COUNTY: DELAWARE
SECTION 12, T 87 N, R 5 W & SECTION 13, T87N, R5W
ALIQUOT PART: SE 1/4 - SW 1/4 SECTION 12
NE 1/4 - NW 1/4 SECTION 13
CITY:
SURVEY: PARCEL 2020-125 & PARCEL 2020-126
BLOCK: LOTS:
PROPRIETOR: JOHN A. BRIES (1/2 INTEREST)
JANET A. POLLOCK (1/2 INTEREST)
REQUESTED BY: JOHN A. BRIES
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
DEC 15 2020

FILED
Delaware Co. Auditor
DEC 15 2020

Book 2020 Page 4615

Document 2020 4615 Type 06 002 Pages 2
Date 12/15/2020 Time 1:09:00PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2020-125, PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION TWELVE (12),
PARCEL 2020-126, PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION THIRTEEN (13),
ALL IN TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

LEGAL DESCRIPTION:

PARCEL 2020-125, Part of the SE 1/4 of the SW 1/4 of Section Twelve (12), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 31.51 acres, including 0.90 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 South Quarter Corner of Section Twelve (12), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the SW 1/4 of said Section Twelve (12), South 88° 00' 43" West, 1038.65 feet;

THENCE North 01° 46' 31" West, 1321.29 feet to the Northerly Line of the SE 1/4 of the SW 1/4 of said Section Twelve (12);

THENCE along the Northerly Line of the SE 1/4 of the SW 1/4 of said Section Twelve (12), North 87° 58' 25" East, 1038.65 feet to the Easterly Line of the SE 1/4 of the SW 1/4 of said Section Twelve (12);

THENCE along the Easterly Line of the SE 1/4 of the SW 1/4 of said Section Twelve (12), South 01° 46' 31" East, 1321.98 feet to the POINT OF BEGINNING;

The Westerly Line of the SW 1/4 of Section Twelve (12), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 21' 02" East.

LEGAL DESCRIPTION:

PARCEL 2020-126, Part of the NE 1/4 of the NW 1/4 of Section Thirteen (13), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 31.65 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the North Quarter Corner of Section Thirteen (13), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the NE 1/4 of the NW 1/4 of said Section Thirteen (13), South 01° 37' 34" East, 1325.92 feet to the Southerly Line of the NE 1/4 of the NW 1/4 of said Section Thirteen (13);

THENCE along the Southerly Line of the NE 1/4 of the NW 1/4 of said Section Thirteen (13), South 87° 49' 53" West, 1038.67 feet;

THENCE North 01° 37' 35" West, 1329.19 feet to the Northerly Line of the NE 1/4 of the NW 1/4 of said Section Thirteen (13);

THENCE along the Northerly Line of the NE 1/4 of the NW 1/4 of said Section Thirteen (13), North 88° 00' 43" East, 1038.65 feet to the POINT OF BEGINNING;

The Westerly Line of the SW 1/4 of Section Twelve (12), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 21' 02" East.

SURVEYED ON: 11/13 & 11/23/2020
SURVEY REQUESTED BY: JOHN A. BRIES

Q:\Civil3D_Survey\GPS Box 53\GPS Box 53 2020.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: JOHN A. BRIES (1/2 INTEREST)
JANET A. POLLOCK (1/2 INTEREST)

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.

12/14/2020

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. 20-108
SCALE: 1" = 300'
DATE: 12/08/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 53
SHEET 1 OF 2

PARCEL 2020-125, PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION TWELVE (12),
PARCEL 2020-126, PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION THIRTEEN (13),
ALL IN TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,

N 87°50'47" E 1325.92'

W 1/4 CORNER
SEC. 12, T87N, R5W
FOUND 1/2" REBAR
W/YELLOW CAP #8812
CORNER TIE BOOK 1, PAGE 83

NE CORNER NW 1/4 - SW 1/4
SEC. 12, T87N, R5W
FOUND 1/2" REBAR
W/YELLOW CAP #12642
BOOK 2017, PAGE 3460

PARCEL 2013-49
BOOK 2013, PAGE 1863

LOT 6
LOT 7
LOT 8
PARCEL 2013-51
S 01°28'12" E 1322.63'
LOT 3
LOT 4
BOOK 2013, PAGE 1898

LOT 9
COUNTY SURVEYOR
BOOK 2, PAGE 124

PARCEL 2013-50
BOOK 2013, PAGE 1863

1320.00'
2640.00'

NE CORNER SE 1/4 - SW 1/4
SEC. 12, T87N, R5W
FOUND 1/2" IRON ROD
W/YELLOW CAP #11572
CORNER TIE BOOK 2, PAGE 113

45.38'
290.00'
N 87°58'25" E 1328.65'
1038.65'
BK. 2000, PG. 233
297th STREET MISC. BK. 8, PG. 30
N 88°01'00" E 733.44'
74.72'
27.83'
S 71°07'11" E
64.66'
S 86°51'08" E
217.76'
N 87°57'41" E 1328.64'
S 01°21'02" E

NW CORNER SE 1/4 - SW 1/4
SEC. 12, T87N, R5W
SET 1/2" REBAR W/ORANGE
CAP #17939

PARCEL 2020-125
31.51 ACRES INCL.
0.90 ACRES ROW

SW 1/4 - SW 1/4

SE 1/4 - SW 1/4

1320.00'
S 01°33'48" E 1321.12'
N 01°46'31" W 1321.29'
S 01°46'31" E 1321.98'

SW CORNER
SEC. 12, T87N, R5W
FOUND 1/2" REBAR - NO CAP
BOOK 2006, PAGE 892

SW CORNER SE 1/4 - SW 1/4
SEC. 12, T87N, R5W
SET 1/2" REBAR W/ORANGE
CAP #17939

S 1/4 CORNER
SEC. 12, T87N, R5W
SET 1/2" REBAR
W/ORANGE CAP #17939

294.88'
1038.65'
1333.53'
1333.53'
N 88°00'43" E
2667.06'

POINT OF BEGINNING
PARCEL 2020-125 &
PARCEL 2020-126

LEGEND
- ● FOUND 1/2"ø REBAR w/YELLOW CAP #11572
- ○ SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

PARCEL 2020-126
31.65 ACRES

NW 1/4 - NW 1/4

NE 1/4 - NW 1/4

1329.19'
N 01°37'35" W 1329.1
1325.92'
1325.92'
S 01°37'34" E 2651.84'
1334.32'
S 01°34'47" E 2668.64'
1330.12'
S 01°36'11" E 2660.24'

300 0 300
SCALE: 1" = 300'

SW CORNER NE 1/4 - NW 1/4
SEC. 13, T87N, R5W
SET 1/2" REBAR W/ORANGE
CAP #17939

SE CORNER NE 1/4 - NW 1/4
SEC. 13, T87N, R5W
SET 1/2" REBAR W/ORANGE
CAP #17939

S 87°49'53" W
2668.20'
295.43'
1334.10'
1038.67'
1334.10'

CENTER OF SECTION
SEC. 13, T87N, R5W
SET 1/2" REBAR W/ORANGE
CAP #17939

1334.32'
1330.12'
1325.92'

W 1/4 CORNER
SEC. 13, T87N, R5W
SET 1/2" REBAR W/ORANGE
CAP #17939

1334.69'
N 87°39'05" E
2669.38'
1334.69'

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