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JUN 4 2013

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

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JUN 04 2013

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2013 Page 1887

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY:

RETRACEMENT OF LOT 2, PART OF LOT A OF CONNOLLY'S RIVERVIEW ADDITION IN THE NE 1/4–NE 1/4 AND IN THE SE 1/4–NE 1/4 OF SECTION 30, T88N, R4W;

PARCEL EE, PART OF THE SW 1/4–NW 1/4 OF SECTION 29, AND PART OF THE SE 1/4–NE 1/4 OF SECTION 30,

PARCEL FF, PART OF THE SE 1/4–NE 1/4 OF SECTION 30;

PARCEL GG, PART OF THE SE 1/4–NE 1/4 OF SECTION 30;

ALL IN T88N, R4W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL EE IS COMPRISED OF ALL OF PARCEL L AS PLATTED IN PLAT BOOK 7, PAGE 213 AND IS A PART OF TRACT #4, SUBJECT TO A 30'x36' AREA FOR AN ELECTRIC SUBSTATION AND A 50' ELECTRIC LINE EASEMENT, AS DESCRIBED IN LD BOOK 96, PAGE 59, PARCEL FF IS A PART OF TRACT #5, SUBJECT TO PERPETUAL USAGE, AS DESCRIBED IN LD BOOK 96, PAGE 59. PARCEL GG IS A PART OF TRACT #4, AS DESCRIBED IN LD BOOK 96, PAGE 59 AND A PART OF TRACT #5, SUBJECT TO PERPETUAL USAGE, AS DESCRIBED IN LD BOOK 96, PAGE 59. THE INTENT OF THIS SURVEY IS TO CONVEY PARCEL GG TO THE OWNERS OF LOT 2 – PART OF LOT A OF CONNOLLY'S RIVERVIEW ADDITION, AND FOR THE LAKE DELHI TRUSTEES TO GAIN TITLE TO PARCEL EE AND PARCEL FF

NOTES:

1. FOUND 2" PIPE FILLED WITH CONCRETE AND HAVING AN IOWA DNR ALUMINUM CAP WITH LS NUMBER 10165 STAMPED IN CAP 4.13' NORTH AND 1.72' EAST OF INTERSECTION WITH EASTERLY LINE OF PARCEL EE AND QUARTER LINE.
2. FOUND 1/2" REBAR – NO CAP. MONUMENT IS BENT OVER IN LOCATION AS PLATTED IN PARCEL L, PLAT BOOK 7, PAGE 213.
3. FOUND 1/2" REBAR W/ORANGE CAP #6505 1.68' SOUTH & 0.18' WEST OF ROW LINE AND TRACT #4 INTERSECTION.
4. NO PART OF THE ORIGINAL TRACT #4 IS SUBJECT TO PERPETUAL EASEMENT. THEREFORE PARCEL C AND PARCEL D SHOULD NOT BE INCLUDED NOR SHOULD THEY HAVE ENCROACHED INTO THE ORIGINAL TRACT #4.
5. PARCEL V WAS CREATED TO CONVEY PROPERTY FROM THE LAKE DELHI RECREATION ASSOCIATION TO THE ROCKY NOOK ASSOCIATION, INC. AS PER IOWA DISTRICT COURT CASE NO. EQCV0054767. PARCEL V WAS REQUESTED BY THE ROCKY NOOK ASSOCIATION AND WAS SURVEYED BY DAVID P. SCHNIEDER LS #14417 – RECORDED IN BOOK 2009, PAGE 3925. A SECOND SURVEY WAS REQUESTED BY RICH MITVALSKY, ATTORNEY FOR THE LAKE DELHI RECREATION ASSOCIATION TO DETERMINE THE NORTHERLY LINE OF THE AREA DEFINED IN IOWA DISTRICT COURT CASE NO. EQCV0054767. THIS SECOND SURVEY WAS COMPLETED BY ROGER R. MOHN, LS #10165 AND WAS RECORDED IN BOOK 2010, PAGE 87. THE MONUMENTS FOR THE NORTHERLY LINE OF PARCEL V AND THE NORTHERLY LINE OF THE SECOND SURVEY HAVE BEEN OBLITERATED IN THE BREACH OF THE EMBANKMENT OF THE LAKE DELHI DAM ON JULY 24, 2010.
6. THE PUBLIC ROAD RIGHT OF WAY FOR COUNTY ROAD X–31, A/K/A 230th AVENUE, IN THE AREA OF PARCEL EE IS ASSUMED TO BE 66', EXCEPT FOR THE VERY SOUTHWEST CORNER OF SAID PARCEL EE, AS SHOWN ON PAGE 2. THE PUBLIC ROAD RIGHT OF WAY IN THE SOUTHWEST CORNER OF SAID PARCEL EE WAS ACQUIRED IN LD BOOK 84, PAGE 25, AND WAS ALSO SHOWN IN MISC. BOOK X, PAGE 162. THE PUBLIC ROAD RIGHT OF WAY ADJACENT TO THE NORTH OF PARCEL EE WAS ACQUIRED IN LD BOOK 84, PAGE 29.
7. THE LINE LABELED L6 ON THE SOUTHERLY LINE OF LOT 2, PART OF LOT A OF CONNOLLY'S RIVERVIEW ADDITION, BEING ON THE NORTHERLY LINE OF PARCEL GG IS INTENDED TO BE A REPRESENTATION OF THE WATER'S EDGE LINE PRIOR TO JULY 24, 2010.
8. THE WESTERLY LINE OF A PARCEL RECORDED IN PLAT BOOK 5, PAGE 84, AND PARCEL J AS RECRDED IN PLAT BOOK 7, PAGE 143 IS INTENDED TO BE THE EASTERLY LINE OF TRACT #4 . AS SHOWN IN THE PLAT OF PARCEL L, AS RECORDED IN PLAT BOOK 7, PAGE 213, THE PARCEL RECORDED IN PLAT BOOK 5, PAGE 84 ENCROACHES INTO TRACT #4.

LEGEND

- ● FOUND 1/2" REBAR – NO CAP
- H● FOUND 1/2" REBAR W/ORANGE L.S. CAP #6505
- S● FOUND 1/2" REBAR W/YELLOW L.S. CAP #14417
- G● FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
- B● FOUND 1/2" REBAR W/YELLOW L.S. CAP #12642
- ◉ FOUND 2" IRON PIPE W/ALUM CAP #10165 (UNLESS NOTED)
- ✖ FOUND P.K. NAIL OR MAGNAIL
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- × SET CUT "X" IN PAVEMENT

- ——— QUARTER LINE
- — — — — QTR.–QTR. LINE
- ——— FENCE LINE
- ——— — ——— CENTER LINE
- – – – – – – EASEMENT OR ROW LINE
- — · — · — · — INTERSTATE POWER SURVEY LINE
- — · · — · · — LAKE FRONTAGE LINE
- ——— EXISTING PARCEL/LOT BOUNDARY
- ——— BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.93	S 22°30'59" E
L2	105.15	N 54°25'49" E
L3	51.33	N 54°25'49" E
L4	53.82	N 54°25'49" E
L5	25.00	N 35°34'11" W
L6	58.79	N 59°26'05" E
L7	40.00	N 22°30'59" W
L8	35.00	N 22°29'01" E
L9	82.47	S 67°29'01" W
L10	66.98	N 67°29'01" E
L11	15.49	N 67°29'01" E

ACRES	SECTION 30		SECTION 29	TOTAL
	NE 1/4–NE 1/4	SE 1/4–NE 1/4	SW 1/4–NW 1/4	
PARCEL EE	–	0.99 INCL. 0.50 ROW	2.42 INCL. 0.53 ROW	3.41 INCL. 1.03 ROW
PARCEL FF	–	0.47 ACRES +/–	–	0.47 ACRES +/–
PARCEL GG	–	0.09 ACRES +/–	–	0.09 ACRES +/–
LOT 2	0.95 INCL. 0.54 ROW	0.49 INCL. 0.11 ROW	–	1.44 INCL. 0.65 ROW

PROPRIETORS: LOT 2, PARCEL GG AND PARCEL FF; MARTY POTTEBAUM
PARCEL EE; MARTY POTTEBAUM AND LAKE DELHI RECREATION ASSOCIATION, INC.

SURVEY REQUESTED BY: LAKE DELHI COMBINED RECREATIONAL FACILITY AND WATER QUALITY DISTRICT
STANLEY CONSULTANTS, INC.

SURVEYED ON: DECEMBER 2011

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-5

PROPRIETORS: SEE ABOVE

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.

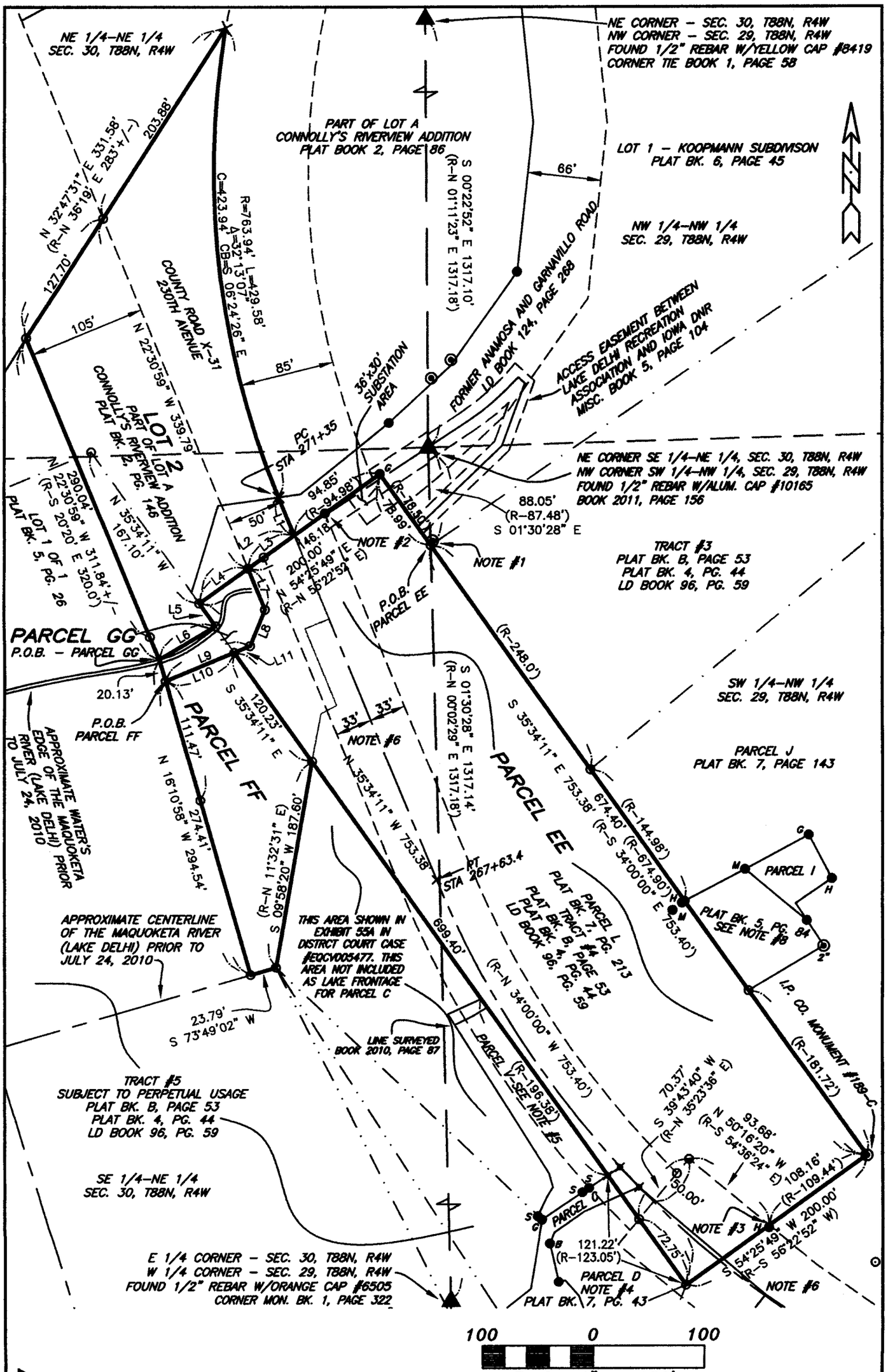
6/4/13

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

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

PROJECT NO. 11-59
SCALE: 1"=100'
DATE: 1/30/2013
DRAWN BY: RLR
CHECKED BY: JDG/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 6



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

LEGAL DESCRIPTION:

***PARCEL EE**, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY-NINE (29), AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY (30), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 3.41 acres, including 1.03 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 Northwest Corner of Section Twenty-nine (29), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-nine (29), South 00° 22' 52" East, to the Northwest Corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-nine (29), 1317.10 feet;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Twenty-nine (29), South 01° 30' 28" East, to the intersection with the Northeasterly Line of Parcel L, as recorded in Plat Book 7, Page 213, said intersection being the Northwest Corner of Tract #3, as recorded in LD Book 96, Page 59, 88.05 feet, the **POINT OF BEGINNING**;

THENCE along the Northeasterly Li ne of said Parcel L, being the Southwesterly Line of said Tract #3, and along the Southwesterly Line of Parcel J, as recorded in Plat Book 7, Page 143, and the Southwesterly Line of a Parcel recorded in Plat Book 5, Page 84, South 35° 34' 11" East, to the Southeast Corner of said Parcel L, being a corner on the Southwesterly Line of said Parcel J, 674.40 feet;

THENCE along the Southeasterly Line of said Parcel L and the Southwesterly Line of said Parcel J, South 54° 25' 49" West, 200.00 feet;

THENCE along the Westerly Line of said Parcel L, and the Northeasterly Line of Parcel V, as recorded in Book 2009, Page 3925, North 35° 34' 11" West, 699.40 feet;

THENCE North 67° 29' 01" East, 15.49 feet;

THENCE North 22° 29' 01" East, 35.00 feet;

THENCE North 22° 30' 59" West, to Southeasterly Line of Lot 2-Part of Lot A of Connolly's Riverview Addition, as recorded in Plat Book 2, Page 146, 40.00 feet;

THENCE along the Southeasterly Line of said Lot 2, and the Northeasterly Line of said Parcel L, North 54° 25' 49" East, to the Northeast Corner of said Parcel L, 146.18 feet;

THENCE along the Northeasterly Line of said Parcel L, South 35° 34' 11" East, 78.99 feet to the **POINT OF BEGINNING**;

Containing a total of 3.41 acres, including 1.03 acres of public road right of way and subject to easements of record.

The Northeasterly Li ne of said Parcel L, as recorded in Plat Book 7, Page 213, is assumed to bear South 35° 34' 11" East.

LEGAL DESCRIPTION:

***PARCEL FF**, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.47 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of Lot 2-Part of Lot A of Connolly's Riverview Addition, as recorded in Plat Book 2, Page 146;

THENCE along the Westerly Line of said Lot 2, South 22° 30' 59" East, to the Southwesterly Corner of said Lot 2, being on the water's edge of the Maquoketa River (Lake Delhi) prior to July 24, 2010, 311.84 feet, more or less;

THENCE along a line perpendicular to the centerline of the Maquoketa River (Lake Delhi), prior to July 24, 2010, South 16° 10' 58" East, 20.13 feet, to the **POINT OF BEGINNING**;

THENCE North 67° 29' 01" East, to the Southwesterly Line of Parcel L, as recorded in Plat Book 7, Page 213, 66.98 feet;

THENCE along the Southwesterly Line of said Parcel L, South 35° 34' 11" East, 120.23 feet;

THENCE South 09° 58' 20" West, to the centerline of the Maquoketa River (Lake Delhi), prior to July 24, 2010, 187.60 feet;

THENCE along the centerline of the Maquoketa River (Lake Delhi), prior to July 24, 2010, South 73° 49' 02" West, 23.79 feet;

THENCE North 16° 10' 58" West, 274.41 feet, to the **POINT OF BEGINNING**;

Containing a total of 0.47 acres, more or less, and subject to easements of record.

The Northeasterly Li ne of said Parcel L, as recorded in Plat Book 7, Page 213, is assumed to bear South 35° 34' 11" East.

LEGAL DESCRIPTION:

***PARCEL GG**, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.09 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of Lot 2-Part of Lot A of Connolly's Riverview Addition, as recorded in Plat Book 2, Page 146;

THENCE along the Westerly Line of said Lot 2, South 22° 30' 59" East, to the Southwesterly Corner of said Lot 2, being on the water's edge of the Maquoketa River (Lake Delhi) prior to July 24, 2010, 311.84 feet, more or less, the **POINT OF BEGINNING**;

THENCE along a line representing the water's edge of the Maquoketa River (Lake Delhi) prior to July 24, 2010, being the Southeasterly Line of said Lot 2, North 59° 26' 05" East, to the Southwesterly Line of Tract #4, as recorded in LD Book 96, Page 59, 58.79 feet, more or less;

THENCE along the Southwesterly Line of said Tract #4, being the Southeasterly Line of said Lot 2, North 35° 34' 11" West, to the Northwest Corner of said Tract #4, 25.00 feet, more or less;

THENCE along the Northerly Line of said Tract #4, being the Southeasterly Line of said Lot 2, North 54° 25' 49" East, to the Westerly right of way line of County Road X-31, 53.82 feet;

THENCE South 22° 30' 59" East, 40.00 feet;

THENCE South 22° 29' 01" West, 35.00 feet;

THENCE South 67° 29' 01" West, to a line perpendicular to the centerline of the Maquoketa River (Lake Delhi), prior to July 24, 2010, 82.47 feet;

THENCE along said line perpendicular to the centerline of the Maquoketa River (Lake Delhi), prior to July 24, 2010, North 16° 10' 58" West, 20.13 feet, more or less, to the **POINT OF BEGINNING**;

Containing a total of 0.09 acres, more or less, and subject to easements of record.

The Northeasterly Li ne of said Parcel L, as recorded in Plat Book 7, Page 213, is assumed to bear South 35° 34' 11" East.

OWNER'S ACKNOWLEDGMENT

I Marty Pottebaum, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Marty Pottebaum

State of Iowa)
)
County of Delaware) ss:

On this 1 day of June A.D. 2013, before me a Notary Public in and for said State, personally appeared Marty Pottebaum to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said State

NOTARIAL SEAL IOWA
RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2014