COUNTY: DELAWARE
SECTION 14, T 87 N, R 4 W
ALIQUOT PART: NW 1/4 - NW 1/4
CITY:
SURVEY: PAECEL 2023-01 & PARCEL 2023-02
BLOCK: LOTS:
PROPRIETOR: DANIEL W. BEITZ & SHAWNA M. BEITZ
REQUESTED BY: DANIEL W. BEITZ
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
FEB 03 2023

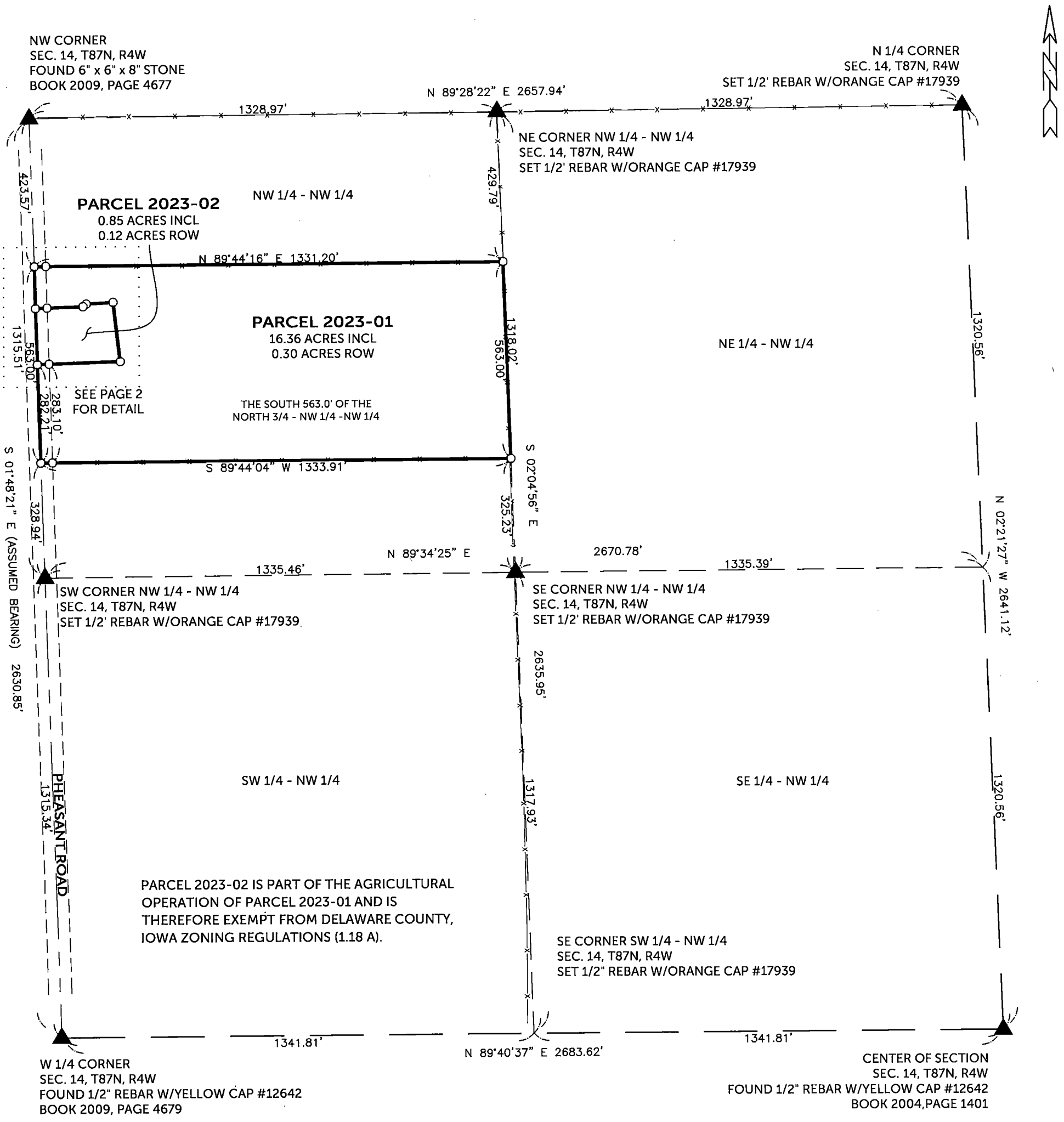
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FEB 03 2023

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Date 2/03/2023 Time 3:30:50PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2023-01, PART OF THE NW 1/4 OF THE NW 1/4;
PARCEL 2023-02, PART OF THE NW 1/4 OF THE NW 1/4;
ALL IN SEC. 14, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 1/10/2023
SURVEY REQUESTED BY: DANIEL W. BEITZ

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

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: **DANIEL W. BEITZ & SHAWNA M. BEITZ**

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.

2/3/2023

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. 22-163
SCALE: 1" = 60' & 300'
DATE: 1/10/2023
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: 50-51
SHEET 1 OF 2

LEGEND
- SECTION CORNER
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- R RECORDED

300 0 300
SCALE: 1" = 300'

PARCEL 2023-01, PART OF THE NW 1/4 OF THE NW 1/4;
PARCEL 2023-02, PART OF THE NW 1/4 OF THE NW 1/4;
ALL IN SEC. 14, T87N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2023-01, Part of the NW 1/4 of the NW 1/4 of Section 14, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 16.36 acres, including 0.30 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the northwest corner of Section 14, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the NW 1/4 of said Section 14, South 01° 48' 21" East (assumed bearing), 423.57 feet, to the northerly line of the South 563.0 feet of the North 3/4 of the NW 1/4 of the NW 1/4, the **POINT OF BEGINNING**;

THENCE along said northerly line, North 89° 44' 16" East, 1331.20 feet, to the easterly line of the NW 1/4 of the NW 1/4 of said Section 14;

THENCE along said easterly line, South 02° 04' 56" East, 563.00 feet, to the southerly line of the South 563.0 feet of the North 3/4 of the NW 1/4 of the NW 1/4;

THENCE along said southerly line, South 89° 44' 04" West, 1333.91 feet, to the westerly line of the NW 1/4 of the NW 1/4 of said Section 14;

THENCE along said westerly line, North 01° 48' 21" West, 282.21 feet;

THENCE North 88° 11' 39" East, 235.00 feet;

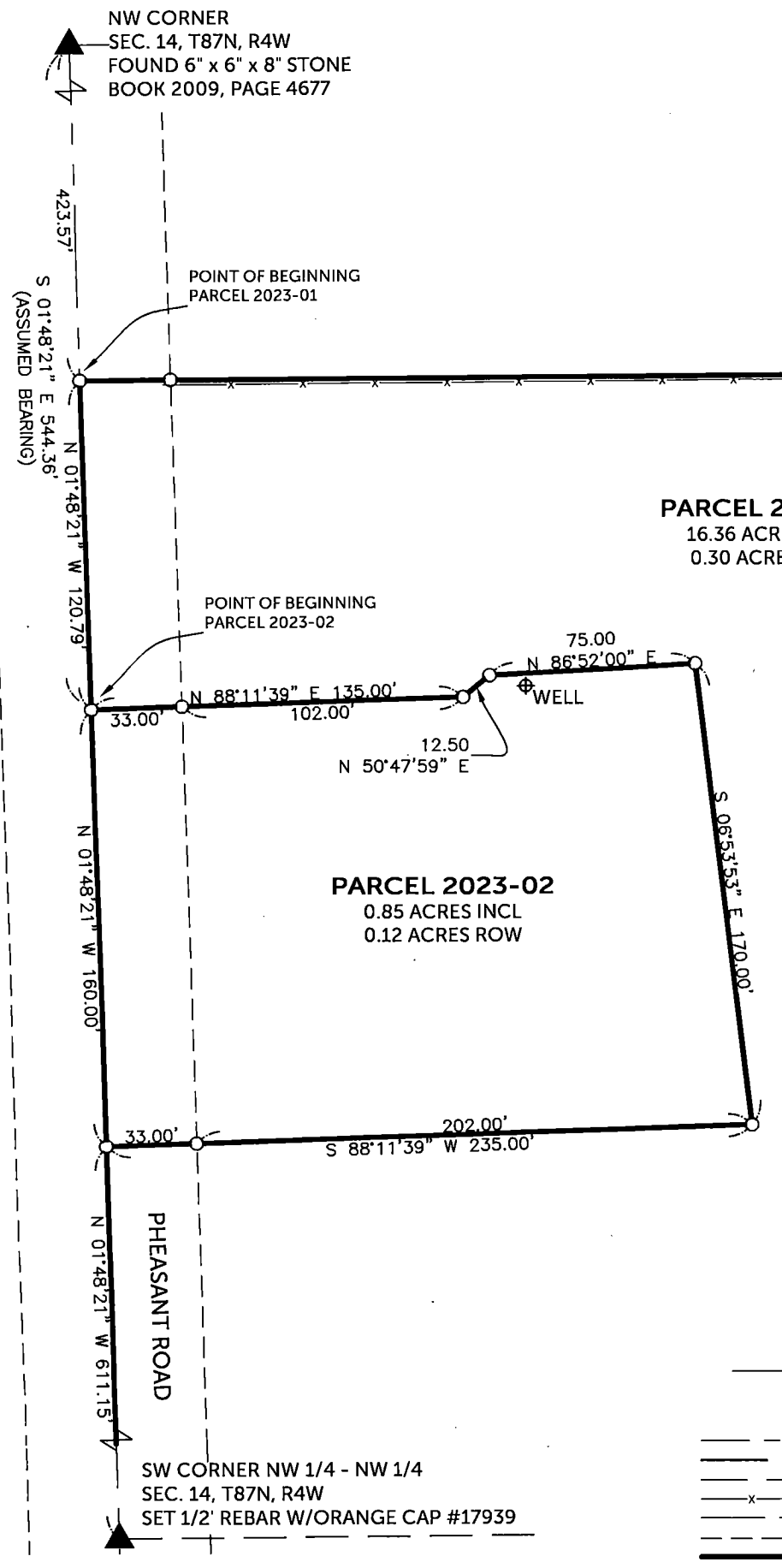
THENCE North 06° 53' 53" West, 170.00 feet;

THENCE South 86° 52' 00" West, 75.00 feet;

THENCE South 50° 47' 59" West, 12.50 feet;

THENCE South 88° 11' 39" West, 135.00 feet, to the westerly line of the NW 1/4 of the NW 1/4 of said Section 14;

THENCE along said westerly line, North 01° 48' 21" West, 120.79 feet to the **POINT OF BEGINNING**.



LEGAL DESCRIPTION:

PARCEL 2023-02, Part of the NW 1/4 of the NW 1/4 of Section 14, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.85 acres, including 0.12 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the northwest corner of Section 14, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the NW 1/4 of said Section 14, South 01° 48' 21" East (assumed bearing), 544.36 feet, to the **POINT OF BEGINNING**;

THENCE North 88° 11' 39" East, 135.00 feet;

THENCE North 50° 47' 59" East, 12.50 feet;

THENCE North 86° 52' 00" East, 75.00 feet;

THENCE South 06° 53' 53" East, 170.00 feet;

THENCE South 88° 11' 39" West, 235.00 feet, to the westerly line of the NW 1/4 of the NW 1/4 of said Section 14;

THENCE along said westerly line, North 01° 48' 21" West, 160.00 feet, to the **POINT OF BEGINNING**.

LEGEND

- ▲ SECTION CORNER
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- R RECORDED

60 0 60
SCALE: 1" = 60'

SHEET 2

BURRINGTON GROUP, INC.
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Phone 563-927-2434
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