COUNTY: Delaware
SECTION 2 , T 90 N, R 5 W
ALIQUOT PART: SE 1/4-NW 1/4
CITY: Edgewood
SURVEY: Parcel 2021-66, Parcel 2021-67, Parcel 2021-68
BLOCK: LOTS:
PROPRIETOR: Kendrick Inc.
REQUESTED BY: Morgan Kendrick
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 14 2021

FILED
Delaware Co. Auditor
MAY 14 2021

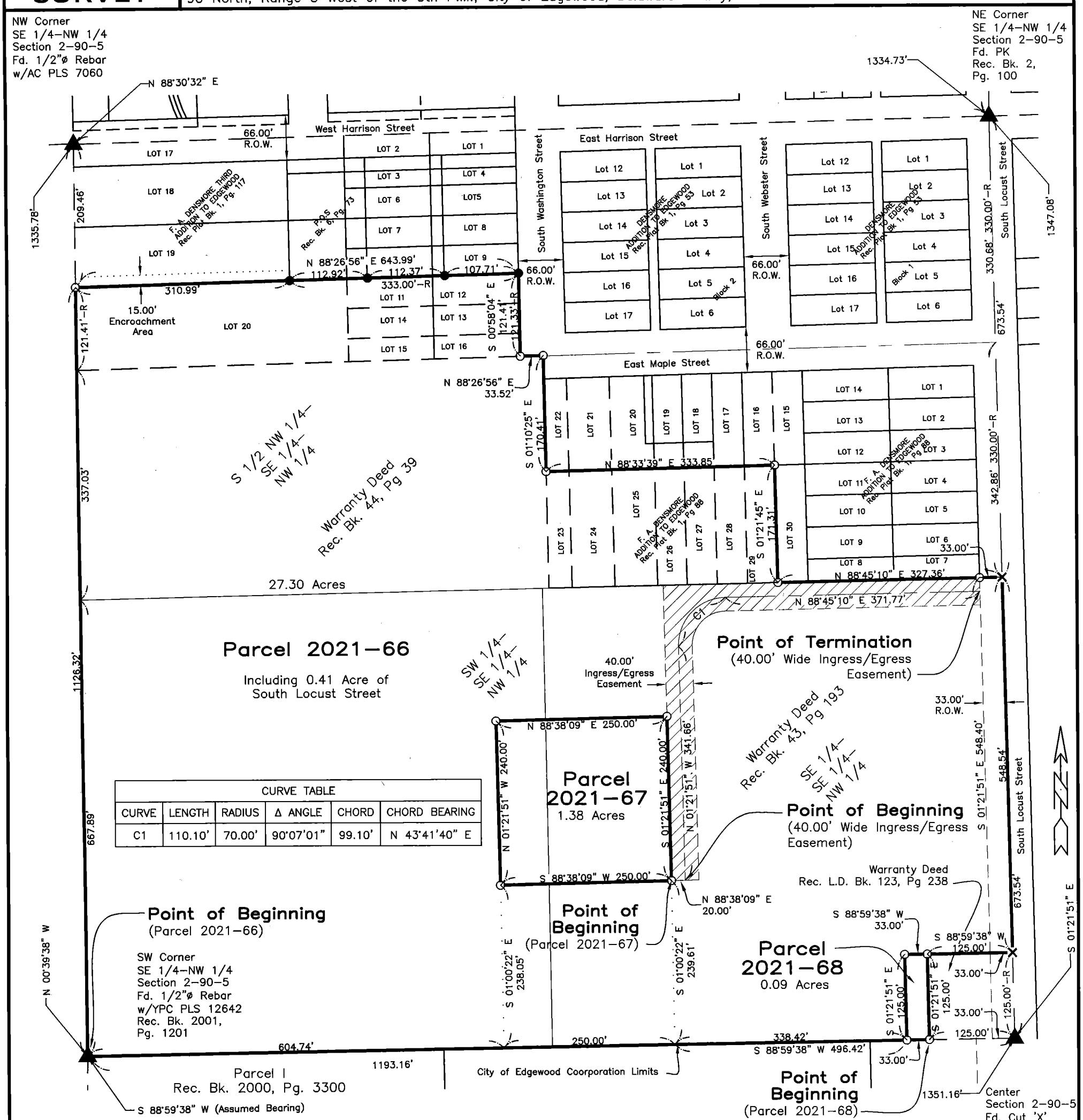
Book 2021 Page 1761

Document 2021 1761 Type 06 002 Pages 4
Date 5/14/2021 Time 8:36:14AM
Rec Amt $22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2021-66; in the Southeast Quarter of of the Southeast Quarter of the Northwest Quarter and **Parcel 2021-67**; in the Southeast Quarter of of the Southeast Quarter of the Northwest Quarter and **Parcel 2021-68**; in the Southeast Quarter of of the Southeast Quarter of the Northwest Quarter all in Section 2, Township 90 North, Range 5 West of the 5th P.M., City of Edgewood, Delaware County, Iowa



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	110.10'	70.00'	90°07'01"	99.10'	N 43°41'40" E

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ● FD. 1/2"ø REBAR w/ ORANGE CAP PLS 10165
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- × SET CUT 'X'
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP
- AC ALUMINUM CAP

150 0 150
SCALE: 1" = 150'

SURVEYED ON: May 4, 2021
SURVEY REQUESTED BY: Morgan Kendrick
Q:\Civil3D_Survey\Edgewood\Edgewood Corridor 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 thru 3

PROPRIETORS: **Kendrick Inc.**

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.

5/13/2021
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. 21-068
SCALE: 1" = 150'
DATE: May 5, 2021
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: Edgewood Cor.
SHEET 1 OF 3

Parcel 2021-66; Part of the F.A. Densmore's Third Addition Lots 11, 12, 13, 14, 15, 16, and 20 and in the South Half of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter and in the Southwest Quarter of the of the Southeast Quarter of the Northwest Quarter and in the Southeast Quarter of the of the Southeast Quarter of the Northwest Quarter Section 2, Township 90 North, Range 5 West of the 5th P.M., City of Edgewood, Delaware County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of said Southeast Quarter of the Northwest Quarter of said Section;

Thence North 00°39'38" West, 1126.32 feet along the West Line of said Quarter–Quarter Section to the South Line of Lot 19 of F.A. Densmore's Third Addition to Edgewood, Recorded in Plat Book 6, Page 73 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 88°26'56" East, 643.99 feet along said Line and Easterly extension thereof to the West Right–of–Line of South Washington Street;

Thence South 00°58'04" East, 121.41 feet along said Line to the Center Line of East Maple Street Extended;

Thence North 88°26'56" East, 33.52 feet along said Line to the Center Line of South Washington Street Extended;

Thence South 01°10'25" East, 170.41 feet along said Line and along the West Line of Lot 22 of F.A. Densmore's Addition to the City of Edgewood, Recorded in Plat Book 1, Page 88 on file at the Delaware County Recorder's office in Manchester, Iowa to the South Line of said Lot 22;

Thence North 88°33'39" East, 333.85 feet along said South Line of Lot 22 Through Lot 16 of said Addition to the West Line of Lot 30 of said Addition;

Thence South 01°21'45" East, 171.31 feet along said West Line to the South Line of said Lot;

Thence North 88°45'10" East, 327.36 feet along said South Line of Lot 30 and Lot 8 and Lot 7 of said F.A. Densmore's Addition, to the Center Line of South Locust Street;

Thence South 01°21'51" East, 548.54 feet to the North Line of a Warranty Deed Recorded in Land Deed Book 123, Page 238 on file at the Delaware County Recorder's office in Manchester, Iowa

Thence South 88°59'38" West, 158.00 feet along said Line to the West Line of said Deed;

Thence South 01°21'51" East, 125.00 feet along said Line to the South Line of said Southeast Quarter of the Northwest Quarter;

Thence South 88°59'38" West (Assumed Bearing), 1193.15 feet along said Line to the Point of Beginning.

Containing **27.30 Acres**, including 0.41 Acre of South Locust Street Right–of–Way, Subject to Easements of Record.

AND

Parcel 2021-67; in the Southwest Quarter of the Southeast Quarter of the Northwest Quarter and in the Southeast Quarter of the Southeast Quarter of the Northwest Quarter Section 2, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Center of Section;

Thence South 88°59'38" West (Assumed Bearing), 496.42 feet along the South Line of said Quarter–Quarter;

Thence North 01°00'22" West, 239.61 feet to the Point of Beginning;

Thence South 88°38'09" West, 250.00 feet;

Thence North 01°21'51" West, 240.00 feet;

Thence North 88°38'09" East, 250.00 feet;

Thence South 01°21'51" East, 240.00 feet to the Point of Beginning;

Containing **1.38 Acres**,
Subject to Easements of Record.

AND

Parcel 2021-68; in the Southeast Quarter of the Southeast Quarter of the Northwest Quarter Section 2, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Center of said Section;

Thence South 88°59'38" West (Assumed Bearing), 125.00 feet along the South Line of said Quarter–Quarter Section and the South Line of a Warranty Deed Recorded in Book 123, Page 238 on file at the Delaware County Recorder's office in Manchester's Iowa, to the Point of Beginning;

Thence continuing South 88°59'38" West, 33.00 feet along said Line;

Thence North 01°21'51" West, 125.00 feet;

Thence North 88°59'38" East, 33.00 feet to the West Line of said Deed;

Thence South 01°21'51" East, 125.00 feet along said Line to the Point of Beginning.

Containing **0.09 Acres**,
Subject to Easements of Record.

AND

40 foot Wide Ingress/Egress Easement; in the Southeast Quarter of the Southeast Quarter of the Northwest Quarter Section 2, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Center of said Section;

Thence South 88°59'38" West (Assumed Bearing), 496.42 feet along the South Line of said Quarter–Quarter Section;

Thence North 01°00'22" West, 239.61 feet;

Thence North 88°38'09" East, 20.00 feet to the the Center Line of a 40 foot wide Ingress/Egress Easement the Point of Beginning;

Thence North 01°21'51" West, 341.66 feet along said Center Line;

Thence **Northeasterly along a 70.00 foot** radius curve concave Southeasterly **110.10 feet**, (said curve having a Long Chord of **North 43° 41' 40" East, 99.10 feet**) along said Center Line;

Thence North 88°45'10" East, 371.77 feet to the West Right–Of Way Line of South Locust Street the Point of Termination.

Subject to Other Easements of Record.

RESOLUTION 21- 15 WAIVING RIGHT TO REVIEW PLAT

WHEREAS, a Final Plat is located on the premises described as:

> **Parcel 2021-64**; in the Southeast Quarter of the Northwest Quarter and
> **Parcel 2021-65**; in the Southeast Quarter of the Northwest Quarter and
> **Parcel 2021-66**; in the Southeast Quarter of the Northwest Quarter all in Section 2, Township 90 North, Range 5 West of the 5th P.M., City of Edgewood, Delaware County, Iowa.

WHEREAS, said plat is located on the within the two-mile radius of the current city limits, and

WHEREAS, the owner of the property, Kendrick Inc. have requested the City waive their right to review this property division, and

> NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Edgewood, Iowa that the City Council of the City of Edgewood, Iowa hereby waives it's right to review the plat of:
> **Parcel 2021-64**; in the Southeast Quarter of the Northwest Quarter and
> **Parcel 2021-65**; in the Southeast Quarter of the Northwest Quarter and
> **Parcel 2021-66**; in the Southeast Quarter of the Northwest Quarter all in Section 2, Township 90 North, Range 5 West of the 5th P.M., City of Edgewood, Delaware County, Iowa, subject to roadways and easements of records, and that the Mayor and City Clerk are hereby authorized and directed to certify this resolution and affix the same to said plat as provided by law.

Passed this 10th day of May, 2021.

CITY OF EDGEWOOD, IOWA

James Stone, Mayor

ATTEST:

Cindy Vorwald, City Clerk

State of Iowa)
) SS
Clayton County)

On this 13th day of May, 2021, before me, Sandra Wegmann, a Notary Public in and for the State of Iowa, personally appeared James Stone and Cindy Vorwald, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Edgewood, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number 21-15 adopted by the City Council on the 10th day of May, 2021, and that James Stone and Cindy Vorwald acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Sandra R Wegmann
Notary Public

SANDRA R. WEGMANN
Commission Number 150374
My Commission Expires
2-16-22