Book 2013 Page 3975

Document 2013 3975 Type 06 002 Pages 5
Date 12/27/2013 Time 3:24:13PM
Rec Amt $27.00

FILED

DEC 27 2013

ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

FILED

DEC 27 2013

CAROL A. BECKER
DELAWARE COUNTY AUDITOR

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

PARCEL 2013-06, PART OF THE SW 1/4-NW 1/4
PARCEL 2013-07, PART OF THE NW 1/4-NW 1/4 AND PART OF THE SW 1/4-NW 1/4
ALL IN SEC. 29, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGEND

- M● FOUND 1/2" REBAR W/ALUM. CAP #5227
- 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
- R● FOUND 1/2" REBAR W/ORANGE L.S. CAP #17939
- ◉ FOUND 2" IRON PIPE W/ALUM CAP #10165 (UNLESS NOTED)
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939

- QUARTER LINE
- QTR.-QTR. 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

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. THIS NOTE APPEARS ON THE PLAT OF SURVEY FOR PARCEL EE, RECORDED IN BOOK 2013, PAGE 1887
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. EQCV005477. 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. EQCV005477. 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. THIS NOTE APPEARS ON THE PLAT OF SURVEY FOR PARCEL EE, RECORDED IN BOOK 2013, PAGE 1887
8. THE WESTERLY LINE OF A PARCEL RECORDED IN PLAT BOOK 5, PAGE 84, AND PARCEL J AS RECORDED 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.
9. SET 1/2" REBAR W/ORANGE CAP #17939 AT INTERSECTION OF LINE BETWEEN 1/2" IRON ROD W/ALUMINUM CAP #5227 (MILLER) FOUND AT SOUTHWEST CORNER OF PARCEL I AND FOUND 1/2" REBAR W/ORANGE CAP #6505 (HELLAND) AND EASTERLY LINE OF PARCEL EE. IRON ROD W/CAP #6505 IS 2.82' WESTERLY AND NORMAL TO THE EASTERLY LINE OF PARCEL EE. THE OTHER FOUND MONUMENT NEAR THIS CORNER IS A 1/2" IRON ROD W/ALUM CAP #5227 AND IS 7.99' SOUTH AND 10.97' WEST OF THIS CORNER.

SURVEY REQUESTED BY: LAKE DELHI TRUSTEES/STANLEY CONSULTANTS, INC.

SURVEYED ON: MARCH 2012, DEC. 2012, 10/3/13

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-5

PROPRIETORS: ROCKY NOOK ASSOCIATION, INC.

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.

12/27/13

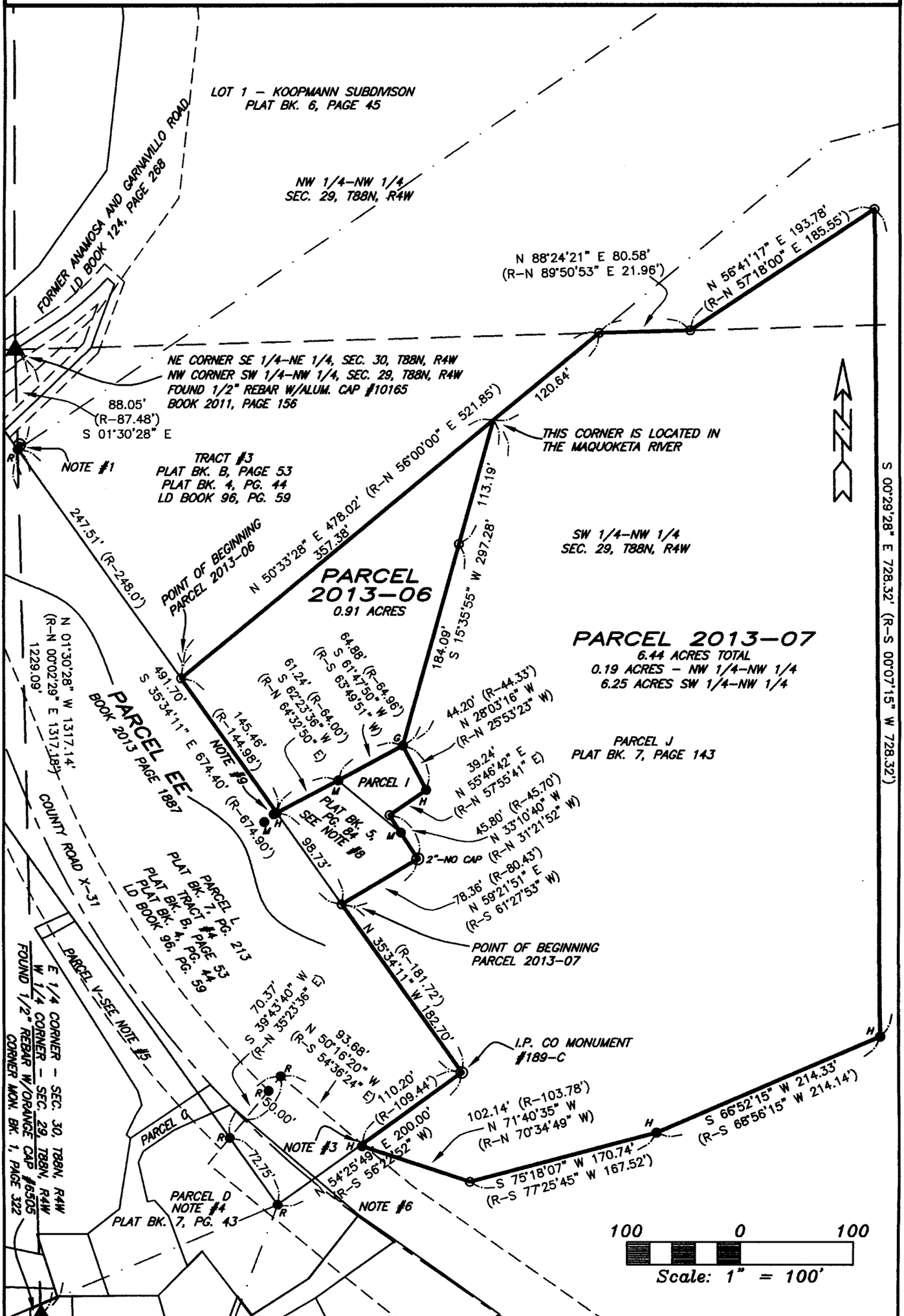
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE

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.	12-70
SCALE:	1"=100'
DATE:	10/3/2013
DRAWN BY:	RLR
CHECKED BY:	DDK/JAW
GPS BOX:	LAKE DELHI
SHEET	1 OF 5

PARCEL 2013-06, PART OF THE SW 1/4-NW 1/4
PARCEL 2013-07, PART OF THE NW 1/4-NW 1/4 AND PART OF THE SW 1/4-NW 1/4
ALL IN SEC. 29, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



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

LEGAL DESCRIPTIONS:

PARCEL 2013-06, PART OF PARCEL J, BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing 0.91 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the West Quarter 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 Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-nine (29), North 01° 30' 28" West, to the Northeasterly Line of Parcel EE, as recorded in Book 2013, Page 1887, 1229.09 feet;

THENCE along the Northeasterly Line of said Parcel EE, South 35° 34' 11" East, 247.51 feet to the Northwesterly Line of Parcel J, as recorded in Plat Book 7, Page 143, the **POINT OF BEGINNING**;

THENCE along the Northwesterly Line of said Parcel J, North 50° 33' 28" East, 357.38 feet;

THENCE South 15° 35' 55" West, to the Northerly most corner of Parcel I, as recorded in Plat Book 7,Page 143, being on the Westerly boundary of said Parcel J, 297.28 feet;

THENCE along the Northwesterly Line of said Parcel I, being along the Westerly boundary of said Parcel J, South 61° 47' 50" West, to the Northerly most corner of a parcel described in Plat Book 5, Page 84, 64.88 feet;

THENCE along the Northerly Line of said parcel described in Plat Book 5, Page 84, being along the Westerly boundary of said Parcel J, South 62° 23' 36" West, to the Northeasterly Line of said Parcel EE, 61.24 feet;

THENCE along the Northeasterly Line of said Parcel EE, being along the Westerly Line of said Parcel J, North 35° 34' 11" West, 145.46 feet to the **POINT OF BEGINNING**;

Containing 0.91 acres, subject to easements of record.

The Westerly Line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01° 30' 28" West.

LEGAL DESCRIPTIONS:

PARCEL 2013-07, PART OF PARCEL J BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing 6.44 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the West Quarter 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 Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-nine (29), North 01° 30' 28" West, to the Northeasterly Line of Parcel EE, as recorded in Book 2013, Page 1887, 1229.09 feet;

THENCE along the Northeasterly Line of said Parcel EE, South 35° 34' 11" East, 491.70 feet to the Southerly most Corner of a parcel recorded in Plat Book 5, Page 84, being on the Westerly boundary of Parcel J, as recorded in Plat Book 7, Page 143, the **POINT OF BEGINNING**;

THENCE along the Southerly Boundary of said parcel recorded in Plat Book 5, Page 84, and the Westerly Boundary of said Parcel J, North 59° 21' 51" East, to the Easterly Line of said parcel recorded in Plat Book 5, Page 84, 78.36 feet;

THENCE along the Easterly Line of said parcel recorded in Plat Book 5, Page 84, being the Westerly Line of said Parcel J, North 33° 10' 40" West, to the Southerly Line of Parcel I, as recorded in Plat Book 7, Page 143, being on the Westerly Line of said Parcel J, 45.80 feet;

THENCE along the Southerly Line of said Parcel I and Westerly Line of said Parcel J, North 55° 46' 42" East, to the Southeasterly most corner of said Parcel I, being on the Westerly Line of said Parcel J, 39.24 feet;

THENCE along the Easterly Line of said Parcel I, being on the Westerly Line of said Parcel I, North 28° 03' 16" West, to the Northerly Most corner of said Parcel I, 44.20 feet;

THENCE North 15° 35' 55" East, to the Northerly Line of said Parcel J, 297.28 feet;

THENCE along the Northerly Line of said Parcel J, North 50° 33' 28" East, to the Northerly Line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-nine (29), 120.64 feet;

THENCE continuing along the Northerly Line of said Parcel J, and Northerly Line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-nine (29), North 88° 24' 21" East, 80.58 feet;

THENCE continuing along the Northerly Line of said Parcel J, North 56° 41' 17" East, to the Northerly most Corner of said Parcel J, 193.78 feet;

THENCE along the Easterly Line of said Parcel J, South 00° 29' 28" East, to the Southerly line of said Parcel J, 728.32 feet;

THENCE along the Southerly Line of said Parcel J, South 66° 52' 15" West, 214.33 feet;

THENCE continuing along the Southerly Line of said Parcel J, South 75° 18' 07" West, 170.74 feet;

THENCE continuing along the Southerly Line of said Parcel J, North 71° 40' 35" West, to the Southerly Line of said Parcel EE, 102.14 feet;

THENCE along the Southerly Line of said Parcel EE, being on the Westerly Line of said Parcel J, North 54° 25' 49" East, to the Southeast Corner of said Parcel EE, 110.20 feet;

THENCE along Northeasterly Line of said Parcel EE, being on the Westerly Line of said Parcel J, North 35° 34' 11" West, 182.70 feet to the **POINT OF BEGINNING**;

Containing 6.44 acres and subject to easements of record.

The Westerly Line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01° 30' 28" West.