COUNTY: Delaware
SECTION 27, T 87 N, R 4 W
ALIQUOT PART: SW 1/4-NE 1/4

CITY:
SURVEY: Parcel 2021-50 & Parcel 2021-51
BLOCK: LOTS:
PROPRIETOR: Anderson Mark Gearhart
Martha R. Gearhart
REQUESTED BY: Anderson Mark Gearhart
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
MAY 12 2021

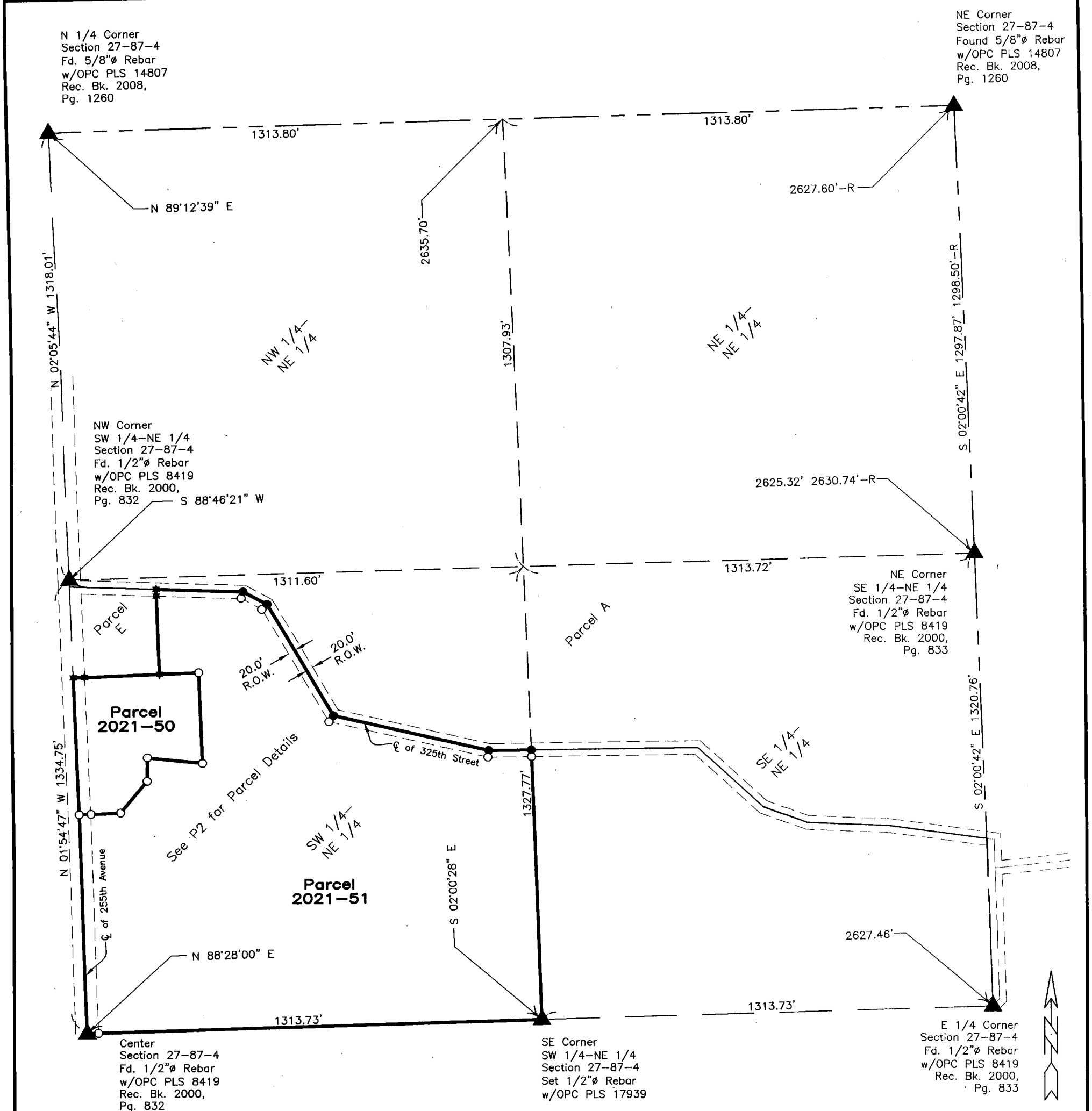
FILED
Delaware Co. Auditor
MAY 12 2021

Book 2021 Page 1745
Document 2021 1745 Type 06 002 Pages 3
Date 5/12/2021 Time 2:56:34PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2021-50; in the Southwest Quarter of the Northeast Quarter and
Parcel 2021-51; in the Southwest Quarter of the Northeast Quarter
Section 27, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa



LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 8419
- ★ 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
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP

300 0 300
SCALE: 1" = 300'

SURVEYED ON: April 21, 2021
SURVEY REQUESTED BY: Anderson Mark Gearhart
Q:\Civil3D_Survey\GPS Box 62\dwg\GPS Box 62.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 thru 3

PROPRIETORS: **Anderson Mark Gearhart & Martha R. Gearhart**

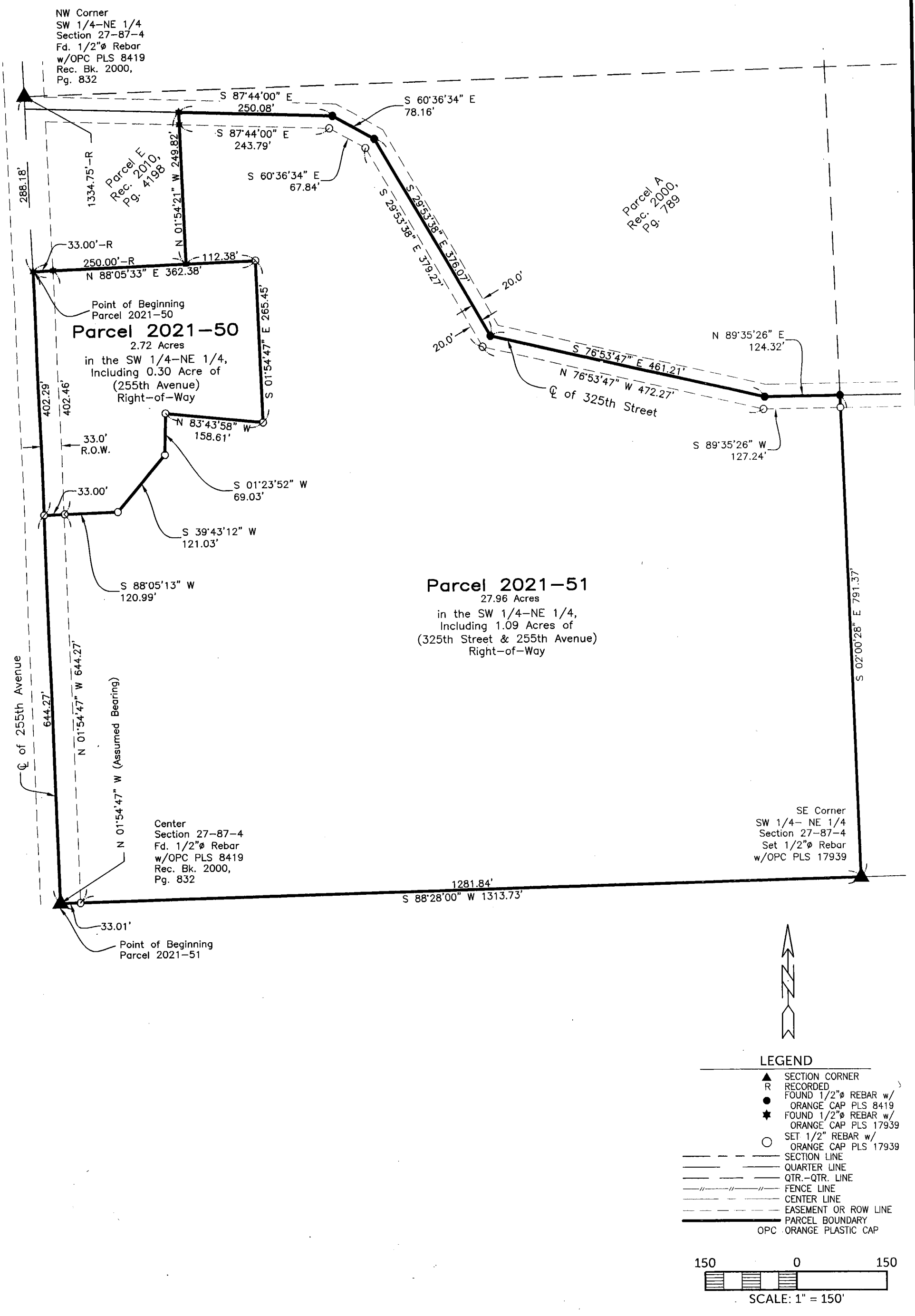
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

5/12/2021
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. 21-022
SCALE: 1" = 300', 150'
DATE: April 22, 2021
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: 62
SHEET 1 OF 3

Parcel 2021-50; in the Southwest Quarter of the Northeast Quarter and
Parcel 2021-51; in the Southwest Quarter of the Northeast Quarter
Section 27, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa



LEGEND

- ▲ SECTION CORNER
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- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP

150 0 150

SCALE: 1" = 150'

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

Parcel 2021-50; in the Southwest Quarter of the Northeast Quarter Section 27, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section and the Northwest Corner of Parcel A recorded in Book 2000, Page 789 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 01°54'47" East (Assumed Bearing), 288.18 feet along the West Line of said Quarter–Quarter Section, the Westerly Line of said Parcel A, and the Westerly Line of Parcel E recorded in Book 2010, Page 4198 on file at the Delaware County Recorder's office in Manchester, Iowa, also being the Center Line of County Road (255th Avenue) to the South Line of said Parcel E, the Point of Beginning;

Thence North 88°05'33" East, 362.38 feet along said South Line;

Thence South 01°54'47" East, 265.45 feet;

Thence North 83°43'58" West, 158.61 feet;

Thence South 01°23'52" West, 69.03 feet;

Thence South 39°43'12" West, 121.03 feet;

Thence South 88°05'13" West, 120.99 feet to the West Line of said Quarter–Quarter Section;

Thence North 01°54'47" West, 402.29 feet along said Line to the Point of Beginning.

Containing **2.72 Acres**, including 0.30 Acre of County Road (255th Avenue) Right–of–Way, Subject to Easements of Record.

AND

Parcel 2021-51; in the Southwest Quarter of the Northeast Quarter Section 27, Township 87 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 01°54'47" West, 644.27 feet along the West Line of said Quarter–Quarter Section and the Center Line of 255th Avenue;

Thence North 88°05'13" East, 120.99 feet;

Thence North 39°43'12" East, 121.03 feet;

Thence North 01°23'52" East, 69.03 feet;

Thence South 83°43'58" East, 158.61 feet;

Thence North 01°54'47" West, 265.45 feet;

Thence South 88°05'33" West, 112.38 feet to the East Line of Parcel E recorded in Book 2010, Page 4198 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 01°54'21" West, 249.82 feet along said Line to the Center Line of 325th Street and the Southerly Line of Parcel A recorded in Book 2000, Page 789, on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence South 87°44'00" East, 250.08 feet;

Thence South 60°36'34" East, 78.16 feet;

Thence South 29°53'38" East, 376.07 feet;

Thence South 76°53'47" East, 461.21 feet;

Thence North 89°35'26" East, 124.32 feet; all along the said South Line of Parcel A to the East Line of Quarter–Quarter Section;

Thence South 02°00'28" East, 791.37 feet along said Line to the South Line of said Quarter–Quarter Section;

Thence South 88°28'00" West, 1313.73 feet along said Line to the Point of Beginning.

Containing **27.96 Acres**, including 1.09 Acre of County Road (255th Avenue and 325th Street) Right–of–Way,
Subject to Easements of Record.