COUNTY: Delaware
SECTION 16, T 90 N, R 4
ALIQUOT PART: NE 1/4-SW 1/4, NW 1/4-SE 1/4
SW 1/4-NE 1/4
CITY:
SURVEY: Parcel 2020-78, 2020-79 & 2020-80
BLOCK: LOTS:
PROPRIETOR: Seth R. Bockenstedt
REQUESTED BY: Seth R. Bockenstedt
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
AUG 18 2020

FILED
Delaware Co. Auditor
AUG 18 2020

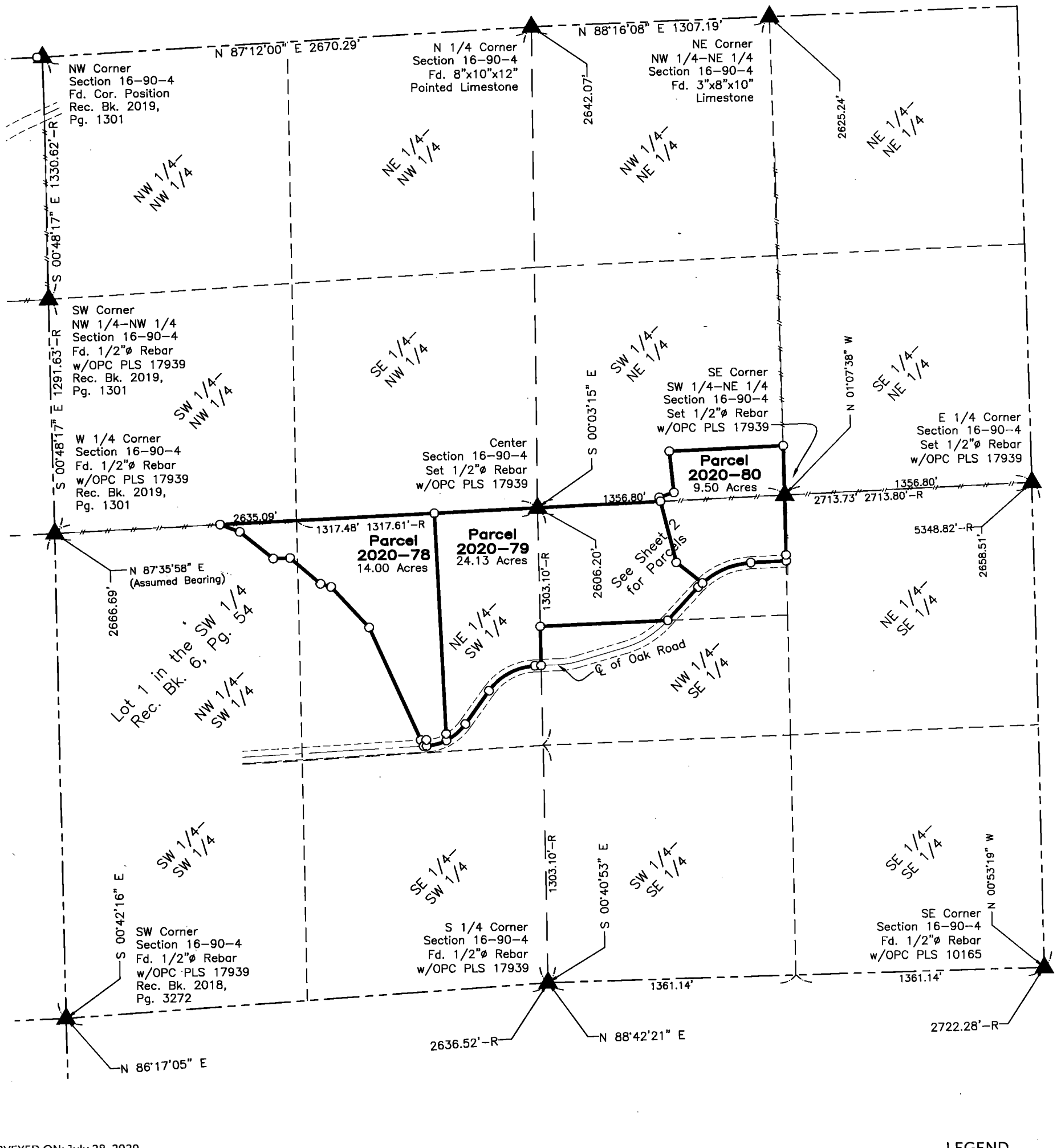
Book 2020 Page 2760

Document 2020 2760 Type 06 002 Pages 4
Date 8/18/2020 Time 8:27:24AM
Rec Amt $22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2020-78; in the Northeast Quarter of the Southwest Quarter and Northwest Quarter of the Southwest Quarter
Parcel 2020-79; in the Northeast Quarter of the Southwest Quarter and Northwest Quarter of the Southeast Quarter,
Parcel 2020-80; in the Southwest Quarter of the Northeast Quarter and in the Northwest Quarter of the Southeast Quarter,
all in Section 16, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: July 28, 2020
SURVEY REQUESTED BY: Seth R. Bockenstedt

Q:\Civil3D_Survey\GPS Box 4\GPS Box 4 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 thru 4

PROPRIETORS: **Seth R. Bockenstedt**

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.

8/17/2020

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. 20-097
SCALE: Varies See Sheets
DATE: July 29, 2020
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: 4
SHEET 1 OF 4

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP

600 0 600

SCALE: 1" = 600'

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

Sheet 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	292.42'	424.41'	39°28'35"	286.67'	N 67°52'00" E
C2	320.68'	457.41'	40°10'06"	314.15'	N 67°31'14" E
C3	25.17'	465.22'	3°06'01"	25.17'	N 44°40'12" E
C4	297.16'	327.40'	52°00'11"	287.06'	N 61°51'15" E
C5	327.11'	360.40'	52°00'11"	316.00'	N 61°51'15" E
C6	138.16'	279.49'	28°19'22"	136.76'	S 49°42'36" W
C7	107.23'	246.49'	24°55'26"	106.38'	N 47°59'27" E
C8	113.31'	279.49'	23°13'41"	112.53'	S 75°29'07" W
C9	114.64'	246.49'	26°38'48"	113.61'	N 73°46'34" E
C10	30.10'	457.41'	3°46'15"	30.10'	N 45°33'04" E
C11	32.91'	424.41'	4°26'32"	32.90'	N 45°54'26" E

250 0 250
SCALE: 1" = 250'

W 1/4 Corner
Section 16–90–4
Fd. 1/2"ø Rebar
w/OPC PLS 17939
Rec. Bk. 2019,
Pg. 1301

N 87°35'58" E
902.31'–R

S 87°35'58" W 1167.30'
752.00'

415.30'

N 50°18'48" W
233.67'–R

N 68°41'41" W
113.94'–R

S 89°01'33" W
91.10'–R

N 49°05'34" W
217.45'–R

N 42°18'09" W
304.97'–R

N 72°14'46" W
59.50'–R

N 23°57'04" W
214.35'–R
677.92'

N 87°05'58" E
29.05'

36.43'

36.53'

S 87°05'58" W
16.35'

Point of Beginning
(Parcel 2020–78)

Parcel 2020–78
14.00 Acres
(12.81 Acres in the NE 1/4–SW 1/4,
& 1.19 Acre in the NW 1/4–SW 1/4)
Including 0.10 Acre of (Oak Road)
Right–of–Way

S 87°35'58" W 565.47'

Center
Section 16–90–4
Set 1/2"ø Rebar
w/OPC PLS 17939

Point of Beginning
(Parcel 2020–79)

Parcel 2020–79
24.13 Acres
(11.40 Acres in the NW 1/4–SE 1/4,
& 12.73 Acres in the NE 1/4–SW 1/4)
Including 0.74 Acre of (Oak Road)
Right–of–Way
(0.22 Acre in the NW 1/4–SE 1/4,
& 0.52 Acre in the NE 1/4–SW 1/4)

S 02°24'02" E
1212.43'
1248.96'

651.55'

S 00°40'53" E

S 87°51'20" W
35.30'

S 87°51'20" W
34.46'

213.52'

180.51'

33.01'

S 35°51'10" W
223.90'

223.81'

S 35°51'10" W

C5
C4
C7
C6
C8
C3

652.74'
S 87°52'36" W 700.58'

S 43°07'48" W
247.66'

47.84'

S 87°52'36" W 657.36'

438.03'

2606.20'

1303.10'

S 1/4 Corner
Section 16–90–4
Fd. 1/2"ø Rebar
w/OPC PLS 17939

NE Corner
Section 16–90–4
Fd. 8"x10"x12"
Pointed Limestone

S 01°07'38" E
2354.69'

N 87°42'31" E 623.48'

N 71°48'14" E
83.40'

N 13°56'11" W
22.36'

N 05°30'58" W
227.39'

S 01°07'38" E
270.55'

SE Corner
SW 1/4–NE 1/4
Section 16–90–4
Set 1/2"ø Rebar
w/OPC PLS 17939

Parcel 2020–80
9.50 Acres
(3.88 Acres in the SW 1/4–NE 1/4,
680.88'
& 5.62 Acres in the NW 1/4–SE 1/4)
Including 0.38 Acre in the NW 1/4–SE 1/4 of (Oak Road) Right–of–Way

Point of Beginning
(Parcel 2020–80)

S 87°35'58" W 1356.80'
675.92'

S 13°56'11" E
347.28'

S 51°23'03" E
181.34'

362.64'
329.63'

33.01'

S 87°36'17" W
195.48'

194.55'
S 87°36'17" W

147.91'

33.43'

C10
C2
C1
C11

295.44'

S 00°47'05" E 1316.18'

658.09'

S 87°52'36" W 657.36'

SW 1/4–NE 1/4

SE 1/4–NE 1/4

SW 1/4–NW 1/4

SE 1/4–NW 1/4

NW 1/4–SW 1/4

NE 1/4–SW 1/4

NW 1/4–SE 1/4

NE 1/4–SE 1/4

Lot 1 in the SW 1/4
Rec. Bk. 6, Pg. 54

℄ of Oak Road

* Right–of–Way Monuments unable to set Location of monuments fall in Creek Adjacent to County Road (Oak Road)

LEGEND
- ▲ SECTION CORNER
- R RECORDED
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP

Parcel 2020-78; in the Northeast Quarter of the Southwest Quarter and in the Northwest Quarter of the Southwest Quarter, Section 16, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Center of said Section;

Thence South 87°35'58" West (Assumed Bearing), 565.47 feet along the North Line of said Quarter–Quarter Section to the Point of Beginning;

Thence South 02°24'02" East, 1248.96 feet to the Center Line of County Road (Oak Road)

Thence along **279.49 foot** Radius curve concave Northwesterly **113.31 feet**, (said curve having a Long Chord of **South 75°29'07" West, 112.53 feet**) along said Line;

Thence South 87°05'58" West, 16.35 feet along said Line to the East Line of Lot 1 in the Southwest Quarter Recorded in Book 6, Page 54 on file at the Delaware County Recorder's office in Manchester, Iowa

Thence North 23°57'04" West, 714.35 feet;

Thence North 42°18'09" West, 304.97 feet;

Thence North 72°14'46" West, 59.50 feet;

Thence North 49°05'34" West, 217.45 feet;

Thence South 89°01'33" West, 91.10 feet;

Thence North 50°18'48" West, 233.67 feet;

Thence North 68°41'41" West, 113.94 feet all along said East Line to the Northeast Corner of said Lot 1 and the North Line of Northwest Quarter of the Southwest Quarter of said Section;

Thence North 87°35'58" East, 1167.30 feet along said Line to the Point of Beginning.

Containing 14.00 Acres, including 0.10 Acre of County Road (Oak Road) Right–of–Way,
Subject to Easements of Record.

AND

Parcel 2020-79; in the Northeast Quarter of the Southwest Quarter and Northwest Quarter of the Southeast Quarter Section 16, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Center of Said Section;

Thence North 87°35'58" East, 675.92 feet along the North Line of said Northwest Quarter of the Southeast Quarter;

Thence South 13°56'11" East, 347.28 feet;

Thence South 51°23'03" East, 181.34 feet to the Center Line of County Road (Oak Road)

Thence along **424.41 foot** Radius curve concave Southeasterly **32.91 feet**, (said curve having a Long Chord of **South 45°54'26" West, 32.90 feet)**along said Line;

Thence South 43°07'48" West, 247.66 feet to the North Line of the South Half of said Quarter–Quarter Section and the North Line of a Warranty Deed Recorded in Book 112, Page 222 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 87°52'36" West, 700.58 feet along said Line to the East Line of said Northeast Quarter of the Southwest Quarter of said Section;

Thence South 00°40'53" East, 213.52 feet along said Line to the Center Line of County Road (Oak Road)

Thence South 87°51'20" West, 34.46 feet along said Line;

Thence along **327.40 foot** Radius curve concave Southeasterly **297.16 feet**, (said curve having a Long Chord of **South 61°51'15" West, 287.06 feet**) along said Line;

Thence South 35°51'10" West, 223.81 feet along said Line;

Thence along **279.49 foot** Radius non–tangent curve concave Northwesterly **138.16 feet**, (said curve having a Long Chord of **South 49°42'36" West, 136.76 feet**) along said Line

Thence North 02°24'02" West, 1248.96 feet to the North Line of said Northeast Quarter of the Southwest Quarter of said Section;

Thence North 87°35'58" East, 565.47 feet along said Line to the Point of Beginning.

Containing **24.13 Acres**, including 0.74 Acre of County Road (Oak Road) Right–of–Way,
Subject to Easements of Record.

AND

Parcel 2020-80; in the Southwest Quarter of the Northeast Quarter and in the Northwest Quarter of the Southeast Quarter Section 16, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter;

Thence South 00°47'05" East, 362.64 feet along the East Line of said Northwest Quarter of the Southeast Quarter to the Center Line of County Road (Oak Road)

Thence South 87°36'17" West, 194.55 feet along said Line;

Thence along **424.41 feet** Radius curve concave Southeasterly **292.42 feet**, (said curve having a Long Chord of **South 67°52'00" West, 286.67 feet**) along said Line;

Thence North 51°23'03" West, 181.34 feet;

Thence North 13°56'11" West, 347.28 feet to the South Line of the Southwest Quarter of the Northeast Quarter;

Thence continuing North 13°56'11" West, 22.36 feet;

Thence North 71°48'14" East, 83.40 feet;

Thence North 05°30'58" West, 227.39 feet;

Thence North 87°42'31" East, 623.48 feet to the East Line of said Southwest Quarter of the Northeast Quarter;

Thence South 01°07'38" East, 270.55 feet along said Line to the Point of Beginning.

Containing 9.50 Acres, including 0.38 Acre of County Road (Oak Road) Right-of-Way,
Subject to Easements of Record.