COUNTY: DELAWARE
SECTION 25, T 87 N, R 3 W
ALIQUOT PART: NE 1/4 - NE 1/4, SE 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2025-22, PARCEL 2025-23
BLOCK: LOTS:
PROPRIETOR: TIMOTHY P. FELLINGER & CARRIE A. FELLINGER
REQUESTED BY: TIMOTHY P. FELLINGER
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 28 2025

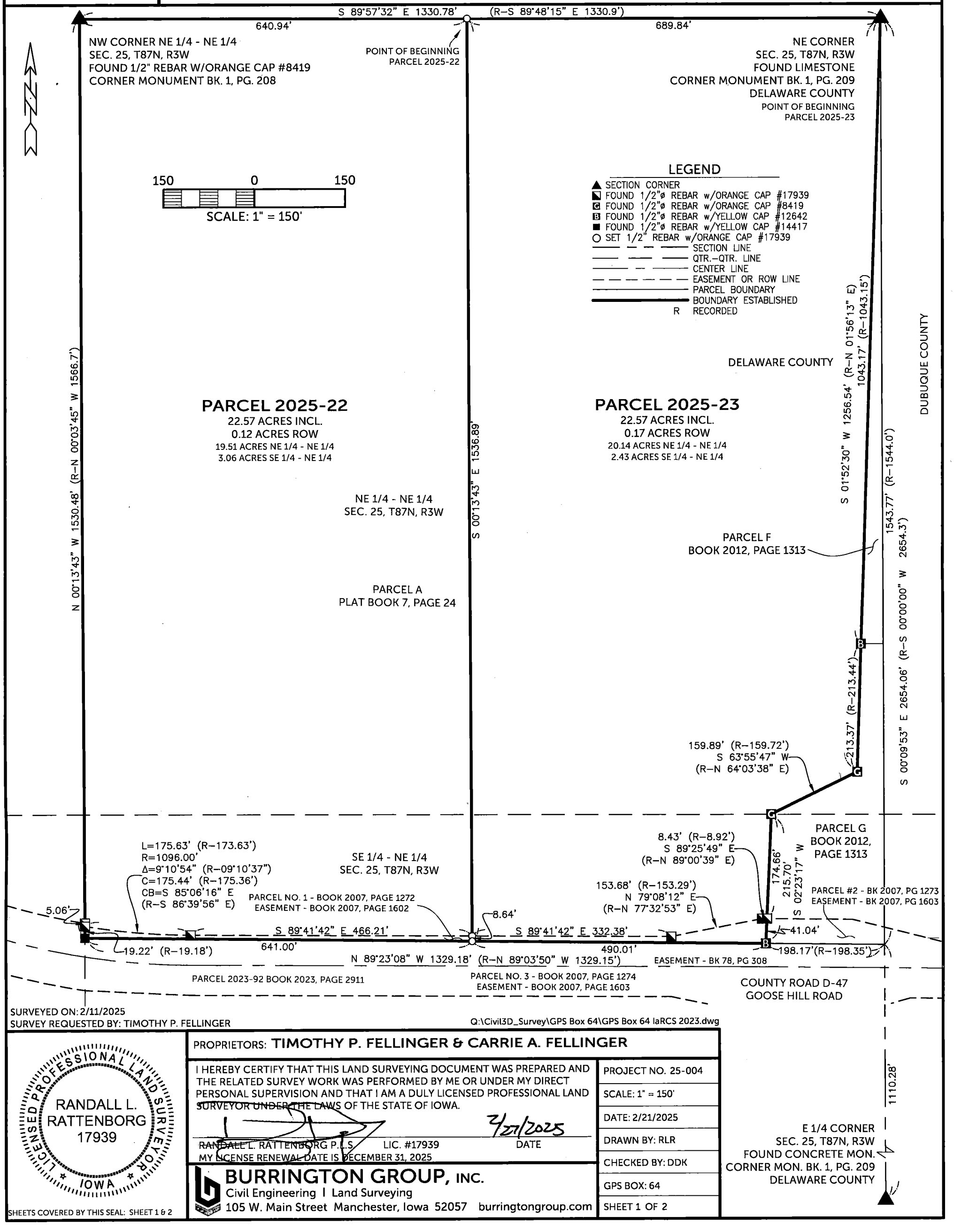
FILED
Delaware Co. Auditor
FEB 28 2025

Book 2025 Page 518
Document 2025 518 Type 06 002 Pages 2
Date 2/28/2025 Time 8:40:26AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2025-22, PART OF THE NE 1/4 - NE 1/4 & PART OF THE SE 1/4 - NE 1/4,
PARCEL 2025-23, PART OF THE NE 1/4 - NE 1/4 & PART OF THE SE 1/4 - NE 1/4,
SECTION 25, T87N, R3W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 2/11/2025
SURVEY REQUESTED BY: TIMOTHY P. FELLINGER
Q:\Civil3D_Survey\GPS Box 64\GPS Box 64 IaRCS 2023.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: **TIMOTHY P. FELLINGER & CARRIE A. FELLINGER**

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.

2/27/2025
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. 25-004
SCALE: 1" = 150'
DATE: 2/21/2025
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: 64
SHEET 1 OF 2

LEGAL DESCRIPTION:

PARCEL 2025-22, Part of the NE 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 25, T87N, R3W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 22.57 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 Northeast Corner of Section 25, T87N, R3W of the Fifth Principal Meridian, Delaware County, Iowa, being the northeast corner of Parcel A, as recorded in Plat Book 7, Page 24;

THENCE along the northerly line of the said NE 1/4 of the NE 1/4, and the northerly line of said Parcel A, North 89° 57' 32" West, 689.84 feet to the **POINT OF BEGINNING**;

THENCE South 00° 13' 43" East, 1536.89 feet, to the southerly line of said Parcel A;

THENCE along the southerly line of said Parcel A, North 89° 23' 08" West, 641.00 feet, to the westerly line of said Parcel A, being the westerly line of the SE 1/4 of the NE 1/4 of said Section 25;

THENCE along the westerly line of said Parcel A, being the westerly line of the SE 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 of said Section 25, North 00° 13' 43" West, 1530.48 feet, to the northwest corner of the said NE 1/4 of the NE 1/4, being the northwest corner of said Parcel A;

THENCE along the northerly line of the said NE 1/4 of the NE 1/4, and said Parcel A, South 89° 57' 32" East, 640.94 feet to the **POINT OF BEGINNING**;

The northerly line of the NE 1/4 of the NE 1/4 of Section 25, T87N, R3W of the Fifth Principal Meridian, Delaware County, Iowa, and northerly line of Parcel A, as recorded in Plat Book 7, Page 24, is assumed to bear South 89° 57' 32" East.

LEGAL DESCRIPTION:

PARCEL 2025-23, Part of the NE 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 25, T87N, R3W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 22.57 acres, including 0.17 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 Northeast Corner of Section 25, T87N, R3W of the Fifth Principal Meridian, Delaware County, Iowa, being the northeast corner of Parcel A, as recorded in Plat Book 7, Page 24, and the north corner of Parcel F, as recorded in Book 2012, Page 1313;

THENCE along the easterly line of said Parcel A and westerly line of said Parcel F, South 01° 52' 30" West, 1043.17 feet, to the northwest corner of Parcel G, as recorded in Book 2012, Page 1313;

THENCE continuing along the easterly line of said Parcel A and westerly line of said Parcel G, South 01° 52' 30" West, 213.37 feet;

THENCE continuing along the easterly line of said Parcel A and westerly line of said Parcel G, South 63° 55' 47" West, 159.89 feet;

THENCE continuing along the easterly line of said Parcel A and westerly line of said Parcel G, South 02° 23' 17" West, 215.70 feet, to the southerly line of said Parcel A;

THENCE along the southerly line of said Parcel A, North 89° 23' 08" West, 490.01 feet;

THENCE North 00° 13' 43" West, 1536.89 feet, to the northerly line of the said NE 1/4 of the NE 1/4, and said Parcel A;

THENCE along the northerly line of the said NE 1/4 of the NE 1/4, and said Parcel A, South 89° 57' 32" East, 689.84 feet to the **POINT OF BEGINNING**;

The northerly line of the NE 1/4 of the NE 1/4 of Section 25, T87N, R3W of the Fifth Principal Meridian, Delaware County, Iowa, and northerly line of Parcel A, as recorded in Plat Book 7, Page 24, is assumed to bear South 89° 57' 32" East.