Book 2020 Page 4452
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Assessor
DEC 04 2020

FILED
Delaware Co. Auditor
DEC 03 2020

PLAT OF SURVEY

PARCEL 2020-105, PART OF THE NE 1/4 - NE 1/4, PARCEL 2020-106, PART OF THE NE 1/4 - NE 1/4
SECTION 9, T90N, R6W OF THE 5th P.M., DELAWARE COUNTY, IOWA

N 1/4 CORNER
SEC. 9, T90N, R6W
FOUND 2 1/2" PIPE W/ALUM IDNR CAP
CORNER TIE BOOK 1, PAGE 33

S 88°47'31" W 1317.37' (R–N 89°10'14" E 1317.40')

NW CORNER NE 1/4 - NE 1/4
SEC. 9, T90N, R6W
FOUND 1 1/4" PIPE
CORNER TIE BOOK 2, PAGE 10

33' ROW

N 89°18'55" E 1316.22' (ASSUMED BEARING)

110th STREET

33' ROW

NE CORNER - SEC. 9, T90N, R6W
FOUND 1/2" REBAR W/ORANGE CAP #8419
BOOK 2015, PAGE 1063

PARCEL A
PLAT BK. 7,
PG. 187

POINT OF BEGINNING
PARCEL 2020-106

275.00'
278.62'

POINT OF BEGINNING
PARCEL 2020-105

33.00'

DETAIL: SCALE 1" = 40'

POINT OF BEGINNING
PARCEL 2020-106

25.18'
33.24'
33.24'
25.18'

N 06°08'05" E 535.00'
S 06°08'05" W 540.00'

PARCEL 2020-105
4.16 ACRES INCL.
0.21 ACRES ROW

644.90'

45.00'
S 89°26'20" E

S 72°35'37" E 350.00'

1314.90'
1315.00')

145.00'
N 06°56'53" E

75.00'
N 47°55'17" W

N 15°52'54" E 550.00'

PARCEL 2020-106
8.29 ACRES INCL.
0.02 ACRES ROW

670.00'

S 00°06'51" E
(R–N 01°26'42" E

235.00'
S 84°10'29" E

140.00'
N 47°50'22" E

SE CORNER NE 1/4 - NE 1/4
SEC. 9, T90N, R6W
FOUND 1/2" REBAR
W/2" ALUM CAP #7060
BOOK 2018, PAGE 1066

855.00'

1320.00'

S 00°00'58" E 2639.87'

N 00°35'07" W 1312.90'

NE 1/4 - NE 1/4

LEGAL DESCRIPTION:
PARCEL 2020-105, Part of the NE ¼ of the NE ¼ of Section Nine (9), Township Ninety North (T90N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 4.16 acres including 0.21 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 Northeast Corner of Section Nine (9), Township Ninety North (T90N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;
THENCE along the Easterly Line of the NE ¼ of the NE ¼ of said Section Nine (9), South 00° 06' 51" East, 644.90 feet;
THENCE North 72° 35' 37" West, 350.00 feet;
THENCE North 06° 08' 05" East, 540.00 feet to the Northerly Line of the NE ¼ of the NE ¼ of said Section Nine (9);
THENCE along the Northerly Line of the NE ¼ of the NE ¼ of said Section Nine (9), North 89° 18' 55" East (assumed bearing), 275.00 feet to the POINT OF BEGINNING;

LEGAL DESCRIPTION:
PARCEL 2020-106, Part of the NE ¼ of the NE ¼ of Section Nine (9), Township Ninety North (T90N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 8.29 acres including 0.02 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 Northeast Corner of Section Nine (9), Township Ninety North (T90N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;
THENCE along the Northerly Line of the NE ¼ of the NE ¼ of said Section Nine (9), South 89° 18' 55" West (assumed bearing), 275.00 feet to the POINT OF BEGINNING;
THENCE South 06° 08' 05" West, 540.00 feet;
THENCE South 72° 35' 37" East, 350.00 feet to the Easterly Line of the NE ¼ of the NE ¼ of said Section Nine (9);
THENCE along the Easterly Line of the NE ¼ of the NE ¼ of said Section Nine (9), South 00° 06' 51" East, 670.00 feet to the Southerly Line of the NE ¼ of the NE ¼ of said Section Nine (9);
THENCE along the Southerly Line of the NE ¼ of the NE ¼ of said Section Nine (9), South 89° 05' 41" West, 855.00 feet;
THENCE North 47° 50' 22" East, 140.00 feet;
THENCE South 84° 10' 29" East, 235.00 feet;
THENCE North 15° 52' 54" East, 550.00 feet;
THENCE North 47° 55' 17" West, 75.00 feet;
THENCE North 06° 56' 53" East, 145.00 feet;
THENCE South 89° 26' 20" East, 45.00 feet;
THENCE North 06° 08' 05" East, 535.00 feet to the Northerly Line of the NE ¼ of the NE ¼ of said Section Nine (9);
THENCE along the Northerly Line of the NE ¼ of the NE ¼ of said Section Nine (9), North 89° 18' 55" East, 25.18 feet to the POINT OF BEGINNING;

SW CORNER NW 1/4 - NE 1/4
SEC. 9, T90N, R6W
FOUND 12" x 12" x 16" POINTED LIMESTONE

1304.20'

S 89°05'41" W 2622.74'

463.54'

SW CORNER SE 1/4 - NE 1/4 SEC. 9, T90N, R6W
FOUND 1" PIPE - BOOK 2020, PAGE 1957

SURVEYED ON: 10/9 & 12/2/2020
SURVEY REQUESTED BY: PARKER W. FRANSEN

Q:\Civil3D_Survey\GPS Box 7\GPS Box 7 2017.dwg

LEGEND
- ▲ SECTION CORNER
- ● FOUND 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
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

200 0 200
SCALE: 1" = 200'

COUNTY: DELAWARE
SECTION 9 , T 90 N, R 6 W
ALIQUOT PART: NE 1/4 - NE 1/4

CITY:
SURVEY: PARCEL 2020-105, PARCEL 2020-106
BLOCK: LOTS:
PROPRIETOR: PARKER W. FRANSEN & MARY KAY FRANSEN TRUST
PARKER W. FRANSEN & MARY KAY FRANSEN, TRUSTEES
REQUESTED BY: PARKER W. FRANSEN
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: PARKER W. FRANSEN & MARY KAY FRANSEN TRUST
PARKER W. FRANSEN & MARY KAY FRANSEN, TRUSTEES

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.

12/3/2020

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. 20-102
SCALE: 1" = 200'
DATE: 10/12/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 7
SHEET 1 OF 1