COUNTY: Delaware
SECTION 9 , T 90 N, R 5 W
ALIQUOT PART: See Below
CITY:
SURVEY: S 1/2 - SW 1/4 - NW 1/4, NW 1/4 - SW 1/4, NE 1/4 - SW 1/4,
W 1/2 - NW 1/4 - SE 1/4, NE 1/4 - NE 1/4, N 1/2 - SE 1/4 - NE 1/4,
Parcel 2024-28, Parcel 2024-29
PROPRIETOR: Germaine J. Vorwald (Deceased)
REQUESTED BY: Jeff Vorwald
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 16 2024

FILED
Delaware Co. Auditor
MAY 16 2024

Book 2024 Page 1056

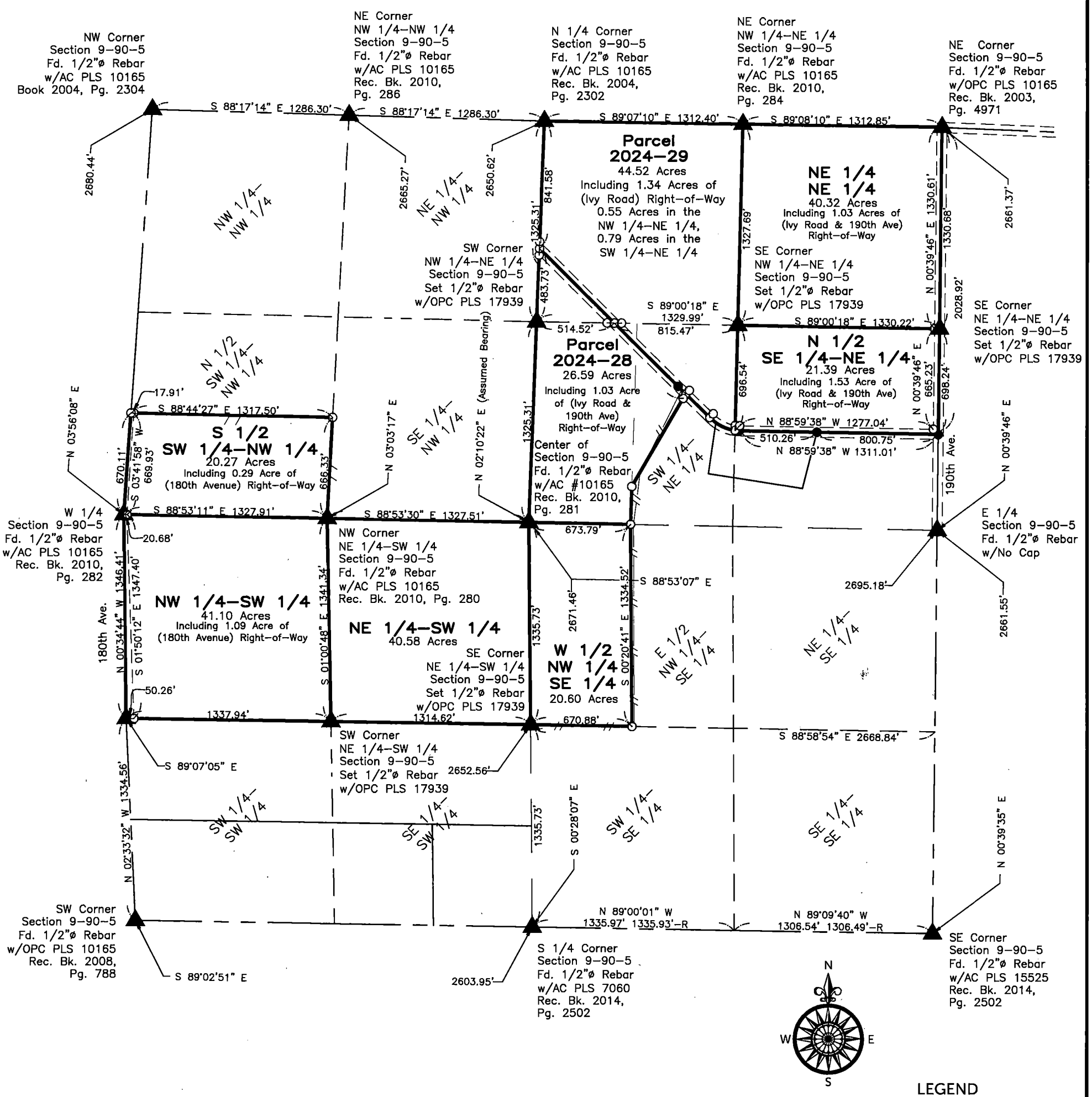
Document 2024 1056 Type 06 002 Pages 3
Date 5/16/2024 Time 3:47:46PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

S 1/2 of the SW 1/4 of the NW 1/4, NW 1/4 of the SW 1/4, NE 1/4 of the SW 1/4, W 1/2 of the NW 1/4 of the SE 1/4, NE 1/4 of the NE 1/4, N 1/2 of the SE 1/4 of the NE 1/4, Parcel 2024-28, in the NW 1/4 of the NE 1/4 & the SW 1/4 of the NE 1/4; **Parcel 2024-29**, in the NW 1/4 of the NE 1/4 & the SW 1/4 of the NE 1/4, all in Section 9, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa

SEE SHEET 2 FOR BETTER DETAIL OF PARCEL 2024-28 & PARCEL 2024-29



LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2" REBAR w/ RED CAP PLS 15525
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- FORMER PARCEL BOUNDARY
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP
- AC ALUMINUM CAP

700 0 700

SCALE: 1" = 700'

SURVEYED ON: April 5, 2024
SURVEY REQUESTED BY: Jeff Vorwald

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: **Germaine J. Vorwald (Deceased)**

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.

5/16/2024

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

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

PROJECT NO. 24-032
SCALE: Varies
DATE: April 14, 2024
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: Edgewood Coo
SHEET 1 OF 3

S 1/2 of the SW 1/4 of the NW 1/4, NW 1/4 of the SW 1/4, NE 1/4 of the SW 1/4, W 1/2 of the NW 1/4 of the SE 1/4, NE 1/4 of the NE 1/4, N 1/2 of the SE 1/4 of the NE 1/4, Parcel 2024-28, in the NW 1/4 of the NE 1/4 & the SW 1/4 of the NE 1/4; **Parcel 2024-29**, in the NW 1/4 of the NE 1/4 & the SW 1/4 of the NE 1/4, all in Section 9, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa

S 89°07'10" E 1312.40'

N 1/4 Corner
Section 9–90–5
Fd. 1/2"ø Rebar
w/AC PLS 10165
Rec. Bk. 2004,
Pg. 2302
Point of Beginning
Parcel 2024–29

NE Corner
NW 1/4–NE 1/4
Section 9–90–5
Fd. 1/2"ø Rebar
w/AC PLS 10165
Rec. Bk. 2010,
Pg. 284

Parcel 2024–29

44.52 Acres
including 37.37Acres in the NW 1/4–NE 1/4,
7.15 Acres in the SW 1/4–NE 1/4)
Including 1.34 Acres of (Ivy Road) Right–of–Way
0.55 Acres in the NW 1/4–NE 1/4,
0.79 Acres in the SW 1/4–NE 1/4

N 02°10'22" E 841.58'

S 01°24'41" W 1327.69'

NE 1/4
NE 1/4

NE 1/4–
NW 1/4

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	191.67'	286.52'	38°19'41"	188.11'	N 62°49'18" W
C2	165.77'	253.52'	37°27'51"	162.83'	N 62°23'23" W
C3	28.40'	286.52'	5°40'48"	28.39'	N 84°49'32" W
C4	28.96'	253.52'	6°32'39"	28.94'	N 84°23'37" W

44.84'
44.84'
℄ of Ivy Road
N 02°10'22" E 483.73'
783.71'
698.93'
634.14'
N 45°13'09" W 1394.61'
N 45°13'09" W 1364.25'
47.69'
47.69'
NW 1/4–
NE 1/4
S 89°00'18" E
514.52'
S 89°00'18" E 815.47'
S 45°13'09" E 1342.45'
33' ROW
33' ROW
630.90'
665.33'
708.31'
72.03'
221.75'
221.98'
N 45°36'19" W
C2
C4
℄ of Ivy Road
C1
33.25'
C3
510.26' 510.33'–R
N 01°24'41" E 695.92'

N
W E
S

SW Corner
NW 1/4–NE 1/4
Section 9–90–5
Set 1/2"ø Rebar
w/OPC PLS 17939

SE Corner
NW 1/4–NE 1/4
Section 9–90–5
Set 1/2"ø Rebar
w/OPC PLS 17939

N 1/2
SE 1/4
NE 1/4

26.59 Acres

Parcel 2024–28

(2.86 Acres in the NW 1/4–NE 1/4,
& 23.73 Acre in the SW 1/4–NE 1/4)
Including 1.03 Acre of (Ivy Road) Right–of–Way
(.51 Acre in the NW 1/4–NE 1/4,
& 0.52 Acre in the SW 1/4–NE 1/4)

SE 1/4–
NW 1/4

N 02°10'22" E 1325.31'

SW 1/4–
NE 1/4

S 30°15'00" W 705.57'

Parcel A
Book 2003, Page 3670

Land Deed
Bk. 95,
Pg 27

S 01°47'31" W
250.50'

S 88°53'07" E 673.79'

Center of
Section 9–90–5
Fd. 1/2"ø Rebar
w/AC PLS 10165
Rec. Bk. 2010, Pg. 281
Point of Beginning
Parcel 2024–28

W 1/2
NW 1/4
SE 1/4

250 0 250
SCALE: 1" = 250'

LEGEND
- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2" REBAR w/ RED CAP PLS 15525
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- FORMER PARCEL BOUNDARY
- PARCEL BOUNDARY

OPC ORANGE PLASTIC CAP
AC ALUMINUM CAP

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

South Half of the Southwest Quarter of the Northwest Quarter Section 9, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa

Containing **20.27 Acres**, including 0.29 Acre of County Road (180th Ave.) Right–of–Way, subject to Easements of Record.

AND

Northwest Quarter of the Southwest Quarter Section 9, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa

Containing **41.10 Acres**, including 1.09 Acres of County Road (180th Ave.) Right–of–Way, subject to Easements of Record.

AND

Northeast Quarter of the Southwest Quarter Section 9, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa

Containing **40.58 Acres**, subject to Easements of Record

AND

West Half of the Northwest Quarter of the Southeast Quarter Section 9, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa

Containing **20.60 Acres**, subject to Easements of Record

AND

Northeast Quarter of the Northeast Quarter Section 9, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa

Containing **40.32 Acres**, including 1.03 Acres of County Road (190th Ave.) Right–of–Way, subject to Easements of Record.

AND

North Half of the Southeast Quarter of the Northeast Quarter Section 9, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa

Containing **21.39 Acres**, including 1.53 Acres of County Road (190th Ave. and Ivy Road) Right–of–Way, subject to Easements of Record

AND

Parcel 2024-028; in the Northwest Quarter of the Northeast Quarter and in the Southwest Quarter of the Northeast Quarter, Section 9, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Center of said Section;

Thence North 02°10'22" East (Assumed Bearing), 1809.04 feet along the West Line of said Northeast Quarter Section to the Center Line of County Road (Ivy Road);

Thence South 45°13'09" East, 1364.26 feet along said Line to the Northwesterly Line of a Deed Recorded in Land Deed Book 95, Page 27 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence South 30°15'00" West, 705.57 feet along said Line to the East Line of the West Half of the said Southwest Quarter of the Northeast Quarter of said Section to the South Line of said Quarter–Quarter Section;

Thence South 01°47'31" West, 250.50 feet along said Line to the South Line of the Southwest Quarter of the Northeast Quarter;

Thence North 88°53'07" West, 673.79 feet along said South Line to the Point of Beginning.

Containing **26.59 Acres**, including 1.03 Acre of County Road (Ivy Road) Right–of–Way, subject to Easements of Record.

AND

Parcel 2024-029; in the Northwest Quarter of the Northeast Quarter and in the Southwest Quarter of the Northeast Quarter, Section 9, Township 90 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the North Quarter Corner of said Section;

Thence South 89°07'10" East, 1312.40 feet along the North Line of said Section to the East Line of the Northwest Quarter of the Northeast Quarter;

Thence South 01°24'41" West, 1327.69 feet along said East Line to the East Line of the Southwest Quarter of the Northeast Quarter of said Section;

Thence South 01°24'41" West, 695.92 feet along said Line to the Center Line of County Road (Ivy Road);

Thence along **286.52 feet**, foot Radius non–tangent curve concave **Northeasterly 191.67 feet**, (said curve having a Long Chord of **North 62°49'18" West, 188.11 feet**) along said Center Line;

Thence continuing North 45°36'19" West, 221.98 feet along said Center Line;

Thence North 45°13'09" West, 1364.25 feet along said Center Line to the West Line of said Northwest Quarter of the Northeast Quarter;

Thence North 02°10'22" East, 841.58 feet along said West Line to the Point of Beginning.

Containing **44.52 Acres**, including 1.34 Acres of County Road (Ivy Road) Right–of–Way, subject to Easements of Record.