COUNTY: DELAWARE
SECTION 22, T 88 N, R 6 W
ALIQUOT PART: SW 1/4 - SE 1/4, SE 1/4 - SE 1/4
NW 1/4 - SE 1/4, NE 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2023-08, PARCEL 2023-09, PARCEL 2023-10
BLOCK: LOTS:
PROPRIETOR: CHRISTY J. UNZICKER
REQUESTED BY: TROY LOUWAGIE, HERTZ FARM MANAGEMENT
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 23 2023

FILED
Delaware Co. Auditor
FEB 23 2023

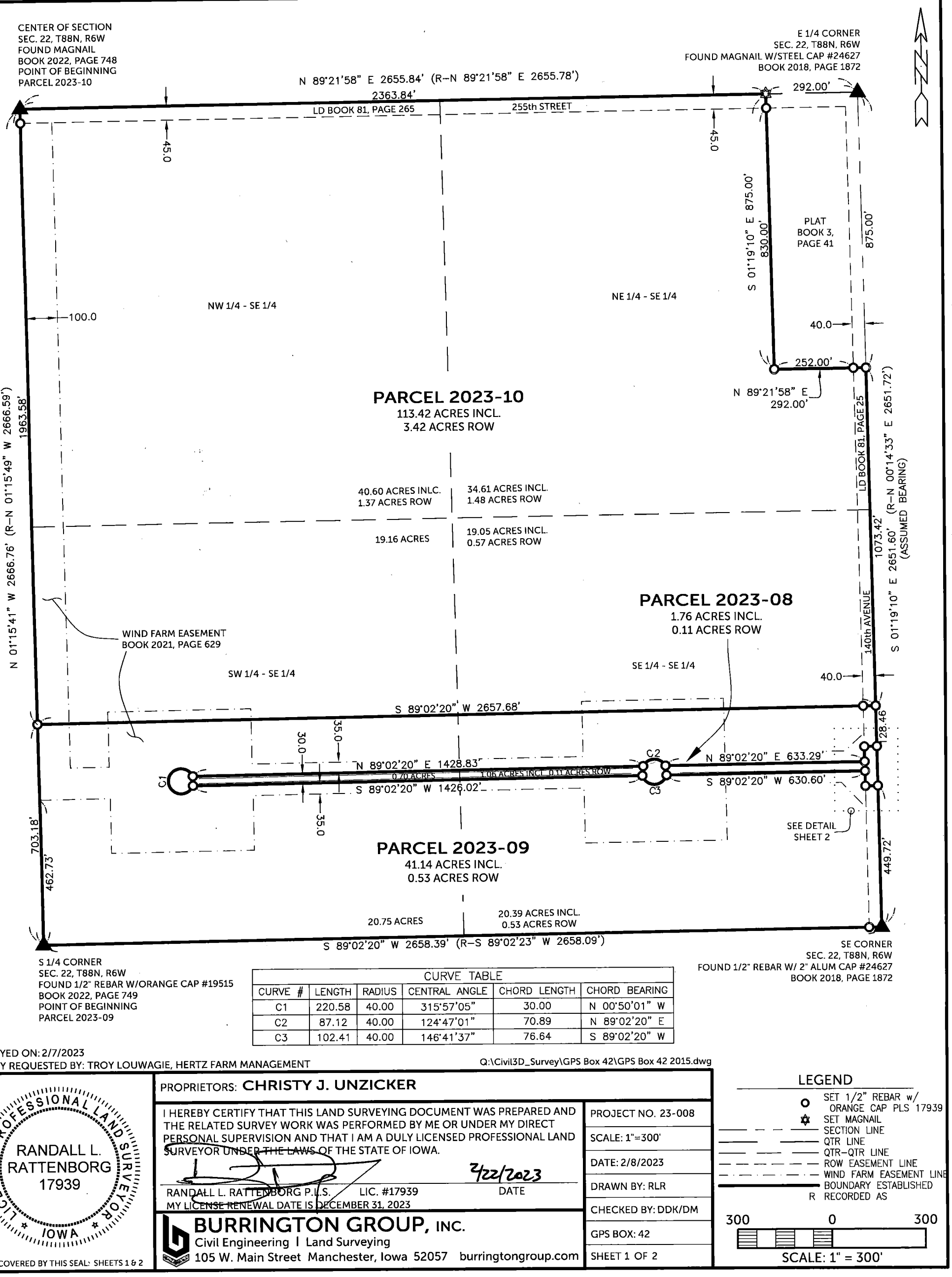
Book 2023 Page 397

Document 2023 397 Type 06 002 Pages 2
Date 2/23/2023 Time 10:29:52AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2023-08, PART OF THE SW 1/4 - SE 1/4 AND PART OF THE SE 1/ 4 - SE 1/4;
PARCEL 2023-09, PART OF THE SW 1/4 - SE 1/4 AND PART OF THE SE 1/4 - SE 1/4;
PARCEL 2023-10, PART OF THE SW 1/4 - SE 1/4, PART OF THE SE 1/4 - SE 1/4, PART OF THE NW 1/4- SE 1/4, PART OF THE NE 1/4 - SE 1/4;
ALL IN SECTION 22, T88N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



S 1/4 CORNER
SEC. 22, T88N, R6W
FOUND 1/2" REBAR W/ORANGE CAP #19515
BOOK 2022, PAGE 749
POINT OF BEGINNING
PARCEL 2023-09

SE CORNER
SEC. 22, T88N, R6W
FOUND 1/2" REBAR W/ 2" ALUM CAP #24627
BOOK 2018, PAGE 1872

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	220.58	40.00	315°57'05"	30.00	N 00°50'01" W
C2	87.12	40.00	124°47'01"	70.89	N 89°02'20" E
C3	102.41	40.00	146°41'37"	76.64	S 89°02'20" W

SURVEYED ON: 2/7/2023
SURVEY REQUESTED BY: TROY LOUWAGIE, HERTZ FARM MANAGEMENT
Q:\Civil3D_Survey\GPS Box 42\GPS Box 42 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

PROPRIETORS: **CHRISTY J. UNZICKER**

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.

2/22/2023

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. 23-008
SCALE: 1"=300'
DATE: 2/8/2023
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: 42
SHEET 1 OF 2

LEGEND

- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET MAGNAIL
- SECTION LINE
- QTR LINE
- QTR-QTR LINE
- ROW EASEMENT LINE
- WIND FARM EASEMENT LINE
- BOUNDARY ESTABLISHED
- R RECORDED AS

300 0 300
SCALE: 1" = 300'

PARCEL 2023-08, PART OF THE SW 1/4 - SE 1/4 AND PART OF THE SE 1/ 4 - SE 1/4;
PARCEL 2023-09, PART OF THE SW 1/4 - SE 1/4 AND PART OF THE SE 1/4 - SE 1/4;
PARCEL 2023-10, PART OF THE SW 1/4 - SE 1/4, PART OF THE SE 1/4 - SE 1/4, PART OF THE NW 1/4- SE 1/4, PART OF THE NE 1/4 - SE 1/4;
ALL IN SECTION 22, T88N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2023-08, Part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 22, T88N, R6W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.76 acres, including 0.11 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 southeast corner of Section 22, T88N, R6W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the easterly line of the SE 1/4 of said Section 22, North 01° 19' 10" West (assumed bearing), 449.72 feet to the **POINT OF BEGINNING**;

THENCE South 88° 40' 50" West, 40.00 feet, to the westerly right of way line of 140th Avenue;

THENCE along said right of way line, North 01° 19' 10" West, 47.50 feet;

THENCE South 89° 02' 20" West, 630.60 feet;

THENCE along a circular curve concave northerly and having an arc length of 102.41 feet, a radius of 40.00 feet, a central angle of 146° 41' 37", a chord length of 76.64 feet, and a chord bearing of South 89° 02' 20" West;

THENCE South 89° 02' 20" West, 1426.02 feet;

THENCE along circular curve concave easterly and having an arc length of 220.58 feet, a radius of 40.00 feet, a central angle of 315° 57' 05", a chord length of 30.00 feet and a chord bearing of North 00° 50' 01" West;

THENCE North 89° 02' 20" East, 1428.83 feet;

THENCE along a circular curve concave southerly and having an arc length of 87.12 feet, a radius of 40.00 feet a central angle of 124° 47' 01", a chord length of 70.89 feet, and a chord bearing of North 89° 02' 20" East;

THENCE North 89° 02' 20" East, 633.29 feet, to the westerly right of way line of 140th Avenue;

THENCE along said right of way line, North 01° 19' 10" West, 47.50 feet;

THENCE North 88° 40' 50" East, 40.00 feet, to the easterly line of the SE 1/4 of said Section 22;

THENCE along said easterly line, South 01° 19' 10" East, 125.00 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2023-09, Part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 22, T88N, R6W of the 5th Principal Meridian, Delaware County, Iowa, containing 41.14 acres including 0.53 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 22, T88N, R6W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SE 1/4 of said Section 22, North 01° 15' 41" West, 703.18 feet;

THENCE North 89° 02' 20" East, 2657.68 feet to the easterly line of the SE 1/4 of said Section 22;

THENCE along said easterly line, South 01° 19' 10" East (assumed bearing), 128.46 feet;

THENCE South 88° 40' 50" West, 40.00 feet to the westerly right of way line of 140th Avenue;

THENCE along said westerly right of way line, South 01° 19' 10" East, 47.50 feet;

THENCE South 89° 02' 20" West, 633.29 feet;

THENCE along a circular curve concave southerly and having an arc length of 87.12 feet, a radius of 40.00 feet, a central angle of 124° 47' 01", chord length of 70.89 feet, and a chord bearing of South 89° 02' 20" West;

THENCE South 89° 02' 20" West, 1428.83 feet;

THENCE along a circular curve concave easterly and having an arc length of 220.58 feet, a radius of 40.00 feet, a central angle of 315° 57' 05", a chord length of 30.00 feet, and a chord bearing of South 00° 50' 01" East;

THENCE North 89° 02' 20" East, 1426.02 feet;

THENCE along a circular curve concave northerly and having an arc length of 102.41 feet, a radius of 40.00 feet, a central angle of 146° 41' 37", a chord length of 76.64 feet, and a chord bearing of North 89° 02' 20" East;

THENCE North 89° 02' 20" East, 630.60 feet to the westerly right of way line of said 140th Avenue;

THENCE along said right of way line, South 01° 19' 10" East, 47.50 feet;

THENCE North 88° 40' 50" East, 40.00 feet to the easterly line of the SE 1/4 of said Section 22;

THENCE along said easterly line, South 01° 19' 10" East, 449.72 feet, to the southerly line of the SE 1/4 of said Section 22;

THENCE along said southerly line, South 89° 02' 20" West, 2658.39 feet, to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2023-10, Part of the SW 1/4 of the SE 1/4, part of the SE 1/4 of the SE 1/4, part of the NW 1/4 of the SE 1/4, and part of the NE 1/4 of the SE 1/4 of Section 22, T88N, R6W of the 5th Principal Meridian, Delaware County, Iowa, containing 113.42 acres, including 3.42 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 Center of Section 22, T88N, R6W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of the SE 1/4 of said Section 22, North 89° 21' 58" East, 2363.84 feet, to the westerly line of a parcel recorded in Plat Book 3, Page 41;

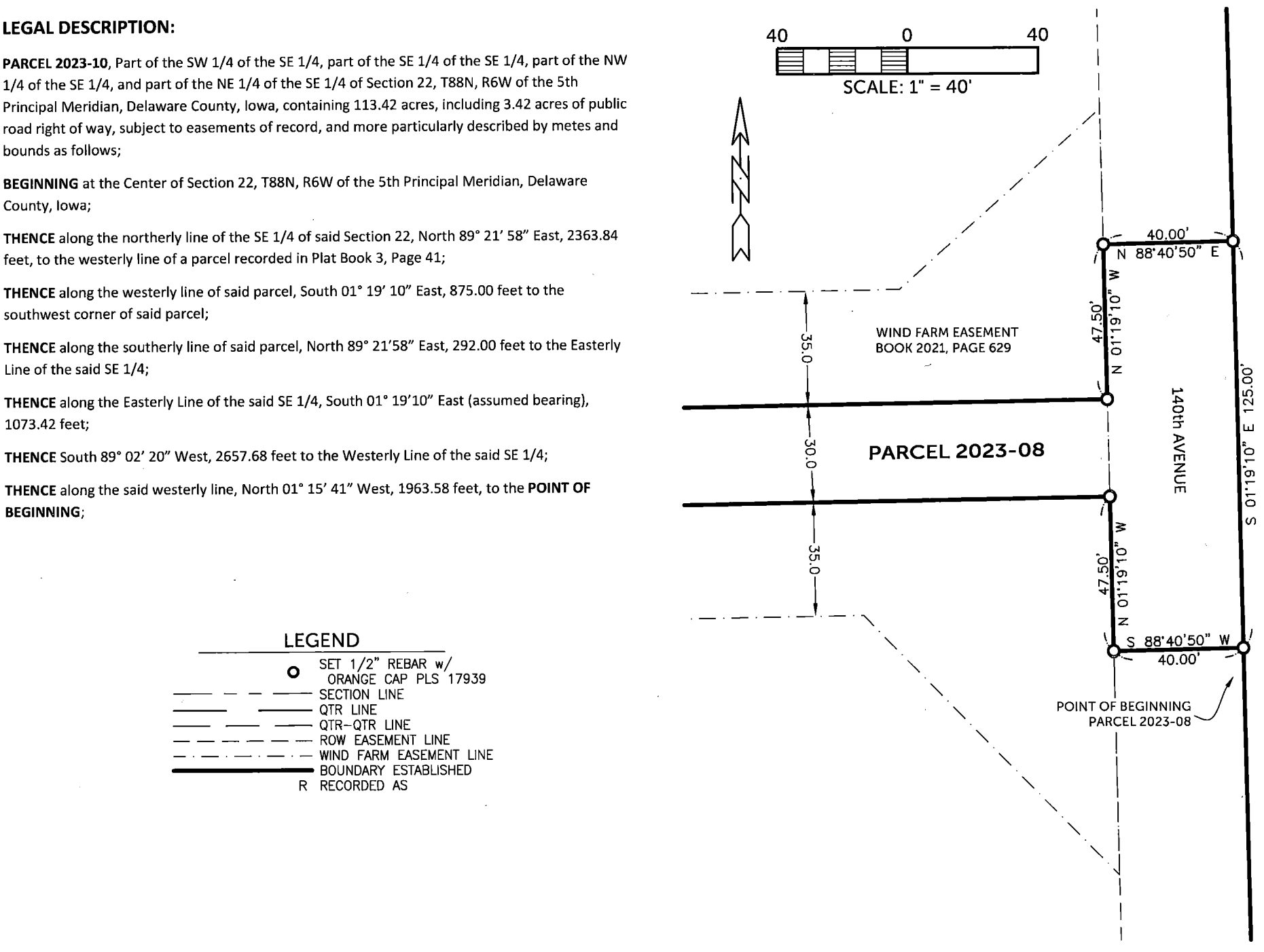
THENCE along the westerly line of said parcel, South 01° 19' 10" East, 875.00 feet to the southwest corner of said parcel;

THENCE along the southerly line of said parcel, North 89° 21'58" East, 292.00 feet to the Easterly Line of the said SE 1/4;

THENCE along the Easterly Line of the said SE 1/4, South 01° 19'10" East (assumed bearing), 1073.42 feet;

THENCE South 89° 02' 20" West, 2657.68 feet to the Westerly Line of the said SE 1/4;

THENCE along the said westerly line, North 01° 15' 41" West, 1963.58 feet, to the **POINT OF BEGINNING**;



LEGEND

- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QTR LINE
- QTR-QTR LINE
- ROW EASEMENT LINE
- WIND FARM EASEMENT LINE
- BOUNDARY ESTABLISHED
- R RECORDED AS

BURRINGTON GROUP, INC.
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Phone 563-927-2434
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