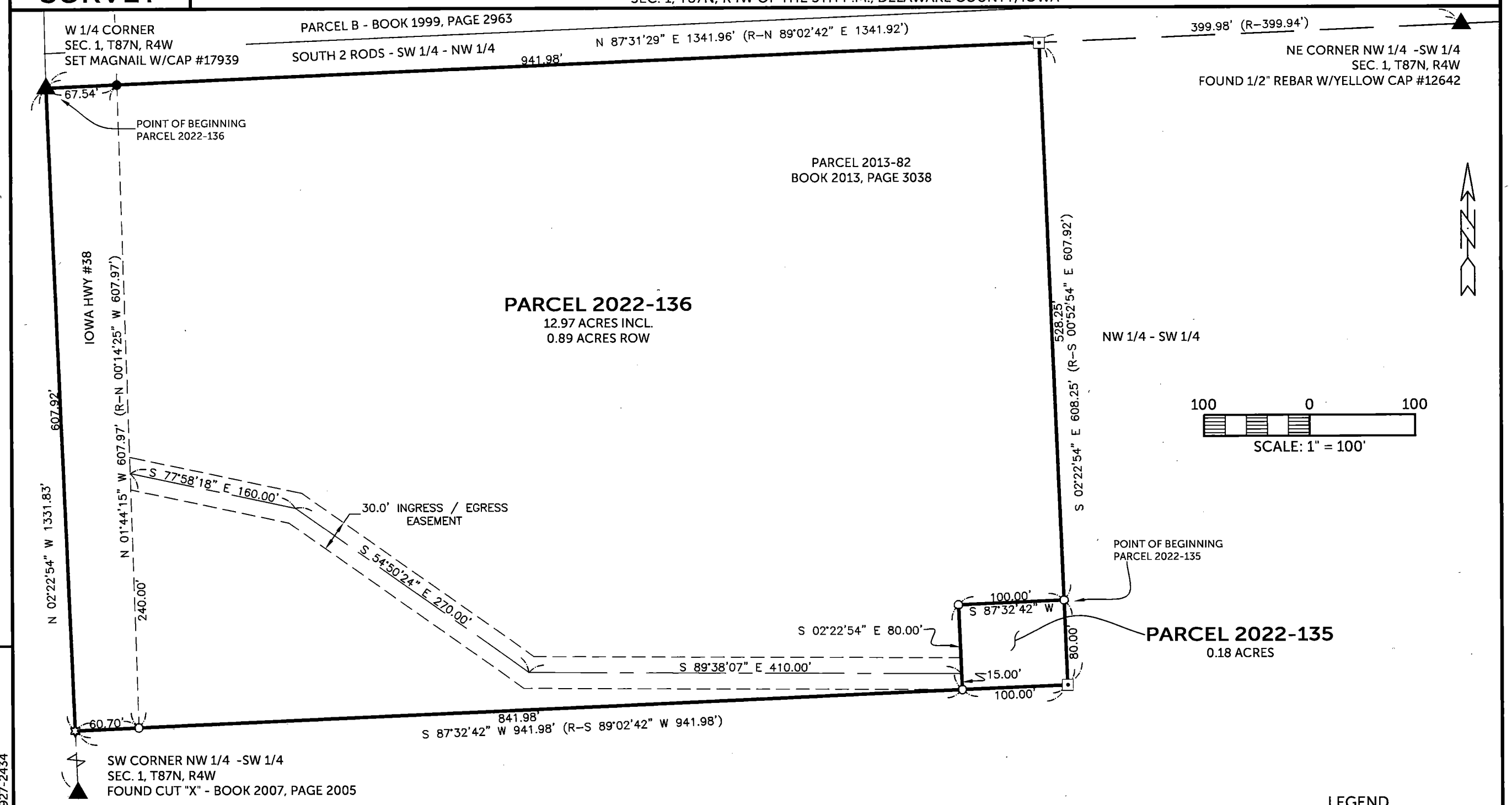
Book 2022 Page 3438
Document 2022 3438 Type 06 002 Pages 2
Date 11/18/2022 Time 3:35:11PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2022-135, PART OF THE NW 1/4 - SW 1/4
PARCEL 2022-136, PART OF THE NW 1/4 - SW 1/4
SEC. 1, T87N, R4W OF THE 5TH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 9/23/2022
SURVEY REQUESTED BY: AMOS C. CHRISTNER

Q:\Civil3D_Survey\GPS Box 50 - 51\GPS Box 50-51 2015.dwg

FILED
Delaware Co. Assessor
NOV 18 2022

FILED
Delaware Co. Auditor
NOV 18 2022

COUNTY: DELAWARE
SECTION 1 , T 87 N, R 4 W
ALIQUOT PART: NW 1/4 - SW 1/4

CITY:
SURVEY: PARCEL 2022-135, PARCEL 2022-136
BLOCK: LOTS:
PROPRIETOR: AMOS C. CHRISTNER & FANNIE D. CHRISTNER

REQUESTED BY: AMOS C. CHRISTNER
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: SHEET 1 & 2

PROPRIETORS: **AMOS C. CHRISTNER & FANNIE D. CHRISTNER**

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.

11/18/2022

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 22-127
SCALE: 1" = 100'
DATE: 11/2/2022
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: 50-51
SHEET 1 OF 2

LEGEND
- FOUND 1/2"ø REBAR w/ YELLOW CAP PLS 12642
- FENCE CORNER POST
- SET MAGNAIL w/ STEEL CAP #17939
- SET 1/2" REBAR w/ ORANGE CAP #17939
- QUARTER LINE
- SECTION LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

LEGAL DESCRIPTION:

PARCEL 2022-135, Part of the NW 1/4 of the SW 1/4 of Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, containing 0.18 acres, subject to easements of record, and more particularly described by meats and bounds as follows;

COMMENCING at the West quarter corner of Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, also being the northwest corner of Parcel 2013-82, as recorded in Book 2013, Page 3038;

THENCE along the northerly line of the NW 1/4 of the SW 1/4 of said Section 1 and the northerly line of Parcel 2013-82, North 87° 31' 29" East, 941.98 feet, to the easterly line of said Parcel 2013-82;

THENCE along the easterly line of said Parcel 2013-82, South 02° 22' 54" East, 528.25 feet to the **POINT OF BEGINNING**;

THENCE continuing along the easterly line of said Parcel 2013-82, South 02° 22' 54" East, 80.00 feet to the southerly line of said Parcel 2013-82;

THENCE along the southerly line of said Parcel 2013-82, South 87° 32' 42" West, 100.00 feet;

THENCE North 02° 22' 54" West, 80.00 feet;

THENCE North 87° 32' 42" East, 100.00 feet to the **POINT OF BEGINNING**;

The westerly line of the NW 1/4 of the SW 1/4 of said Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 22' 54" West.

LEGAL DESCRIPTION:

PARCEL 2022-136, Part of the NW 1/4 of the SW 1/4 of Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, containing 12.97 acres, including 0.89 acres of public road right of way, subject to easements of record, and more particularly described by meats and bounds as follows;

BEGINNING at the West quarter corner of Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, also being the northwest corner of Parcel 2013-82, as recorded in Book 2013, Page 3038;

THENCE along the northerly line of the NW 1/4 of the SW 1/4 of said Section 1 and the northerly line of Parcel 2013-82, North 87° 31' 29" East, 941.98 feet, to the easterly line of said Parcel 2013-82;

THENCE along the easterly line of said Parcel 2013-82, South 02° 22' 54" East, 528.25 feet;

THENCE South 87° 32' 42" West, 100.00 feet;

THENCE South 02° 22' 54" East, 80.00 feet to the southerly line of said Parcel 2013-82;

THENCE along the southerly line of said Parcel 2013-82, South 87° 32' 42" West, 841.98 feet, to the westerly line of said Parcel 2013-82, also being the westerly line of the NW 1/4 of the SW 1/4 of said Section 1;

THENCE along the westerly line of said Parcel 2013-82 and westerly line of the NW 1/4 of the SW 1/4 of said Section 1, North 02° 22' 54" West, 607.92 feet to the **POINT OF BEGINNING**;

The westerly line of the NW 1/4 of the SW 1/4 of said Section 1, T87N, R4W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 22' 54" West.