COUNTY: Delaware
SECTION 5 , T 90 N, R 4 W
ALIQUOT PART: SW 1/4-SE 1/4
CITY:
SURVEY: Parcel 2026-100 & Parcel 2026-101
BLOCK: LOTS:
PROPRIETOR: Mark J. Fitzpatrick
Sheryl J. Fitzpatrick
REQUESTED BY: Mark J. Fitzpatrick
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
NOV 06 2026

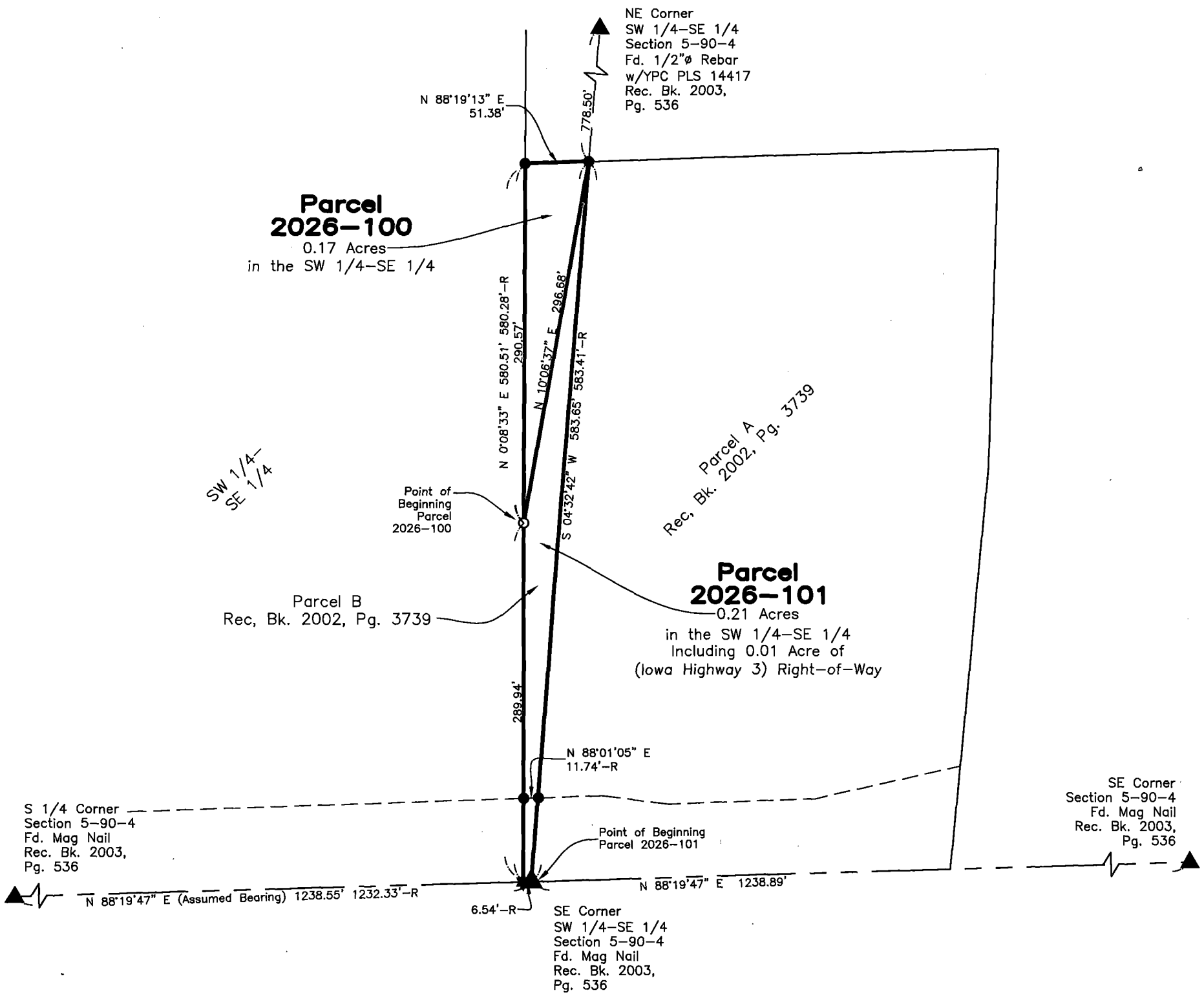
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Delaware Co. Auditor
NOV 06 2026

Book 2026 Page 3286
Document 2026 3286 Type 06 002 Pages 2
Date 11/06/2026 Time 3:08:59PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2026-100 and Parcel 2026-101; in the Southwest Quarter of the Southeast Quarter Section 5, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa



N
W E
S

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2"ø REBAR w/ YPC PLS 14417
- ✱ FOUND MAG NAIL
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP

100 0 100
SCALE: 1" = 100'

SURVEYED ON: October 20, 2026
SURVEY REQUESTED BY: Mark J. Fitzpatrick
Q:\Civil3D_Survey\GPS Box 4\GPS Box 4 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 &2

PROPRIETORS: **Mark J. Fitzpatrick & Sheryl J. Fitzpatrick**

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.

11/5/2026

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

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

PROJECT NO. 26-144
SCALE: 1" = 100'
DATE: October 23, 2026
DRAWN BY: dm
CHECKED BY: ddk/RR
GPS BOX: GPS Box 4
SHEET 1 OF 2

Parcel 2026-100; in the Southwest Quarter of the Southeast Quarter Section 5, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section;

Thence South 88°19'47" West (Assumed Bearing), 6.54 feet along the South Line of said Quarter Section to the West Line of Parcel B recorded in Book 2002, Page 3739 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence continuing North 00°08'33" East, 289.94 feet along said West Line to the Point of Beginning;

Thence North 00°08'33" East, 290.57 feet to the North Line of said Parcel B;

Thence North 88°19'13" East, 51.38 feet along said North Line to the East Line of said Parcel B;

Thence South 10°06'37" West, 296.68 feet along the said East Line of said Parcel B to the Point of Beginning.

Containing **0.17 Acres**,
Subject to Easements of Record.

AND

Parcel 2026-101; in the Southwest Quarter of the Southeast Quarter Section 5, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section;

Thence South 88°19'47" West (Assumed Bearing), 6.54 feet along the South Line of said Quarter Section to the West Line of Parcel B recorded in Book 2002, Page 3739 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence North 00°08'33" East, 289.94 feet along said West Line

Thence North 10°06'37" East, 296.68 feet to the Northwest Corner of Parcel A recorded in Book 2002, Page 3739 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence South 04°32'42" West, 583.65 feet along the said West Line of said Parcel A to the Point of Beginning.

Containing **0.21 Acres**, including 0.01 Acre of County Road (Iowa Highway 3) Right–of–Way,
Subject to Easements of Record.