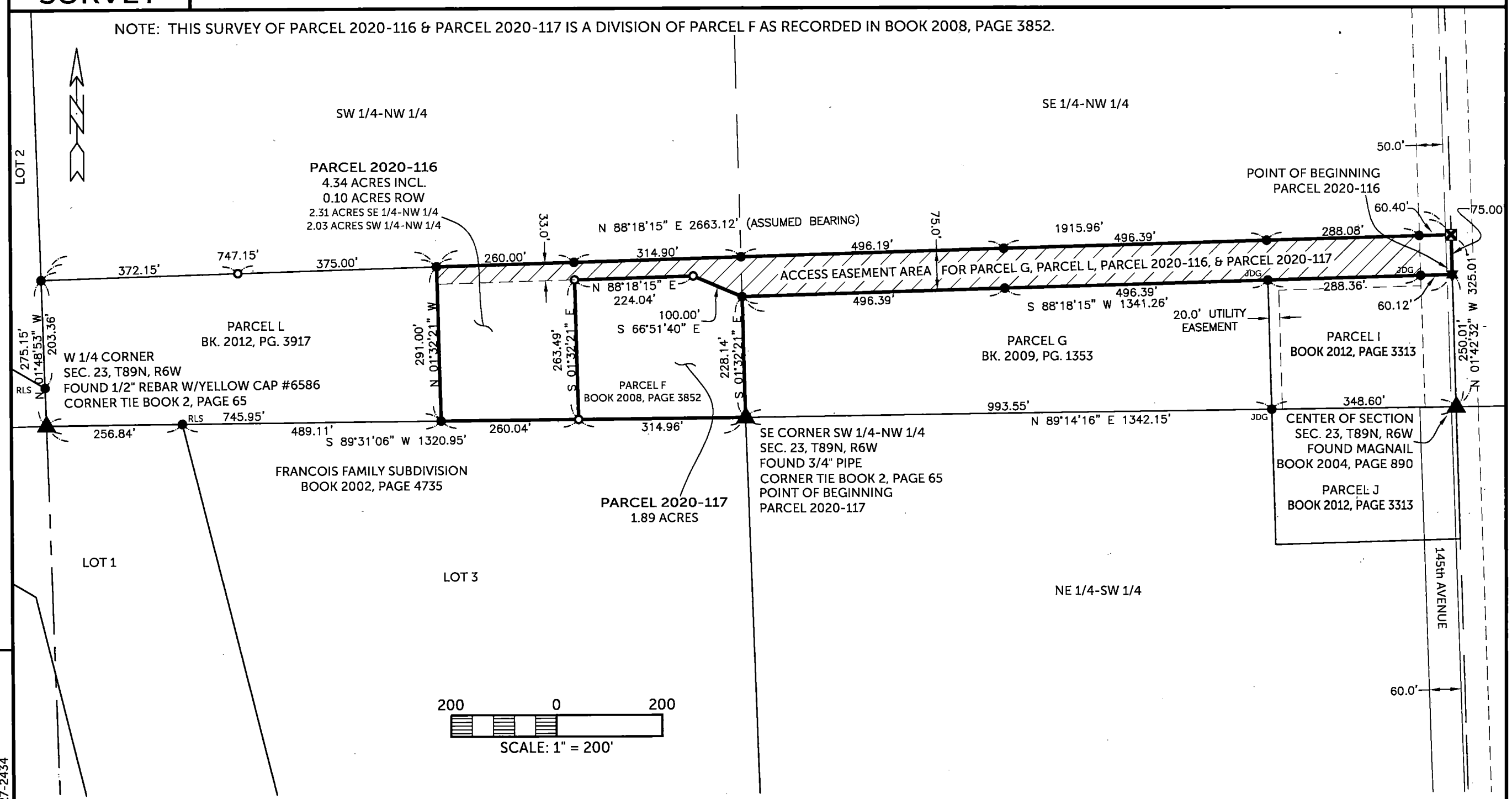
Book 2020 Page 4057
Document 2020 4057 Type 06 002 Pages 2
Date 11/10/2020 Time 12:14:10PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2020-116, PART OF THE SE 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4
PARCEL 2020-117, PART OF THE SW 1/4 - NW 1/4
ALL IN SECTION 23, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NOTE: THIS SURVEY OF PARCEL 2020-116 & PARCEL 2020-117 IS A DIVISION OF PARCEL F AS RECORDED IN BOOK 2008, PAGE 3852.



FILED
Delaware Co. Assessor
NOV 10 2020

FILED
Delaware Co. Auditor
NOV 10 2020

COUNTY: DELAWARE
SECTION 23, T 89 N, R 6 w
ALIQUOT PART: SE 1/4-NW 1/4 & SW 1/4-NW 1/4

CITY:
SURVEY: PARCEL 2020-116 & PARCEL 2020-117
BLOCK: LOTS:
PROPRIETOR: GARY L. JACKSON & ROXANNE R. JACKSON

REQUESTED BY: GARY L. JACKSON
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

LEGEND

- ▲ SECTION CORNER
- ● FOUND 1/2"ø REBAR w/ORANGE CAP #17939
- ⊠ FOUND CUT "X"
- ★ FOUND MAGNAIL
- ○ SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- RLS YELLOW PLASTIC CAP #6586
- JDG ORANGE PLASTIC CAP #8419
- R RECORDED

PROPRIETORS: GARY L. JACKSON & ROXANNE R. JACKSON

:SURVEYED ON

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.

11/10/2020

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

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com
Q:\Civil3D_Survey\GPS Box 26\20-154 Jackson\Jackson 20-154.dwg

PROJECT NO. 20-154
SCALE: 1" = 200'
DATE: 10/29/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 26-2015
SHEET 1 OF 2

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Sheet 1 & 2

LEGAL DESCRIPTION:

PARCEL 2020-116, Part of the SE 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section Twenty-three (23), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 4.34 acres, including 0.10 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 Twenty-three (23), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the SE 1/4 of the NW 1/4 of said Section Twenty-three (23), also being the Easterly Line of Parcel I, as recorded in Book 2012, Page 3313, North 01° 42' 32" West, 250.01 feet to the Southeast Corner of Parcel F, as recorded in Book 2008, Page 3852, the POINT OF BEGINNING;

THENCE along the Southerly Line of said Parcel F, South 88° 18' 15" West, 1341.27 feet to the Easterly Line of the SW 1/4 of the NW 1/4 of said Section Twenty-three (23);

THENCE North 66° 51' 40" West, 100.00 feet;

THENCE along a line parallel with the Northerly Line of said Parcel F, South 88° 18' 15" West, 224.04 feet;

THENCE along a line parallel with the Westerly Line of said Parcel F, South 01° 32' 21" East, 263.49 feet to the Southerly Line of the SW 1/4 of the NW 1/4 of said Section Twenty-three (23) and Southerly Line of said Parcel F;

THENCE along the Southerly Line of the SW 1/4 of the NW 1/4 of said Section Twenty-three (23) and Southerly Line of said Parcel F, South 89° 31' 06" West, 260.04 feet to the Westerly Line of said Parcel F;

THENCE along the Westerly Line of said Parcel F, North 01° 32' 21" West, 291.00 feet to the Northerly Line of said Parcel F;

THENCE along the Northerly Line of said Parcel F, North 88° 18' 15" East (assumed bearing), 1915.97 feet to the Easterly Line of the SE 1/4 of the NW 1/4 of said Section Twenty-three (23) and Easterly Line of said Parcel F;

THENCE along the Easterly Line of the SE 1/4 of the NW 1/4 of said Section Twenty-three (23) being the Easterly Line of said Parcel F, South 01° 42' 32" East, 75.00 feet to the POINT OF BEGINNING;

LEGAL DESCRIPTION:

PARCEL 2020-117, Part of the SW 1/4 of the NW 1/4 of Section Twenty-three (23), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.89 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of the SW 1/4 of the NW 1/4 of Section Twenty-three (23), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, being a corner on the Southerly Line of Parcel F, as recorded in Book 2008, Page 3852;

THENCE along the Southerly Line of the SW 1/4 of the NW 1/4 of said Section Twenty-three (23) and Southerly Line of Parcel F, South 89° 31' 06" West, 314.96 feet;

THENCE along a line parallel with the Westerly Line of said Parcel F, North 01° 32' 21" West, 263.49 feet;

THENCE along a line parallel with the Northerly Line of said Parcel F, North 88° 18' 15" East (assumed bearing), 224.04 feet;

THENCE South 66° 51' 40" East, 100.00 feet to the Easterly Line of the SW 1/4 of the NW 1/4 of said Section Twenty-three (23) and Southerly Line of said Parcel F;

THENCE along the Easterly Line of the SW 1/4 of the NW 1/4 of said Section Twenty-three (23) and Southerly Line of said Parcel F, South 01° 32' 21" East, 228.14 feet to the POINT OF BEGINNING;

BURRINGTON GROUP, INC.
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