Book 2010 Page 3576
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Date 11/10/2010 Time 1:55:57PM
Rec Amt $14.00 B-80

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
NOV 10 2010
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
NOV 10 2010
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

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RETURN TO: TIM FORINASH, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

PREPARED BY: J.E. SPANGENBERG, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

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AMENDED AND CORRECTED - GREEN HILL FIRST ADDITION

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IA.

LEGAL DESCRIPTION: GREENHILL FIRST ADDITION

A part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 88 North, Range 4 West of the 5th Principal Meridian, Delaware County, Iowa more particularly described as follows:

Beginning at the East 1/4 Corner of said Section 20; thence South 1°49'25" East, along the east side of said Section 20, a distance of 1,092.24 Feet, thence South 88°58'24" West, 1,327.27 Feet to a point on the West line of Northeast 1/4 of the Southeast 1/4 of said Section 20; thence North 1°46'58" West, along said West line, 748.83 Feet; thence North 88°49'36" East, 840.00 Feet; thence North 1°46'58" West, 690.57 Feet; thence South 53°33'39" East, 364.45 Feet; thence South 44°37'19" East, 176.48 Feet; thence North 88°49'36" East, 41.32 Feet; thence North 44°37'19" West, 207.24 Feet; thence North 53°33'39" West, 829.13 Feet; thence North 1°20'44" West, 675.07 Feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 20; thence North 87°53'33" East, along said North line, a distance of 309.61 feet to a point on the West line of Lot C, Lahr's Subdivision an official plat in the Deleware County Recorders office; thence South 28°33'30" West along said West line, a distance of 225.08 Feet; thence South 13°47'30" East, along the Southwesterly line of said Lot C, a distance of 60.05 Feet; thence South 60°28'30" East, along the Southerly line of said Lot C, a distance of 70.30 Feet; thence North 24°51'30" East, along the Easterly line of said Lot C, 71.41 Feet to the Southwest corner of Lot B, Lahr's Subdivison; thence South 88°02'30" East along the South line of said Lot B, a distance of 169.08 Feet, to the Southwest corner of Lot A, Lahr's Subdivision; thence South 78°43'30" East, along the South line of said Lot A, a distance of 88.00 Feet to the Southeast corner of said lot A; thence North 8°21'30" East, along the East line of said Lot A, a distance of 189.00 Feet to the Northeast corner of said Lot A; thence North 78°43'30' West, along the North line of said Lots A and B, a distance of 204.42 Feet to the Northeast corner of said Lot C; thence North 59°03'12" West, along the North line of said Lot C, a distance of 45.50 Feet to a point on the North line of said Southeast 1/4 of the Northeast 1/4; thence North 87°53'33" East along said North line, a distance of 474.17 Feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 20; thence South 1°49'25" East, along the East line of said Section 20, a distance of 1,345.10 Feet to the Point of Beginning, containing 45.96 Acres (2,001,953 Square Feet) More or Less.

NOTE: THIS PLAT AMENDS AND CORRECTS PLAT OF GREENHILL FIRST ADDITION RECORDED IN BOOK 2010, PAGE 517, DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IA.

DATE OF SURVEY
09-04-09

OWNER
Kenneth Anthony Lahr

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 12534 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊞	⊟
Control Point	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		
Right-of-Way	R/W	R/W
Parcel Boundary		

LICENSED LAND SURVEYOR
J. E. SPANGENBERG
12534
IOWA

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 Land Surveyor under the laws of the State of Iowa.

J.E. Spangenberg 10-7-10
J. E. Spangenberg, PLS Date

License Number 12534

My License Renewal Date is December 31, 2010

Pages or sheets covered by this seal:
Sheets 1 and 2

MARK	REVISION	DATE
Engineer:	Checked By: JES	Scale: 1"= 200'
Technician: TWF	Date: 09/29/09	Field Bk:
	Project No. 1080439	File No:

Sheet 1 of 2

AMENDED AND CORRECTED - GREEN HILL FIRST ADDITION
DELHI WASTE WATER LAGOON EXPANSION PROJECT - CITY OF DELHI, IOWA

SNYDER & ASSOCIATES
5005 BOWLING STREET S.W. | CEDAR RAPIDS, IA 52404 | 319-362-9394
ATLANTIC, IA 712-243-6505
ANKENY, IA 515-964-2020
MARYVILLE, MO 660-582-8888
CO. BLUFFS, IA 712-322-2022
ST. JOSEPH, MO 816-364-5222

1080439
Sheet 1 of 2

AMENDED AND CORRECTED - GREEN HILL FIRST ADDITION

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 20, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IA.

NOTE: THIS PLAT AMENDS AND CORRECTS PLAT OF GREENHILL FIRST ADDITION RECORDED IN BOOK 2010, PAGE 517, DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IA.

S 1/4 Corner
S20 T88N R04W
Fnd 1/2" Rebar w/ 2" Alumn Cap

N 1° 44' 30" W 2,633.94' M 2,635.12 R
1,316.97'
1,316.97'

Center
S20 T88N R04W
Fnd 5/8" Rod w/Alumn Cap Tekippe

SW Corner
NW 1/4 SE 1/4
S20 T84N R04W
Set 1/2" Rebar Cap #12534

SW 1/4 SE 1/4
NW 1/4 SE 1/4

1,328.42'
1,327.43'
1,326.44'

N 1° 46' 58" W 2,640.76'
748.83'
231.55'
340.00'

1,320.38'

N 1° 12' 16" W 1,323.62'

NW Cor SE NE
S20 T88N R04W
Fnd 1/2" Rebar w/ 2" Alum. Cap #7060

SW Corner
SE 1/4 SE 1/4
S20 T84N R04W
Set 1/2" Rebar
Cap #12534

SW Corner
NE 1/4 SE 1/4
S20 T84N R04W
Set 1/2" Rebar
Cap #12534

Found Fence
Corner 9.0' North
of South Property Line
and 10.6' Feet East
of West Property Line

Found Fence Line
7.6' East of West
Propoerty Line

SE Corner
SW 1/4 NE 1/4
S20 T84N R04W
Set 1/2" Rebar Cap #12534

N 89° 07' 11" E
1,328.42'
2,686.54'

N 88° 58' 24" E
1,327.43'
2,654.86'

S 88° 58' 24" W
1,327.27'

940.03'

N 88° 49' 36" E
840.00'

N 88° 49' 36" E
2,652.88' M
1,326.44'
2,652.99' R

487.09' M
494.72' R

N 87° 53' 33" E 1,312.07'
309.61' M
310.82' R

SE 1/4 SE 1/4

NE 1/4 SE 1/4

SE 1/4 NE 1/4

LOT 1
17.69 Ac.
(770,398 SF)
NE 1/4 SE 1/4 - 16.97 Ac. (739,227 SF)
SE 1/4 NE 1/4 - 0.72 Ac. (31,171 SF)

N 1° 20' 44" W
675.07' M 684.54' R

DETAIL "C"

N 1° 46' 58" W 690.57'

Found Fence
Corner 16.6' North
of South Prop. Line

1,091.23'
S 1° 46' 58" E 1,364.12'
272.89'

N 53° 33' 39" W 829.13'
Abandoned Railroad Right of Way

Lot D
Lahr's Subdivision
Bk 6 Pg 65

DETAIL "B"

Lot C
Lot B
Lot A

LOT A
17.55 Ac.
(764,453 SF)

76.50'
474.17' M 455.50' R

LOT 2
9.69 Ac.
(422,294 SF)

R.O.W.
0.83 Ac. (36,036 S.F.)

LOT 3

NOT PART OF
THIS SUBDIVISION

100'

R.O.W.
1.50 Ac. (65,332 S.F.)

PIONEER RD.

DETAIL "A"

387.24'

SE Corner
NE 1/4 SE 1/4
S20 T84N R04W
Set 1/2" Rebar
Cap #12534

231.55'
1,323.78'

1,092.24'
1,323.78'
240TH AVENUE
S 1° 49' 25" E 1,345.10'

DETAIL "D" S 1° 49' 25" E 2,647.56' M 2,647.22 R

NE Corner
SE 1/4 NE 1/4
S20 T84N R04W
(Calculated)

Point of Beginning

E 1/4 Corner
S20 T88N R04W
Fnd 1/2" Rebar w/ Cap #17939

SE Corner
S20 T88N R04W
Fnd 1/2" Rebar w/ Cap #8419

DETAIL "A"

PIONEER RD.
66'
S 1° 49' 25" E
67.76'
S 1° 49' 25" E
86.34'
33'
N 87° 53' 33" E 33.00'
240TH AVENUE
33'

DETAIL "D"

S 88° 58' 24" W
33.00'
240TH AVENUE

DETAIL "C"

LOT 1
LOT 3
1.03 Ac.
(45,048 SF)
LOT 2
LOT A

127.28'
364.45'
237.17'
S 53° 33' 39" E
306.34'
S 88° 49' 36" W 386.44'
S 44° 37' 19" E
176.48'
30 Acres Road
N 44° 37' 19" W
207.24'
41.32'
5.78'
33.00'
240TH AVENUE

0 300
SCALE (FEET)

DETAIL "B"

S 13° 47' 30" E 60.05' M&R
S 28° 33' 30" W
225.08' M 227.55' R
S 60° 28' 30" E 70.30' M&R
N 24° 51' 30" E 71.41' M&R
Lot C
7.42'
N 12°30'40" E
24.77' M
NW Corner Lot B
Fnd 5/8" Rebar
N 59° 03' 12" W
45.50' M 48.48' R
Lot B
Lot D
S 88° 02' 30" E
169.08' M&R
Lahr's Subdivision
Bk 6 Pg 65
PIONEER ROAD
S 78° 43' 30" E
88.00' M&R
N 78° 43' 30" W
204.42' M&R
Lot A
NE Corner Lot A
Fnd 5/8" Rebar W/ Cap
33'
33'
156.00'
N 8° 21' 30" E
189.00' M&R

AMENDED AND CORRECTED - GREEN HILL FIRST ADDITION
DELHI WASTE WATER LAGOON EXPANSION PROJECT - CITY OF DELHI, IOWA
SNYDER & ASSOCIATES

MARYVILLE, MO 660-582-8888
ANKENY, IA 515-964-2020
ST. JOSEPH, MO 816-364-3222
ATLANTIC, IA 712-243-6535
CO. BLUFFS, IA 712-329-3202
5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-362-9394

MARK	REVISION	BY	DATE
Engineer:	Checked By: JES	Scale: 1"= 200'	
Technician: TWF	Date: 09/29/09	Field Bk:	Pg:
Project No: 1080439			Sheet 2 of 2
File No:			

1080439
Sheet 2 of 2

V:\VPEN\DATE TBL
V:\grain_drive\Block_Grp\Dist_hall.plt
Snyder
1"=300'
10/7/2010
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TWF
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