57, PART OF THE SE 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4, ALL IN SEC. 3, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2020-56, PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THREE (3), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 18.93 acres, including 0.70 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 Center of Section Three (3), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Three (3), South 89° 10' 46" West, 6.50 feet to the Southeast Corner of Parcel G, as recorded in Book 2011, Page 2573;

THENCE continuing along the Southerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Three (3) and Southerly Line of said Parcel G, South 89° 10' 46" West, 376.50 feet to the Westerly Line of said Parcel G, the POINT OF BEGINNING;

THENCE continuing along the Southerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Three (3), South 89° 10' 46" West, 932.00 feet to the Easterly Line of Parcel F, as recorded in Book 2007, Page 3796;

THENCE along the Easterly Line of said Parcel F, North 00° 47' 35" West, 33.00 feet;

THENCE continuing along the Easterly Line of said Parcel F, North 04° 30' 42" East, 225.55 feet;

THENCE continuing along the Easterly Line of said Parcel F, North 37° 50' 32" East, 204.87 feet;

THENCE continuing along the Easterly Line of said Parcel F, North 05° 13' 50" East, 372.38 feet;

THENCE continuing along the Easterly Line of said Parcel F, North 16° 47' 17" West, 105.20 feet;

THENCE continuing along the Easterly Line of said Parcel F, North 01° 46' 14" West, 69.03 feet;

THENCE continuing along the Easterly Line of said Parcel F, North 03° 11' 16" East, 170.79 feet

THENCE North 70° 01' 46" East, 409.28 feet;

THENCE South 68° 11' 46" East, 237.03 feet;

THENCE South 01° 26' 50" West, 436.91 feet;

THENCE South 07° 54' 54" East, 394.68 feet to the Westerly Line of said Parcel G;

THENCE continuing along the Westerly Line of said Parcel G, South 07° 36' 52" East, 14.00 feet;

THENCE continuing along the Westerly Line of said Parcel G, South 42° 27' 28" East, 136.00 feet;

THENCE continuing along the Westerly Line of said Parcel G, South 09° 04' 13" East, 230.00 feet to the POINT OF BEGINNING;

The Southerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Three (3), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 89° 10' 46" West.

LEGAL DESCRIPTION:

PARCEL 2020-57, PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW ¼) AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THREE (3), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 19.33 acres, including 0.01 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 Center of Section Three (3), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Three (3), South 89° 10' 46" West, 6.50 feet to the Southeast Corner of Parcel G, as recorded in Book 2011, Page 2573;

THENCE along the Easterly Line of said Parcel G, North 00° 49' 27" West, 73.00 feet;

THENCE continuing along the Easterly Line of said Parcel G, South 89° 10' 46" West, 260.00 feet;

THENCE continuing along the Easterly Line of said Parcel G, North 00° 20' 35" East, 270.00 feet to the Northerly Line of said Parcel G;

THENCE continuing along the Northerly Line of said Parcel G, South 89° 13' 49" West, 247.00 feet;

THENCE North 07° 54' 54" West, 394.68 feet;

THENCE North 01° 26' 50" East, 436.91 Feet;

THENCE North 68° 11' 46" West, 237.03 feet;

THENCE South 70° 01' 46" West, 409.28 feet to the Northerly Line of Parcel F, as recorded in Book 2007, Page 3796;

THENCE along the Northerly Line of said Parcel F, South 89° 56' 48" West, 169.98 feet to the Westerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Three (3);

THNECE along the Westerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Three (3), North 07° 48' 10" East, 166.49 feet:

THENCE North 48° 17' 49" West, 96.91 feet to the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Three (3);

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Three (3), North 88° 04' 15" East, 81.60 feet to the Northerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Three (3);

THENCE along the Northerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Three (3), North 89° 16' 43" East, 1406.90 feet to the Easterly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Three (3);

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Three (3), South 04° 31' 14" West, 1365.77 feet to the POINT OF BEGINNING;

The Southerly Line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Three (3), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 89° 10' 46" West.

BURRINGTON GROUP, INC.
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Phone 563-927-2434
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